

Action Plan

Grantee: Colorado

Grant: B-11-DN-08-0001

LOCCS Authorized Amount:	\$ 6,518,947.00
Grant Award Amount:	\$ 6,518,947.00
Status:	Reviewed and Approved

Estimated PI/RL Funds:

Total Budget:	\$ 6,518,947.00
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Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

The Colorado NSP3 selection criteria follows HUD's instructions to ensure the the greatest impact possible in stabilizing neighborhoods, and with a preference for affordable rental housing. Our method began by narrowing the NSP3 data for Colorado to areas with a HUD NSP3 Need Score of 17-20. These areas were then cross-referenced with Colorado-specific data on current foreclosure, rental affordability and vacancy rates, which demonstrate a continuation of the trends resulting from the years of high foreclosure rates in Colorado; a heightened need for affordable rental housing statewide. Households recovering from a foreclosure tend to transition into rental housing, increasing the need for affordable units in all of the income brackets targeted by NSP. The resulting influx of former homeowners into the rental market created greater disparity between an already insufficient number of available affordable rental units and the number of households competing for them with lowered household income. These trends match HUD NSP3 Need data, and support the State's decision to use all of its program funds to undertake multi-family rental projects. By focusing the data prior to accepting applications for potential projects statewide, the State can prioritize opportunities to fund projects that will serve populations at the lowest incomes in communities across the state that will be most benefitted by rental housing.

For NSP1 the City of Colorado Springs entered an Intergovernmental Joint Cooperation Agreement (IGA) with the State for the City's funds to be administered by the State. A continuation of this agreement was executed to continue the partnership, whereby the State will administer the \$1,420,638 NSP3 awarded to the City. Colorado Springs projects will undertake the same application and selection process as the balance of the State with NSP3, with the exception that single-family projects will also be accepted and considered for the Colorado Springs entitlement area. No single-family projects will be considered or funded by the State NSP3 program, with the exception of those identified in partnership with the City of Colorado Springs for use of their dollars.

HUD's NSP3 mapping tool will be utilized by funding applicants to identify the areas in which their projects are located as areas of greatest need, and as areas where a visible impact can be achieved with the proposed number of units in the project. The maps of the selected projects will be included in a June 2011 substantial amendment to be submitted following the selection process, including areas targeted in Colorado Springs as selected in partnership between the State and the City.

The mapping tool is available online at:<http://www.huduser.org/NSP/NSP3.html>

Data sources and Continuation of Intergovernmental Joint Cooperation Agreement available online at:
<https://www.colorado.gov/pacific/dola/nsp3-substantial-amendment>

NSP3 Plans and needed information for Colorado NSP3 Entitlement Communities are available online at:

Adams County:



<https://www.hudexchange.info/grantees/adams-county-co>

City of Aurora:

<https://www.hudexchange.info/grantees/aurora-co>

City of Colorado Springs:

https://coloradosprings.gov/sites/default/files/community_development/pages/strategicplan2010-14.pdf

City and County of Denver:

<https://www.hudexchange.info/grantees/denver-co>

City of Greeley:

<https://www.hudexchange.info/grantees/greeley-co>

City of Pueblo:

<https://www.hudexchange.info/grantees/pueblo-co>

Weld County:

<https://www.hudexchange.info/grantees/weld-county-co>

The State of Colorado utilizes a tiered approach to determine the distribution of funding to most effectively target its funds in areas where projects will result in a substantial impact for the neighborhood, including three tiers as described.

How Fund Use Addresses Market Conditions:

TIER ONE: The first tier of targeting determination utilized the above data sources and methodology to narrow eligible census tracts and block groups to a smaller number of target areas from which applications for project funding will be considered. Each of these target areas received NSP3 Need Scores (risk scores) of 17-20. Proposed projects with Need Scores below 17 may be considered, where a submitted project serves to impact a neighborhood in proximity to a neighborhood with a higher need score. In considering project applications, the combined need score associated with selected projects is used to ensure an overall average score of 17-20 for the entire State program, ensuring the minimum 17 averaged need score for Colorado. Cross-referencing criteria used in the selection process for the State's program include NSP3 Need score, impact score and REO numbers, project type, population to be served, funds leveraged, project location, and rehabilitation/construction standards. Upon selection of eligible projects, additional tiers of funding preference are determined.

Applications for projects were solicited and accepted by the State Mar 17-May 20, 2011, and were submitted and reviewed using:

- the Division of Housing (DOH) Application:
<https://www.colorado.gov/dola/funding-application>
- NSP3 Mapping Tool:
<http://www.huduser.org/NSP/NSP3.html>
- DOH NSP3 Checklist:
<https://drive.google.com/file/d/0B-vz6H4k4SESemFIVS15bzBUZ0k/view>

Cross-referencing the focused areas of greatest need with Colorado-specific data on current foreclosure, rental affordability and vacancy rates confirmed the continued validity of the determination to shift the focus of our NSP1 program toward multi-family rental projects. The State's NSP3 program will continue this focus with NSP3 and use its funds to approve and support applications for multi-family rental projects only. Applications for single-family projects were accepted and considered ONLY in the City of Colorado Springs NSP3 entitlement areas, as supported by the City. Following the receipt of applications submitted with the DOH NSP Checklist, and maps generated from the NSP3 Mapping Tool, applications undergo internal review using the DOH's standard project assessment criteria by the NSP team to consider potential success and longterm impact to result from the selection and funding of each project. Following review, a substantial amendment is made to the Action Plan, entering specific project activities in DRGR, and submitting the further tiered targeted areas of greatest need by combining mapping tool results from the applications for all projects to be funded. Projects moving forward will then be reviewed by the State Housing Board before grants are awarded. The maps for the targeted areas of greatest need and projects selected for inclusion plan are included in substantial amendments.

TIERS TWO and THREE: Following the receipt of applications for eligible projects within Tier One Areas of Greatest Need, the State selected nine (9) targeted neighborhoods for our NSP3 activities, including those selected in conjunction with the City of Colorado Springs. These neighborhoods have been divided into 2 further tiers, creating the second and third tiers of our determination process. The State of Colorado, in conjunction with the City of Colorado Springs, prioritizes funding for projects in Tier Two areas, with the option of expanding into the Tier Three areas in the City of Colorado Springs as necessary. Through the course of the program during the funding period of availability, an additional round of applications may be solicited for projects in tier two or tier three areas, or the original tier one eligible areas, statewide, at the discretion of State and City of Colorado Springs leadership. Project details are listed below in the section "Procedures for Preferences for Affordable Rental Dev."

Ensuring Continued Affordability:

The State will mirror the minimum affordability period of the federal HOME Investment Partnership Program, 24 CFR 92.252(a), (c) (e) and (f), and 92.254. The long-term affordability period is based on the dollar amount of final direct subsidy (i.e. the amount of the NSP assistance that enabled the homebuyer to purchase the dwelling unit) in the project and specific regulations for addressing the issues of the sale of a property prior to the end of the long-term affordability period, known as recapture, apply. The minimum affordability period is listed below:

- Up to \$15,000 = 5 years
- \$15,001 - \$40,000 = 10 Years
- Over \$40,000 = 15 Years
- New Construction = 20 Years
- Multifamily = 30 Years

NOTE: The 30-year affordability period will apply to all projects funded with the State's NSP3 funds, with the exception of any single-family projects funded with the funds administered on behalf of Colorado Springs.

Definition of Blighted Structure:

State Statutory Descriptions:

"Slum area" means an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, and which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding or the existence of conditions which endanger life or property by fire or other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and is detrimental to the public health, safety, morals, or welfare (31-25-103 C.R.S. 1973, as amended.)

The State recognizes the definition of "blight" as an area which, by reason of the presence of a substantial number of slum, deteriorated, or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, unsanitary or unsafe conditions, unusual conditions of title rendering the title non-marketable, or the existence of conditions which endanger life or property by fire and other causes, or any combination of factors, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare in its present condition and use (31-15-103 C.R.S., 1973, as amended). The State also accepts local determinations of blight.

Blighted Structure:

A blighted structure has one or more of the following conditions:

- Physical deterioration of buildings or improvements;
- Abandonment;
- Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial buildings;
- Significant declines in property values or abnormally low property values relative to other areas in the community;
- Known or suspected environmental contamination;
- The public improvements throughout the area are in a general state of deterioration.

Definition of Affordable Rents:

Rents that are the lesser of the Housing Choice Voucher Fair Market Rents periodically established by the U.S. Department of Housing and Urban Development, or rents which are 30 percent of adjusted income for households up to 120 percent of Area Median Income minus tenant paid utilities.

Housing Rehabilitation/New Construction Standards:

All entities receiving funds where housing rehabilitation is proposed will be required to verify that they have adopted written Rehabilitation Standards. Written Rehabilitation Standards establish the standards for the rehabilitation work that will bring substandard housing into compliance with the property standard. The written rehabilitation standard prescribes the methods and materials to be used in rehabilitation. The written rehabilitation standards are sometimes referred to as "specs," or specifications, and include details such as the grade of lumber to be used, the number of nails per square foot, the type of material that can or cannot be used for doors serving as fire exits, the distribution pattern and material of roofing tiles, etc.

The written Rehabilitation Standard provides a common basis for contractor bids. This is particularly important because, by ensuring that all contractors are bidding work using identical methods and materials, it enables the entity managing the rehabilitation to make an accurate determination of the cost reasonableness of bids. By holding all contractors to a single rehabilitation standard, consistent, high quality rehabilitation work is assured.

Where rehabilitation to the property is needed, the property must be free from any defects that pose a danger to the health or safety of occupants before occupancy and not later than six months after property transfer. Within two years of property transfer to the homebuyer, the property must meet all applicable local codes, rehabilitation standards, ordinances and zoning ordinances, or at a minimum, Housing Quality Standard (HQS), at the time of project completion. All construction projects (rehabilitation and new construction) assisted with NSP funds must meet local codes, rehabilitation standards, ordinances and zoning ordinances. In the absence of local requirements, projects must meet the following:

- One of three model codes: Uniform Building Code (ICBO); National Building Code (BOCA); or Standard Building Code (SBCC);
- Council of American Building Officials One to Two Family Code (CABO);
- Minimum Property Standards (MPS) in 24 CFR 200.925 or 200.926.



The Colorado NSP program requires rehabilitation that increases energy efficiency or provides for renewable energy, and complies with HUD's requirements for NSP3:

- All gut rehabilitation or new construction (i.e., general replacement of the interior of a building that may or may not include changes to structural elements such as flooring systems, columns or load bearing interior or exterior walls) of residential buildings up to three stories must be designed to meet the standard for Energy Star Qualified New Homes.
- All gut rehabilitation or new construction of mid- or high-rise multifamily housing must be designed to meet American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Standard 90.1-2004, Appendix G plus 20 percent (which is the Energy Star standard for multifamily buildings piloted by the Environmental Protection Agency and the Department of Energy).
- Other rehabilitation must meet these standards to the extent applicable to the rehabilitation work undertaken, e.g., replace older obsolete products and appliances (such as windows, doors, lighting, hot water heaters, furnaces, boilers, air conditioning units, refrigerators, clothes washers and dishwashers) with Energy Star labeled products.
- Water efficient toilets, showers, and faucets, such as those with the WaterSense label, must be installed.
- Where relevant, the housing should be improved to mitigate the impact of disasters (e.g., earthquake, hurricane, flooding, fires).

Vicinity Hiring:

The locations of the funded projects/activities were determined through the course of the selection process described above, within the Tier One areas of greatest need. The locations for each planned activity are detailed therein, and the overall locations for the State NSP3 program are Tier One areas of greatest need, including Rocky Ford (Otero County), Thornton (Welby, Adams County), and the City of Colorado Springs; with the City and County of Denver, and broader Adams County added in Tier One areas during funding Round Two. Vicinity hiring requirements will be complied with and detailed in conjunction with the Section 3 provisions of procurement materials for each project.

Procedures for Preferences for Affordable Rental Dev.:

Narrative in sections "Summary of Distribution and Uses of NSP Funds" and "How Fund Use Addresses Market Conditions" above detail the procedures for preferences for affordable rental development, which is the focus of the State's program outside those dollars administered on behalf of the City of Colorado Springs.

TIER TWO PROJECT DETAILS:

PROJECT NAME / TOTAL UNITS / NSP3 NEED SCORE / NSP3 IMPACT SCORE

- Otero, Rocky Ford - Melonaire / 957 / 19.58 / 3
- Adams, Thornton - Welby Station / 3,333 / 19.54 / 37
- Colorado Springs, Woodbine / 2,253 / 18.06 / 6
- Colorado Springs, Park Hill / 1,911 / 19 / 12
- Colorado Springs, Stratton Meadows / 2,985 / 20 / 16
- Colorado Springs, South Academy / 2,197 / 20 / 16

TIER THREE PROJECT DETAILS:

PROJECT NAME / TOTAL UNITS / NSP3 NEED SCORE / NSP3 IMPACT SCORE

- Colorado Springs, Citadel Mall / 3,056 / 17 / 12
- Colorado Springs, Pikes Peak Park / 1,408 / 19 / 11
- Colorado Springs, Prospect Park / 3,161 / 17 / 16

TOTAL HOUSING UNITS (Original Tiers Two and Three): 21,261

COMPOSITE NSP3 NEED SCORE: 18.80

TOTAL NSP3 IMPACT SCORE: 129

As provided for in the above narratives, the solicitation and award of projects in the original Tier One eligible areas was employed at the discretion of the State upon determination that implementation and completion of one of the tier two projects (Adams, Welby/Thornton) was infeasible within the NSP3 expenditure timeline. The project was originally awarded NSP3 funds to accomplish both project feasibility analysis and toward project development. Following expenditure of NSP3 grant funds (project delivery) the project was deemed infeasible, and in agreement between the State leadership and the subrecipient, the balance of the awarded funds was deobligated from the project to be repurposed in tier one eligible areas targeting projects also in Adams County and neighboring City and County of Denver.

Three multi-family rental projects were selected and awarded these deobligated funds:

TIER ONE (ROUND TWO) PROJECT DETAILS:

PROJECT NAME / TOTAL UNITS / NSP3 NEED SCORE / NSP3 IMPACT SCORE

- Adams, Aurora - Greenleaf / 847 / 20 / 3
- Denver, Elyria-Swansea - Odyssey / 1,854 / 17 / 10.4
- Denver, West Colfax - Avondale / 2,152 / 18 / 1.6

TOTAL HOUSING UNITS (Tier One Round Two only): 4,853
 COMPOSITE NSP3 NEED SCORE: 18.33
 TOTAL NSP3 IMPACT SCORE: 15

The Tier One Round Two projects' costs required more than the Adams, Thornton - Welby Station project deobligation made available, so the State decreased its NSP Administration budget from \$651,894.70 (10% of total grant) to \$462,785.06 (7% of total grant) in order to re-program \$189,109.64 of NSP Administration for programmatic use.

FINAL TARGETING AND ACHIEVEMENT DATA (Funded Tiers Only):
 TOTAL HOUSING UNITS: 11,396
 COMPOSITE NSP3 NEED SCORE: 18.70
 TOTAL NSP3 IMPACT SCORE: 61

FINAL TARGETING AND ACHIEVEMENT DATA (Completed Projects Only):
 TOTAL HOUSING UNITS: 8,063
 COMPOSITE NSP3 NEED SCORE: 18.53
 TOTAL NSP3 IMPACT SCORE: 24

Continuation of content for this section (unable to be contained within DRGR Action Plan field character limit), including "Meeting Low-Income Target" and "Low Income Set-Aside" is included following the "Grantee Contact Information" section below.

Grantee Contact Information:

NSP3 Program Administrator Contact Information:

Alison O'Kelly
 NSP Program Manager
 Colorado Department of Local Affairs, Division of Housing
 1313 Sherman Street, Room 500
 Denver, Colorado 80203
 alison.okelly@state.co.us
 303-864-7821

All attachments and appendices (including data sources, instructions for use of NSP3 Mapping Tool, and selection criteria checklist), as well as the maps and planning data for targeted areas, and the public comments received in February and in June 2011, for the State of Colorado and City of Colorado Springs NSP3 Substantial Amendment are available online at:
<https://www.colorado.gov/dola/neighborhood-stabilization-program-guidelines-and-regulations>

Continuation of Action Plan Content unable to be contained in DRGR Action Plan field under section "Procedures for Preferences for Affordable Rental Dev:" follows:

Meeting Low-Income Target:

To meet HUD income and affordability requirements for NSP, DOH will ensure that activities that purchase and redevelop abandoned or foreclosed-upon residential properties are directed to only those individuals or families whose incomes do not exceed 120% of area median income.

Low Income Set-Aside:

The State of Colorado's program is designed with selection criteria prioritizing projects with the majority, or all of their funds targeting households at or below 50% AMI. Maximum preference for the "population served" section of the criteria checklist are awarded to projects serving ONLY populations at or below 50% AMI, with preference decreasing as the income levels of intended beneficiaries increase.

The funds administered for the City of Colorado Springs will be available for Colorado Springs projects serving households up to 120% Area Median Income, including households at or below 50% AMI. Projects will be selected in conjunction between the State and the City to ensure funds are targeted accordingly to meet the overall requirement to serve households at or below 50% AMI.

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
01	Multi-Family Acquisition/Rehab	01	Multi-Family Rental Acq/Rehab LH25
		02	Multi-Family Rental Acq/Rehab LMMH



		11-331 Greccio Housing - Woodbine Apts: LH25	Use B - Acquisition and Rehab Multi-Family
		11-331 Greccio Housing - Woodbine Apts: LMMH	
		11-332 Adams County HA - Welby Station: LMMH	Use E - Redevelopment (Feasibility Analysis)
		11-332 Adams County HA - Welby Station: LMMH (#2)	
		11-333 Tri-County Housing - Melonaire Apts: LH25	Use E - Redevelopment
		11-333 Tri-County Housing - Melonaire Apts: LMMH	
		12-065 RMHDC/Archway - Greenleaf Apts: LH25	Use B - Acquisition and Rehab Multi-Family
		13-034 Empowerment Program - Odyssey Apts: LH25	Use E - Redevelopment
		13-035 Del Norte NDC - Avondale Apts: LH25	
02	Single Family Acquisition and	03	Single Family Acq/Rehab/Resale - Colorado Springs
03	Administration	04	Administration
9999	Restricted Balance	<i>No activities in this project</i>	



Activities

Project # / Title: 01 / Multi-Family Acquisition/Rehab and Redevelopment

Grantee Activity Number: 01
Activity Title: Multi-Family Rental Acq/Rehab LH25

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

01

Projected Start Date:

03/01/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Cancelled

Project Title:

Multi-Family Acquisition/Rehab and

Projected End Date:

03/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

Proposed Accomplishments

of Multifamily Units

of Housing Units

Total

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

Colorado Department of Local Affairs, Division of Housing

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
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Location Description:

The locations of the funded projects/activities were determined through the course of the selection process described above, within the Tier One areas of greatest need. The locations for this activity are Tier Two areas of greatest need, including Rocky Ford (Otero County), Thornton (Welby, Adams County), and the City of Colorado Springs. Tier One locations were later added the Aurora (Adams County), and the City and County of Denver. Vicinity hiring requirements will be complied with and detailed in conjunction with the Section 3 provisions of procurement materials for each project.

Activity Description:

This Activity was cancelled and all multi-family projects originally slated to serve households earning at or below 50% AMI were created as separate Activities, to wit:

11-331 Greccio Housing - Woodbine Apts: LH25
11-332 Adams County HA - Welby Station: LH25
11-333 Tri-County Housing - Melonaire Apts: LH25
12-065 RMHDC/Archway - Greenleaf Apts: LH25
13-034 Empowerment Program - Odyssey Apts: LH25
13-035 Del Norte NDC - Avondale Apts: LH25

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Grantee Activity Number: 02
Activity Title: Multi-Family Rental Acq/Rehab LMMH

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

01

Projected Start Date:

03/01/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Cancelled

Project Title:

Multi-Family Acquisition/Rehab and

Projected End Date:

03/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

Proposed Accomplishments

of Multifamily Units

of Housing Units

Total

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

Colorado Department of Local Affairs, Division of Housing

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Colorado Department of Local Affairs, Division of Housing

Organization Type

State

Proposed Budget

\$ 0.00

Location Description:



The locations of the funded projects/activities were determined through the course of the selection process described above, within the Tier One areas of greatest need. The locations for this activity are Tier Two areas of greatest need, including Rocky Ford (Otero County), Thornton (Welby, Adams County), and the City of Colorado Springs. Vicinity hiring requirements will be complied with and detailed in conjunction with the Section 3 provisions of procurement materials for each project.

Activity Description:

This Activity was cancelled and all multi-family projects originally slated to serve households earning more than 50% AMI were created as separate Activities, to wit:

11-331 Greccio Housing - Woodbine Apts: LMMH

11-332 Adams County HA - Welby Station: LMMH

11-333 Tri-County Housing - Melonaire Apts: LMMH

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Grantee Activity Number: 11-331 Greccio Housing - Woodbine Apts: LH25

Activity Title: Use B - Acquisition and Rehab Multi-Family

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

01

Projected Start Date:

01/13/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Completed

Project Title:

Multi-Family Acquisition/Rehab and

Projected End Date:

03/11/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 997,289.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 997,289.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Total

28

Low

28

Mod

Low/Mod%

100.00

of Households

28

28

100.00

Proposed Accomplishments

of Multifamily Units

Total

28

of Housing Units

28

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Greccio Housing Unlimited, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Greccio Housing Unlimited, Inc.

Organization Type

Non-Profit

Proposed Budget

\$ 997,289.00



Location Description:

2020 E. Bijou Street
Colorado Springs, CO 80909

Activity Description:

Greccio Housing Unlimited, Inc. (Greccio) was awarded a NSP III grant to acquire and rehabilitate the 36-unit Woodbine Apartments located approximately one mile east of Downtown Colorado Springs, Colorado. The property went through foreclosure sale, and Greccio currently has a contract on the property. It contains 24 one-bedroom, 9 two-bedroom, and 3 three-bedroom apartments, built in 1964 in a three-story garden style building with internal hallways. The current vacancy of 55% is attributed to the former owner's financing difficulties and will allow renovation to begin immediately without relocation issues. Current tenants meet income qualifications below 50 percent AMI. Greccio's core mission targets the low and very low income population with 75% of their tenants at or below 50% AMI. The goal is to acquire and rehabilitate with 30 to 40 percent loan to value, so that debt service and operating cost requirements allow them to charge the lowest possible rents. Their traditional clients have been those transitioning from homelessness, the elderly, disabled, and veterans readjusting from duty. They have recently identified an underserved population of young adults aging out of their adolescent environments, and have expanded their team of cooperating service providers to include Urban Peak and Teens With Promise. Tenants of the Woodbine Apartments will also benefit from Greccio's Resident Enrichment Program.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 11-331 Greccio Housing - Woodbine Apts: LMMH

Activity Title: Use B - Acquisition and Rehab Multi-Family

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

01

Projected Start Date:

01/13/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Completed

Project Title:

Multi-Family Acquisition/Rehab and

Projected End Date:

03/11/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 281,286.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 281,286.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Total

Low

Mod

Low/Mod%

8

8

100.00

of Households

8

8

100.00

Proposed Accomplishments

of Multifamily Units

Total

10

of Housing Units

10

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Greccio Housing Unlimited, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Greccio Housing Unlimited, Inc.

Organization Type

Non-Profit

Proposed Budget

\$ 281,286.00



Location Description:

2020 E. Bijou Street
Colorado Springs, CO 80909

Activity Description:

Greccio Housing Unlimited, Inc. (Greccio) was awarded a NSP III grant to acquire and rehabilitate the 36-unit Woodbine Apartments located approximately one mile east of Downtown Colorado Springs, Colorado. The property went through foreclosure sale, and Greccio currently has a contract on the property. It contains 24 one-bedroom, 9 two-bedroom, and 3 three-bedroom apartments, built in 1964 in a three-story garden style building with internal hallways. The current vacancy of 55% is attributed to the former owner's financing difficulties and will allow renovation to begin immediately without relocation issues. Current tenants meet income qualifications below 50 percent AMI. Greccio's core mission targets the low and very low income population with 75% of their tenants at or below 50% AMI. The goal is to acquire and rehabilitate with 30 to 40 percent loan to value, so that debt service and operating cost requirements allow them to charge the lowest possible rents. Their traditional clients have been those transitioning from homelessness, the elderly, disabled, and veterans readjusting from duty. They have recently identified an underserved population of young adults aging out of their adolescent environments, and have expanded their team of cooperating service providers to include Urban Peak and Teens With Promise. Tenants of the Woodbine Apartments will also benefit from Greccio's Resident Enrichment Program.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 11-332 Adams County HA - Welby Station: LMMH

Activity Title: Use E - Redevelopment (Feasibility Analysis)

Activity Type:

Acquisition - general

Project Number:

01

Projected Start Date:

01/13/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Completed

Project Title:

Multi-Family Acquisition/Rehab and

Projected End Date:

03/11/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 237,083.15

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 237,083.15

Benefit Report Type:

Area Benefit (Census)

Proposed Beneficiaries

of Persons

Total

Low

Mod

Low/Mod%

0.0

LMI%:

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Adams County Housing Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Adams County Housing Authority

Organization Type

Non-Profit

Proposed Budget

\$ 237,083.15

Location Description:

88th Avenue/Welby Road
Thornton, CO 80229



Activity Description:

Adams County Housing Authority (ACHA) was awarded NSP funds to explore the feasibility of acquiring land at 88th and Welby Road in Thornton and constructing approximately 119 units of affordable and mixed-income apartments rented to households with incomes at or below 120% of Area Median Income (AMI), including 85 units or 71% percent to serve households having incomes at or below 50% of AMI. This Project would potentially benefit the State by stabilizing communities through the purchase, construction and rental of abandoned or foreclosed properties, with units located within a Division of Housing (DOH) designated census block group(s) serving one of the areas of HUD-designated NSP 3 greatest need within the State.

The project was originally awarded NSP3 funds to accomplish both project feasibility analysis and toward project development, if feasible. Following expenditure of NSP3 grant funds (project delivery) the project was deemed infeasible within the NSP3 expenditure timeline, and in agreement between the State leadership and the subrecipient, the balance of the awarded funds was deobligated from the project to be repurposed in tier one eligible areas targeting projects also in Adams County and neighboring City and County of Denver.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 11-332 Adams County HA - Welby Station: LMMH (#2)
Activity Title: Use E - Redevelopment (Feasibility Analysis)

Activity Type:

Acquisition - general

Project Number:

01

Projected Start Date:

01/13/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Completed

Project Title:

Multi-Family Acquisition/Rehab and

Projected End Date:

03/11/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 96,836.79

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 96,836.79

Benefit Report Type:

Area Benefit (Census)

Proposed Beneficiaries

of Persons

Total

Low

Mod

Low/Mod%

0.0

LMI%:

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Adams County Housing Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Adams County Housing Authority

Organization Type

Non-Profit

Proposed Budget

\$ 96,836.79

Location Description:

88th Avenue/Welby Road
 Thornton, CO 80229



Activity Description:

Adams County Housing Authority (ACHA) was awarded NSP funds to explore the feasibility of acquiring land at 88th and Welby Road in Thornton and constructing approximately 119 units of affordable and mixed-income apartments rented to households with incomes at or below 120% of Area Median Income (AMI), including 85 units or 71% percent to serve households having incomes at or below 50% of AMI. This Project would potentially benefit the State by stabilizing communities through the purchase, construction and rental of abandoned or foreclosed properties, with units located within a Division of Housing (DOH) designated census block group(s) serving one of the areas of HUD-designated NSP 3 greatest need within the State.

The project was originally awarded NSP3 funds to accomplish both project feasibility analysis and toward project development, if feasible. Following expenditure of NSP3 grant funds (project delivery) the project was deemed infeasible within the NSP3 expenditure timeline, and in agreement between the State leadership and the subrecipient, the balance of the awarded funds was deobligated from the project to be repurposed in tier one eligible areas targeting projects also in Adams County and neighboring City and County of Denver.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 11-333 Tri-County Housing - Melonaire Apts: LH25

Activity Title: Use E - Redevelopment

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

01

Projected Start Date:

01/13/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Completed

Project Title:

Multi-Family Acquisition/Rehab and

Projected End Date:

03/11/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 683,760.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 683,760.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

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

6 6 100.00

of Households

6 6 100.00

Proposed Accomplishments

of Multifamily Units

Total

6

of Housing Units

6

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Tri-County Housing, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Tri-County Housing, Inc.

Organization Type

Non-Profit

Proposed Budget

\$ 683,760.00



Location Description:

908 Washington Street
Rocky Ford, CO 81067

Activity Description:

Tri-County Housing, Inc. received an NSP III grant to substantially rehabilitate the Melonaire Apartments in Rocky Ford. It was originally built in 1964 with 26 units in two 2-story buildings. The property was purchased in 2003 with the intent to rehabilitate it, but found that it needed extensive asbestos and lead based paint remediation. They were able to secure funding to completely gut the structures, but not to rebuild the units. All that is left is two cinder block shells with roofs, door/window frames, exterior stairs to the second floors, and the structure of the second floors. Tri-County Housing, Inc. proposes to redesign the units to better meet current market needs, and so will reduce the number of units (to 18) in order to provide larger units and to add 3 bedroom units. In response to the recently completed Housing Needs Assessment for the area, half of the units will be affordable at 50% AMI; the rest will be for 80% & 120% AMI.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 11-333 Tri-County Housing - Melonaire Apts:
LMMH
Activity Title: Use E - Redevelopment

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

01

Projected Start Date:

01/13/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Completed

Project Title:

Multi-Family Acquisition/Rehab and

Projected End Date:

03/11/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,388,240.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,388,240.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
12		5	41.67
12		5	41.67

of Households

Proposed Accomplishments

of Multifamily Units

Total

12

of Housing Units

12

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Tri-County Housing, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Tri-County Housing, Inc.

Organization Type

Non-Profit

Proposed Budget

\$ 1,388,240.00



Location Description:

908 Washington Street
Rocky Ford, CO 81067

Activity Description:

Tri-County Housing, Inc. received an NSP III grant to substantially rehabilitate the Melonaire Apartments in Rocky Ford. It was originally built in 1964 with 26 units in two 2-story buildings. The property was purchased in 2003 with the intent to rehabilitate it, but found that it needed extensive asbestos and lead based paint remediation. They were able to secure funding to completely gut the structures, but not to rebuild the units. All that is left is two cinder block shells with roofs, door/window frames, exterior stairs to the second floors, and the structure of the second floors. Tri-County Housing, Inc. proposes to redesign the units to better meet current market needs, and so will reduce the number of units (to 18) in order to provide larger units and to add 3 bedroom units. In response to the recently completed Housing Needs Assessment for the area, half of the units will be affordable at 50% AMI; the rest will be for 80% & 120% AMI.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 12-065 RMHDC/Archway - Greenleaf Apts: LH25

Activity Title: Use B - Acquisition and Rehab Multi-Family

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

01

Projected Start Date:

12/04/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Completed

Project Title:

Multi-Family Acquisition/Rehab and

Projected End Date:

03/11/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,431,667.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,431,667.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

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

22 0.00

of Households

22 0.00

Proposed Accomplishments

of Multifamily Units

Total

22

of Housing Units

22

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Rocky Mountain HDC, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Colorado Department of Local Affairs, Division of Housing

Rocky Mountain HDC, Inc.

Organization Type

State

Non-Profit

Proposed Budget

\$ 0.00

\$ 1,431,667.00



Location Description:

1571 Beeler Street
Aurora, CO 80010

Activity Description:

Rocky Mountain HDC, Inc. DBA Archway Housing & Services, Inc. received a NSP III grant to assist with the payoff of a bridge loan used for acquisition and will assist with the rehabilitation costs of the Greenleaf Apartments located at 1571 Beeler Street in Aurora. Although these units will be rented to households with incomes at or below 60% of Area Median Income (AMI), the NSP-assisted share of the units will all serve households at or below 30% or 40% of AMI. This Project is eligible for NSP as a bank-owned property and will benefit the State by stabilizing communities through the purchase, rehabilitation and rental of foreclosed properties. The units will be located within a Division of Housing (DOH) designated census block group serving one of the areas of greatest need within the State. This activity qualifies under 24 CFR 570.202 and 570.201(a). Built in 1970, Greenleaf Apartments is a brick four story elevator building with 22 one-bedroom and 33 two-bedroom units, for a total of 55 units. The scope of rehabilitation includes upgrading the elevator, the electrical and lighting systems, replacing the boiler and exterior stairwells and railings, repaving the parking lot, ventilating the crawl space, landscaping, installing a playground and renovating the community room. Unit renovations include replacing living room windows and flooring, installing garbage disposals, air conditioning, and exhaust fans over range hood and in bathroom and upgrading kitchen and bathroom fixtures and cabinetry. The scope of work shall conform to Enterprise Green Communities rehab standards.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 13-034 Empowerment Program - Odyssey Apts: LH25
Activity Title: Use E - Redevelopment

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

01

Projected Start Date:

04/01/2013

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Completed

Project Title:

Multi-Family Acquisition/Rehab and

Projected End Date:

03/11/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 350,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 350,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

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

3 3 100.00

of Households

3 3 100.00

Proposed Accomplishments

of Multifamily Units

Total

3

of Housing Units

3

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

The Empowerment Program, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

The Empowerment Program, Inc.

Organization Type

Non-Profit

Proposed Budget

\$ 350,000.00



Location Description:

4725 High Street
Denver, Colorado 80216

Activity Description:

The Empowerment Program will receive a NSP III grant to assist with the pay down of a bridge loan used for building permit fees, tap fees, construction insurance and construction loan origination fee. The Odyssey Family Residence is located in the Elyria- Swansea neighborhood in northeast Denver. Odyssey Family Residences will be a service-enriched permanent supportive housing community that will contain 36 units. The property will be a three story woodframe elevator building and will be built adjacent to the renovated old school, which will contain 6,000 square feet to be used for Empowerment's programs. The renovation of the adjacent school will be financed separately from the apartments. Unit amenities include air conditioning, internet access, security cameras, limited access entry, a community room, picnic/BBQ area, playground, on-site manager, laundry room, computer room, common patio and perimeter fence. Odyssey will be built according to Enterprise Green Communities standards.

Community amenities include proximity to public transportation, including a future light rail station, and on-site services. Empowerment will offer services to all residents which include programs such as adult education classes, job search and resume writing assistance, social activities, an on-site social worker, GED assistance, life skills and job readiness programs. This Project is eligible for NSP as a vacant property and will benefit the State by stabilizing communities through redevelopment activities. The units will be located within a Division of Housing (DOH) designated census block group serving one of the areas of greatest need within the State. This activity qualifies under 24 CFR 570.202 and 570.201(a).

NOTE dated 2/7/2014:

The activity herein described, originally budgeted to be funded out of BOTH NSP1 funds (separate DRGR action plan and activity) and NSP3 funds (here) has been revised to allow ALL of the awarded NSP funds for the activity to be funded out of NSP3 only. Thus, the corresponding activity is canceled in the NSP1 Action Plan. HUD and public will find the \$189,107.94 de-obligated from the corresponding activity in NSP1 program has been replaced with the increase of \$189,107.94 of NSP3 dollars in this activity, which were originally budgeted for administrative use. Where possible, the State of Colorado uses its administration funds conservatively throughout the grant period, allowing for remaining unused administrative funds near the end of the grant period to be reprogrammed into program activities, using the greatest percentage of awarded funds possible for program costs.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 13-035 Del Norte NDC - Avondale Apts: LH25
Activity Title: Use E - Redevelopment

Activity Type:

Construction of new housing

Project Number:

01

Projected Start Date:

02/26/2013

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Completed

Project Title:

Multi-Family Acquisition/Rehab and

Projected End Date:

03/11/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 590,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 590,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

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

of Households

Proposed Accomplishments

of Multifamily Units

Total

6

of Housing Units

6

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Del Norte Neighborhood Development Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Del Norte Neighborhood Development Corporation

Organization Type

Non-Profit

Proposed Budget

\$ 590,000.00

Location Description:



3275 W. 14th Avenue
Denver, CO 80204

Activity Description:

Del Norte Neighborhood Development Corporation will receive a NSP III grant to assist with financing of the Avondale Apartments, which will include professional fees, construction finance fees, permanent financing fees, property taxes, title and recording, investor due diligence, and legal fees. The Avondale Apartments is part of a community revitalization effort that will benefit residents and the surrounding neighborhood. The apartments are part of a unique, mixed use development that will include a public library and neighborhood commercial facility. The development will consist of eighty rental apartments of which seventy-eight will serve families at or below 60% of area median income. There will be forty-five 1 bedroom units, thirty 2 bedroom/2 bath units and five 3 bedroom/2 bath units. In addition to the 80 residential units, and separately financed, the 7 story building will also have offices for three commercial tenants including the new offices of Del Norte NDC. This Project is eligible for NSP as a vacant property and will benefit the State by stabilizing communities through the redevelopment and rental of vacant properties. The units will be located within a Division of Housing (DOH) designated census block group serving one of the areas of greatest need within the State. This activity qualifies under 24 CFR 570.202 and 570.201(a).

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: 02 / Single Family Acquisition and Rehab

Grantee Activity Number: 03
Activity Title: Single Family Acq/Rehab/Resale - Colorado Springs

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

02

Projected Start Date:

03/01/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Activity Status:

Cancelled

Project Title:

Single Family Acquisition and Rehab

Projected End Date:

03/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

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



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

Other Funds: \$ 0.00
Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	5			0.00
# of Households	5			0.00

Proposed Accomplishments

	Total
# of Singlefamily Units	5
# of Housing Units	5

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

Colorado Department of Local Affairs, Division of Housing

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Colorado Department of Local Affairs, Division of Housing

Organization Type

State

Proposed Budget

\$ 0.00

Location Description:

The locations of any potential funded single family projects/activities in the City of Colorado Springs were determined through the course of the selection process described above. The primary locations for this activity are Tier Two areas of greatest need, followed (if and where necessary) by Tier Three areas of greatest need, all in the City of Colorado Springs. As no single family projects/activities were determined in partnership between the City of Colorado Springs and the State, this activity was canceled.

Activity Description:

This activity is undertaken solely for the anticipated single family projects in the City of Colorado Springs NSP3 program, to be administered by the State of Colorado under the Continuation of Joint Cooperation Agreement. In keeping with the State's prioritization of multi-family rental projects for the balance of the State, no applications for single family projects will be accepted from areas outside of the Colorado Springs entitlement area for NSP3. In partnership with the City of Colorado Springs the State will select and fund projects proposing to undertake one of the following: 1. Acquisition and rehabilitation of foreclosed single-family housing, or 2. Acquisition and demolition of blighted structures for the redevelopment of new single-family units, or 3. Acquisition of vacant properties for the purposes of developing new affordable for-sale, workforce housing. All completed units will be made available as for-sale units for owner-occupant households that maintain long-term affordability, mirroring the HOME affordability requirements listed above. Units will target primarily households with incomes 51-120% of AMI. This activity will benefit income-qualified persons by targeting specific neighborhoods in Colorado Springs to increase the availability of affordable housing, and improving the conditions and energy efficiency. Prospective buyers will be required to attend a minimum of eight hours of HUD-certified homebuyer counseling provided by a certified counselor as part of the project proposal. The project partner selected will acquire and rehabilitate foreclosed or abandoned, vacant single family units and sell them to income-eligible owner-occupant homebuyers. The applicants will be encouraged to leverage NSP funds where possible, and projects leveraging other sources of funds will receive higher preference in the selection process conducted by the City and State.



As no single family projects/activities were determined in partnership between the City of Colorado Springs and the State, this activity was canceled.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Project # / Title: 03 / Administration

Grantee Activity Number: 04
Activity Title: Administration

Activity Type:

Administration

Project Number:

03

Projected Start Date:

03/01/2011

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)

Activity Status:

Completed

Project Title:

Administration

Projected End Date:

03/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 462,785.06

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 462,785.06

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

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

Colorado Department of Local Affairs, Division of Housing

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

Colorado Department of Local Affairs, Division of Housing

Organization Type

State

Proposed Budget

\$ 462,785.06

Location Description:

Administration activities will be carried out in the delivery of activities 1-3 in the areas of greatest need as identified in Tiers Two and Three. Upon deobligation of awarded funds from one Tier Two project, the balance of funds were awarded to Tier One projects in Round Two, for which administrative funds were also used.

Activity Description:

Administration of NSP3 Activities and Reporting

Environmental Assessment: EXEMPT

Environmental Reviews: None

Action Plan Comments:

JUDY Good activity descriptions and activities are eligible for NSP - JKP

JUDY OK looks good

JUDY Hopefully this works

Action Plan History

Version

Date

B-11-DN-08-0001 AP#1	06/30/2011
B-11-DN-08-0001 AP#2	01/24/2012
B-11-DN-08-0001 AP#3	01/31/2012
B-11-DN-08-0001 AP#4	04/19/2012
B-11-DN-08-0001 AP#5	01/28/2013
B-11-DN-08-0001 AP#6	02/12/2013
B-11-DN-08-0001 AP#7	04/24/2013
B-11-DN-08-0001 AP#8	02/11/2014
B-11-DN-08-0001 AP#9	03/10/2014
B-11-DN-08-0001 AP#10	01/20/2015
B-11-DN-08-0001 AP#11	10/29/2015
B-11-DN-08-0001 AP#12	04/26/2016
B-11-DN-08-0001 AP#13	07/26/2017
B-11-DN-08-0001 AP#14	09/05/2017
B-11-DN-08-0001 AP#15	10/02/2017

