

Grantee: State of Colorado

Grant: B-08-DN-08-0001

January 1, 2010 thru March 31, 2010 Performance Report

Grant Number:

B-08-DN-08-0001

Obligation Date:**Grantee Name:**

State of Colorado

Award Date:**Grant Amount:**

\$37,918,555.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

Alison O'Kelly

Disasters:**Declaration Number**

NSP

Plan Description:

Colorado began to experience significant foreclosure increases in the fall of 2005. In 2006, Realty Trac ranked Colorado Number 1 in the nation, indicating that one in every 376 households was in foreclosure. The increase of completed foreclosures in Colorado from 2003 to 2008 has been 235%. This increase was substantially driven by the great oversupply of new housing units, coupled with poor lending practices. With the success of the Colorado Foreclosure Hotline, steady job growth and relatively low unemployment during the first part of the year, it appears that the rate of completed foreclosures for 2008 will be generally flat. But with a rapidly faltering national economy, recent rises in unemployment and job loss, Colorado may face a new wave of increased foreclosure sales. Even a small number of foreclosures in a community can drag down house prices and clog local housing markets. Twelve Colorado counties are experiencing declining property values at rates between 1.5% - 13.22%.

Recovery Needs:

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

Overall**This Report Period****To Date**

Total Projected Budget from All Sources	N/A	\$38,476,063.00
Total CDBG Program Funds Budgeted	N/A	\$37,441,063.00
Program Funds Drawdown	\$1,247,881.92	\$5,466,466.96
Obligated CDBG DR Funds	(\$25,301,287.50)	\$9,286,808.50
Expended CDBG DR Funds	\$1,816,096.45	\$3,644,047.05
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	27.094%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$5,687,783.25	\$0.00
Limit on Admin/Planning	\$3,791,855.50	\$352,143.56
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$9,479,638.75	\$13,183,416.07

Overall Progress Narrative:

Neighborhood Stabilization Program
State of Colorado Monthly Report for Q1 2010: January 1, 2010 &ndash March 31, 2010
Submitted April 30, 2010

Colorado received funding for the statewide Neighborhood Stabilization Program (NSP) on March 10, 2009.

The Department of Local Affairs, Division of Housing has one contract pending execution as of March 31, 2010:
Community Housing Development Associates, Inc. (CHDA)

- o Multi-Family Contract number 10-326 PENDING

Grant Subrecipient Agreements (Contracts) Executed between the State of Colorado, DOLA and grantees as of March 31, 2010:

Adams County:

- o Single Family Contract number 09-306
- o Multi-Family Contract number 09-311

Arapahoe Mental Health:

- o Multi-Family Contract number 10-325

City of Aurora:

- o Single Family Contract number 09-301
- o Land Banking Contract number 09-317

City of Broomfield:

- o Single Family Contract number 10-324

(NOTE: Contract not yet amended in current Action Plan, thus not yet reflected in this quarterly performance report)

City of Denver:

- o Single Family Contract number 09-310

City of Englewood:

- o Single Family Contract number 09-308

City of Pueblo:

- o Multi-Family Contract number 09-303
- o Single Family Contract number 09-318

Douglas County:

- o Single Family Contract number 09-305

El Paso County:

- o Single Family Contract number 10-323

Greccio Housing Unlimited, Inc.

- o Multi-Family Contract number 10-321
- o Multi-Family Contract number 10-322

Jefferson County:

- o Multi-Family Contract number 09-302
- o Single Family Contract number 09-309

Rocky Mountain Community Land Trust:

- o Single Family Contract number 09-307

Weld County:

- o Single Family Contract number 09-312
- o Land Banking Contract number 09-313
- o Multi-Family Contract number 09-314

The State of Colorado NSP program reporting for this quarter indicates the de-obligation of an amount in excess of \$25,000,000 due to the correction of method of entry of information into the DRGR system. Prior to the current reporting period, NSP staff immediately entered information budgeted for NSP activities and obligated the funds immediately in an effort to ensure ability to quickly draw funds for acquisition of properties by funding recipients. Per instruction by our HUD regional office staff, State NSP staff corrected this practice. Funds reported as obligated reflect ONLY those funds obligated under purchase or rehab contract for program activities.

Funds have been drawn from the NSP allocation for the acquisition of numerous single family properties and one multi-family property in this reporting period, with many more scheduled for closing in the next quarter or pending acceptance of an offer. Competitive bid processes have been initiated and in many cases completed, to secure contracts with appraisers, inspectors, real estate professionals, demolition or deconstruction contractors, and general contractors.

The Division of Housing continues to conduct monthly Stakeholder (grantee) meetings (in lieu of weekly meetings) with representatives of local governments and community development organizations to share information, discuss issues and coordinate efforts around the Neighborhood Stabilization Program. These meetings include a combination of group discussion, problem-solving, and focused topic training modules regarding timely issues toward grantee progress of activities toward achievement of NSP activities. Training is provided in part by local affordable housing development experts. Chuck Kreiman of ICF International provides "Train the Trainer" modules to ensure both timely expenditure of NSP funds and compliance with NSP regulations. In the next reporting period, training will reflect the addition of Power Point training modules delivered via Website download.

During this reporting period, the State of Colorado NSP Program was visited by NS TA assessors Crre&rsquo Palenius of Minnesota Housing Partnership and William Pekins of The Wisconsin Partnership for Housing Development, Inc. to conduct a Technical Needs Assessment on behalf of HUD during the quarter, meeting directly with DOH staff, and several other recipient organizations. The Division of Housing was also selected to receive NSP TA from a team of providers led by Palenius, and has commenced an effective working partnership to provide assistance to grantees, staff, and community partners.

A Substantial Amendment to the Action Plan was approved by HUD February 22, 2010, following a two-week public comment period. February 2010 amendment changes appear in GREEN, and can be downloaded in full at: <http://www.dola.colorado.gov/cdh/SubstantialAmend.htm>

NOTE: Plan Description (Disaster Damage) narrative above continues not to reflect data updated in the State of Colorado NSP Action Plan as of October 2009. The following narrative is intended to replace that which actually appears there, as it is reflected in our current Action Plan.

Colorado began to experience significant foreclosure increases in the fall of 2005. From 2005 to 2006, new foreclosure filings increased 30 percent, and from 2006 to 2007, new filings increased 40 percent. Foreclosure activity fell slightly during 2008 as compared to 2007, but since the first quarter of 2009, foreclosure activity has increased, with new foreclosure filings hitting new highs with 13,000 new filings during the third quarter of 2009. As of January 2010, foreclosure counseling and an improved real estate market contributed to declines in single family foreclosures in the state. Home prices and home sales totals have improved in recent months, as the private sector has aggressively invested in the market, having a positive impact in stabilizing property values. Completed foreclosures fell for the second year in a row as more homeowners were able to take advantage of loss mitigation services in Colorado. Unemployment has moderated in the past year and vacancy rates have increased as job

losses and negative income growth have driven down occupancy levels and average rents. The result has been increased financial pressure on small apartment owners who are more likely to foreclose or allow properties to become blighted as they deteriorate. The demand for rental housing as a substitute for for sale housing increases as job growth and income levels stagnate in Colorado, yet in the highest areas, average rents have fallen, and vacancy rates have risen.

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

On March 31, 2010, CDOH will conduct the first in a series of quarterly assessments of progress for each NSP contract to ensure 100% obligation of allocated NSP funds prior to the 18 month deadline of September 10, 2010. Accomplishment of sufficient progress at this time will be demonstrated by obligation of no less than 30% of contracted grant funds through execution of property purchase or rehabilitation contracts, or pro forma analyses demonstrating project carrying costs. This assessment will utilize pay requests or copies of executed purchase or rehabilitation contracts submitted to CDOH by this date to demonstrate fund obligation.

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

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
01, Multi-family Acquisition and Rehab	\$333,254.85	\$10,787,750.00	\$4,172,718.90
02, Single Family Acquisition and Rehab	\$789,610.31	\$20,553,236.00	\$789,610.31
03, Land Banking	\$0.00	\$2,779,738.00	\$0.00
04, Homeownership Assistance	\$0.00	\$5,975.00	\$0.00
05, Funding Mechanisms	\$0.00	\$0.00	\$0.00
06, Program Administration	\$125,016.76	\$3,791,856.00	\$504,137.75
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

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

Activity Title: Use B - Acquisition and Rehab SF

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

02

Project Title:

Single Family Acquisition and Rehab

Projected Start Date:

09/11/2009

Projected End Date:

03/10/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Aurora

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$779,129.00
Total CDBG Program Funds Budgeted	N/A	\$779,129.00
Program Funds Drawdown	\$135,597.60	\$135,597.60
Obligated CDBG DR Funds	(\$643,531.40)	\$135,597.60
Expended CDBG DR Funds	\$135,597.60	\$135,597.60
City of Aurora	\$135,597.60	\$135,597.60
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City of Aurora has been awarded and NSP grant in the amount of \$1,801,927 to purchase, rehabilitate, demolition, redevelopment and resale 11 homeownership units. Eight (8) of these units will be sold to households with incomes at or below 50% of Area Median Income (AMI). Up to three (3) of these units will serve households at or below 120% of AMI. 72% of these funds will serve households at or below 50% of AMI. This project will benefit the State by stabilizing communities through the purchase, rehabilitation, demolition, redevelopment and and resale of abandoned or foreclosed properties. The units will be located within a Division of Housing (DOH) designated census block group(s) serving one of the areas of greatest need within the State. The properties will be purchased for an average discount of at least 1% from the appraised value. The City of Aurora will enter into a sub-recipient agreement with Habitat for Humanity of Metro Denver to carry out the project for no less than 8 of the units. Habitat for Humanity of Metro Denver will acquire up to 8 foreclosed or abandoned, vacant residential properties to acquire and rehabilitate, or demolish and construct new single family homes using the established sweat equity model by July 2013. The City of Aurora on behalf of Habitat for Humanity of Metro Denver has requested and was formally approved to be exempt from returning program income to the State. The justification for the waiver is that Habitat for Humanity of Metro Denver will provide first mortgages at a 0% interest rate for 23-30 years to households at or below 50% of AMI. A minimum of eight (8) hours of home buyer counseling will be provided to the potential home buyers. Colorado Housing Assistance Corporation (CHAC) will provide the home buyer counseling. The acquisition and rehabilitation of the additional three (3) homes will be completed by Aurora's in-house rehabilitation staff. These additional properties purchased will not be associated with Habitat for Humanity. Also, these additional funds may serve households up to 120% of AMI, as the City of Aurora will income-qualify the buyers when the homes are re-sold. This activity qualifies under 24 CFR 570.201(a) and 570.202.

Location Description:

Scattered sites in high risk census block groups in original Aurora

Activity Progress Narrative:

The City of Aurora has acquired four single family properties in the reporting period, all of which will be conveyed in ownership unto Habitat for Humanity of Metro Denver to be rehabilitated and resold to income-qualified households at or below 50% of Area Median income, serving the national objective through the Habitat program model.

Properties acquired:

1. 765 Joliet Street: acquired 3/8/2010 for \$65,139.57.
- >2. 1332 Lansing Street: acquired 3/8/2010 for \$70,458.03.

>3. 1624 Macon Street: acquired 3/25/2010 for \$55,779.08.

>4. 2318 Moline Street: acquired 3/25/2010 for \$65,427.75.

Funds drawn in reporting period reflect acquisition dollars drawn from properties 1 and 2 listed above.

Acquisitions scheduled for 2 additional properties thus far projected for next reporting period.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	4	0/0	0/0	4/8
# of housing units	0	0	4	0/0	0/0	4/8
# of Households benefitting	4	0	4	4/8	0/0	4/8

Activity Locations

Address	City	State	Zip
1332 Lansing Street	Aurora	NA	80010
765 Joliet Street	Aurora	NA	80010
1624 Macon Street	Aurora	NA	80010
2318 Moline Street	Aurora	NA	80010

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

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

Activity Title: Use - Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

06

Project Title:

Program Administration

Projected Start Date:

09/11/2009

Projected End Date:

03/10/2013

National Objective:

N/A

Responsible Organization:

City of Aurora

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$25,530.00
Total CDBG Program Funds Budgeted	N/A	\$25,530.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$25,530.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Aurora	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

No administrative expense activity drawn during reporting period.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	09-302 Jefferson County (25%)
Activity Title:	Use B - Acquisition and Rehab MF

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

01

Project Title:

Multi-family Acquisition and Rehab

Projected Start Date:

08/20/2009

Projected End Date:

03/10/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Jefferson County

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$770,700.00
Total CDBG Program Funds Budgeted	N/A	\$770,700.00
Program Funds Drawdown	\$0.00	\$749,397.77
Obligated CDBG DR Funds	(\$21,302.23)	\$749,397.77
Expended CDBG DR Funds	\$0.00	\$0.00
Jefferson County	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Jefferson County is requesting a \$1,109,092 NSP grant to assist in the purchase of a vacant property zoned for multi-family residential development located in Golden, Colorado. At acquisition, Jefferson County will convey the ownership to the property to Jefferson County Housing Authority (JCHA). It is anticipated that JCHA will redevelop and manage the property within 2 to 4 years, creating an estimated 52 units of affordable rental housing serving seniors < 50% AMI.

Location Description:

2200 Jackson Street, Golden, CO 80401

Activity Progress Narrative:

Property acquisition for this project was completed in the previous reporting period, and thus, there is no activity to report. Remaining acquisition dollars will be expended upon receipt of property tax assessment for the property in Golden, for which these final dollars will be expended.

An application for tax credits will be submitted by Jefferson County Housing Authority to the Colorado Housing and Finance Authority in the July 2010 cycle, with intention to fund the development of this property (NOT funded with NSP dollars).

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	1/1
# of housing units	0	0	0	0/0	0/0	0/36
# of buildings (non-residential)	0	0	0	0/0	0/0	0/0
# of Households benefitting	0	0	0	0/36	0/0	0/36

# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	0/0
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/1
Total acquisition compensation to	0	0	0	0/0	0/0	0/0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

Activity Title: Use - Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

06

Project Title:

Program Administration

Projected Start Date:

08/20/2009

Projected End Date:

03/10/2013

National Objective:

N/A

Responsible Organization:

Jefferson County

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources

N/A

\$8,092.00

Total CDBG Program Funds Budgeted

N/A

\$8,092.00

Program Funds Drawdown

\$847.49

\$2,797.48

Obligated CDBG DR Funds

\$0.00

\$8,092.00

Expended CDBG DR Funds

\$0.00

\$0.00

Jefferson County

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

No administrative expense activity drawn during reporting period.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	09-302 Jefferson County (LMMI)
Activity Title:	Use B - Acquisition and Rehab MF

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

01

Project Title:

Multi-family Acquisition and Rehab

Projected Start Date:

08/20/2009

Projected End Date:

03/10/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Jefferson County

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$330,300.00
Total CDBG Program Funds Budgeted	N/A	\$330,300.00
Program Funds Drawdown	\$0.00	\$321,170.47
Obligated CDBG DR Funds	(\$9,129.53)	\$321,170.47
Expended CDBG DR Funds	\$0.00	\$0.00
Jefferson County	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Jefferson County is requesting a \$1,109,092 NSP grant to assist in the purchase of a vacant property zoned for multi-family residential development located in Golden, Colorado. At acquisition, Jefferson County will convey the ownership to the property to Jefferson County Housing Authority (JCHA). It is anticipated that JCHA will redevelop and manage the property within 2 to 4 years, creating an estimated 52 units of affordable rental housing serving seniors < 50% AMI.

Location Description:

2200 Jackson St, Golden, CO 80401

Activity Progress Narrative:

Property acquisition for this project was completed in the previous reporting period, and thus, there is no activity to report. Remaining acquisition dollars will be expended upon receipt of property tax assessment for the property in Golden, for which these final dollars will be expended.

An application for tax credits will be submitted by Jefferson County Housing Authority to the Colorado Housing and Finance Authority in the July 2010 cycle, with intention to fund the development of this property (NOT funded with NSP dollars).

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/1
# of housing units	0	0	0	0/0	0/0	0/16
# of Households benefitting	0	0	0	0/0	0/16	0/16

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

Activity Title: Use B - Purchase and Rehab MF

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

01

Project Title:

Multi-family Acquisition and Rehab

Projected Start Date:

09/11/2009

Projected End Date:

03/10/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Pueblo

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,835,059.00
Total CDBG Program Funds Budgeted	N/A	\$1,835,059.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	(\$1,835,059.00)	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Pueblo	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

No program expense activity drawn during reporting period. Two multi-family buildings (one property together) went under purchase contract during the reporting period, scheduled to close May 15, 2010, in the next reporting period.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/3
# of housing units	0	0	0	0/0	0/0	0/16
# of Households benefitting	0	0	0	0/16	0/0	0/16

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

Activity Title: Use - Administration

Activity Category:

Administration

Project Number:

06

Projected Start Date:

09/11/2009

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Program Administration

Projected End Date:

03/10/2013

Responsible Organization:

City of Pueblo

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$30,684.00
Total CDBG Program Funds Budgeted	N/A	\$30,684.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$30,684.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Pueblo	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

No administrative expense activity drawn during reporting period.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

Activity Title: Use - Administration

Activity Category:

Administration

Project Number:

06

Projected Start Date:

11/16/2009

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Program Administration

Projected End Date:

03/10/2013

Responsible Organization:

Douglas County

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$8,675.00
Total CDBG Program Funds Budgeted	N/A	\$8,675.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$28,800.00
Expended CDBG DR Funds	\$0.00	\$0.00
Douglas County	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

No administrative expense activity drawn during reporting period.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources**Amount**

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 09-305 Douglas County (Homeowner Asst)**Activity Title: Use B - Homeowner Assistance****Activity Category:**

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

04

Project Title:

Homeownership Assistance

Projected Start Date:

11/16/2009

Projected End Date:

03/10/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Douglas County

Overall**Jan 1 thru Mar 31, 2010****To Date**

Total Projected Budget from All Sources	N/A	\$209,410.00
Total CDBG Program Funds Budgeted	N/A	\$209,410.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	(\$600.00)	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Douglas County	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Douglas County on behalf of Douglas County Housing Partnership (DCHP) has been awarded an NSP grant in the amount of \$336,397 to provide shared equity loans to 8 households with incomes at or below 120% of Area Median Income (AMI). When the household sells or chooses to refinance the home, the household must repay the original loan from DCHP plus a proportion of the appreciation acquired during the ownership. Households do not make any payments to the DCHP during the term of the loan but rather proportionally split the appreciated value during their ownership of the property in the same proportion as the funds they received from DCHP. Each borrower will identify the property and obtain approval from a lender. A minimum of eight (8) hours of home buyer counseling will be provided to the potential home buyers through the DCHP. DCHP is a current provider of a HUD approved home buyer counseling program. This project will benefit the State by stabilizing communities through the purchase of abandoned or foreclosed properties. The properties will be located within a Division of Housing (DOH) designated census block group(s) serving of one of the areas of greatest need within the State. The properties will be purchased for an average discount of at least 1% from the appraised value. The properties will meet current local code requirements to qualify for assistance. This activity qualifies under 24 CFR 570.201(a)(n).

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

Location Description:

Varies in allowable block groups

Activity Progress Narrative:

No program expense activity drawn during reporting period. Homebuyer education activities began during the reporting period, to be drawn in the next reporting period.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/5
# of Households benefitting	0	0	0	0/0	0/5	0/5

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	09-305 Douglas County LMMI
Activity Title:	Use B - Acquisition and Rehab SF

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

02

Project Title:

Single Family Acquisition and Rehab

Projected Start Date:

11/16/2009

Projected End Date:

03/10/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Douglas County

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$118,312.00
Total CDBG Program Funds Budgeted	N/A	\$118,312.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	(\$1,045,822.00)	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Douglas County	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Douglas County on behalf of Douglas County Housing Partnership (DCHP) has been awarded an NSP grant in the amount of \$336,397 to provide shared equity loans to 8 households with incomes at or below 120% of Area Median Income (AMI). When the household sells or chooses to refinance the home, the household must repay the original loan from DCHP plus a proportion of the appreciation acquired during the ownership. Households do not make any payments to the DCHP during the term of the loan but rather proportionally split the appreciated value during their ownership of the property in the same proportion as the funds they received from DCHP. Each borrower will identify the property and obtain approval from a lender. A minimum of eight (8) hours of home buyer counseling will be provided to the potential home buyers through the DCHP. DCHP is a current provider of a HUD approved home buyer counseling program. This project will benefit the State by stabilizing communities through the purchase of abandoned or foreclosed properties. The properties will be located within a Division of Housing (DOH) designated census block group(s) serving of one of the areas of greatest need within the State. The properties will be purchased for an average discount of at least 1% from the appraised value. The properties will meet current local code requirements to qualify for assistance. This activity qualifies under 24 CFR 570.201(a)(n).

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

Location Description:

Varies in allowable block groups

Activity Progress Narrative:

No program expense activity drawn during reporting period. Two single family properties were under purchase contract for closing with the shared equity program during the reporting period, scheduled to close and funds be drawn in the next reporting period.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/0

# of housing units	0	0	0	0/0	0/0	0/3
# of Households benefitting	0	0	0	0/0	0/3	0/3

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

Activity Title: Use - Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

06

Project Title:

Program Administration

Projected Start Date:

09/11/2009

Projected End Date:

03/10/2013

National Objective:

N/A

Responsible Organization:

Adams County

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$28,625.00
Total CDBG Program Funds Budgeted	N/A	\$28,625.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$28,625.00
Expended CDBG DR Funds	\$0.00	\$0.00
Adams County	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

No administrative fund expenses during the reporting period.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	09-306 Adams County (LMMI)
Activity Title:	Use B - Acquisition and Rehab SF

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
02

Project Title:
Single Family Acquisition and Rehab

Projected Start Date:
09/11/2009

Projected End Date:
03/10/2013

National Objective:
NSP Only - LMMI

Responsible Organization:
Adams County

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,947,357.00
Total CDBG Program Funds Budgeted	N/A	\$1,947,357.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	(\$1,942,528.05)	\$119,827.95
Expended CDBG DR Funds	\$119,827.95	\$119,827.95
Adams County	\$119,827.95	\$119,827.95
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

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

Location Description:

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

Activity Progress Narrative:

Subrecipient agreement between State of Colorado DOLA and Adams County was amended during the reporting period, to remove an erroneous line item of \$22,159.00 from this activity. Total PROGRAM amount changed to \$2,062,356.00 (from \$2,084,515.00) executed 3/25/2010.

One single family property acquired after reporting period, funds drawn in preparation of this property closing reflecting ALL program dollars expended during this time.

1. 3633 W. 85th Avenue: scheduled for acquisition 4/12/2010: \$119,827.95.

Seven additional single family properties went under purchase contract during the reporting period, scheduled for simultaneous closings for acquisition 5/3/2010.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/24
# of housing units	0	0	1	0/0	0/0	1/24
# of Households benefitting	0	1	1	0/0	1/0	1/24

Activity Locations

Address	City	State	Zip
3633 W. 85th Avenue	Westminster	NA	80031

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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

Activity Title: Use B - Acquisition and Rehab SF

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

02

Project Title:

Single Family Acquisition and Rehab

Projected Start Date:

09/01/2009

Projected End Date:

03/10/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Rocky Mountain Community Land Trust

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$997,574.00
Total CDBG Program Funds Budgeted	N/A	\$997,574.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	(\$900,000.00)	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Rocky Mountain Community Land Trust	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Rocky Mountain Community Land Trust (RMCLT) is requesting a NSP grant of \$997,974 to purchase, rehabilitate and resell foreclosed homes in the identified block groups located in the City of Colorado Springs. These funds will be used to assist with the acquisition of a total of eight (8) properties that will be marketed through the existing RMCLT land trust homeownership model. Through the Community Land Trust model, the RMCLT acquires and permanently holds title to the land and grants use of the land investment to the homeowner via a 99-year land lease that can be renewed for an additional 99 years. The RMCLT connects with potential homebuyers through the Realtor community, the City of Colorado Springs acquisition/rehabilitation program, and new homebuilders. Approximately \$428,000 in program income is expected from this project and the RMCLT requests that those funds be recycled into this project to create additional home ownership opportunities.

Location Description:

Varies in allowable block groups

Activity Progress Narrative:

No program activity expenses drawn during the reporting period. Development of team of local experts to identify properties was under way during the reporting period, as well as initial progress toward materials for bid process, to commence in next reporting period.

Next reporting period will include an amendment of the subrecipient agreement between State of Colorado DOLA and Rocky Mountain Community Land Trust to add \$97,574.00 to the existing \$900,000.00, infusing the project with additional funds from the NSP entitlement funds from City of Colorado Springs. Amendment initiated, but NOT EXECUTED during this reporting period, so no change in funds amount or in Action Plan activities will be reflected until next reporting period.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/8

# of housing units	0	0	0	0/0	0/0	0/8
# of Households benefitting	0	0	0	0/0	0/0	0/8

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

Activity Title: Use B - Acquisition and Rehab SF

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

02

Project Title:

Single Family Acquisition and Rehab

Projected Start Date:

11/16/2009

Projected End Date:

03/10/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Englewood

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$526,013.70
Total CDBG Program Funds Budgeted	N/A	\$526,013.70
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	(\$368,814.00)	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Englewood	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

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

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

Location Description:

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

Activity Progress Narrative:

No program activity expenses drawn during reporting period for national objective 50% AMI households. Properties acquired with NSP funds in this project will be acquired, and upon completion of all acquisitions and estimates of rehabilitation work, properties to be sold to households at 50% AMI will be identified.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/4
# of housing units	0	0	0	0/0	0/0	0/4
# of Households benefitting	0	0	0	0/4	0/0	0/4

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

Activity Title: Use - Administration

Activity Category:

Administration

Project Number:

06

Projected Start Date:

11/16/2009

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Program Administration

Projected End Date:

03/10/2013

Responsible Organization:

City of Englewood

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$35,000.00
Total CDBG Program Funds Budgeted	N/A	\$35,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$24,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Englewood	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

Activity Progress Narrative:

No administrative expenses drawn during reporting period.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	09-308 City of Englewood (LMMI)
Activity Title:	Use B - Acquisition and Rehab SF

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
02

Project Title:
Single Family Acquisition and Rehab

Projected Start Date:
11/16/2009

Projected End Date:
03/10/2013

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Englewood

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,192,365.30
Total CDBG Program Funds Budgeted	N/A	\$1,192,365.30
Program Funds Drawdown	\$366,746.09	\$366,746.09
Obligated CDBG DR Funds	(\$329,137.75)	\$531,427.25
Expended CDBG DR Funds	\$531,427.25	\$531,427.25
City of Englewood	\$531,427.25	\$531,427.25
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

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

- Activity 2: Purchase/Rehabilitation of Abandoned or Foreclosed Single-Family (SF) Properties

Location Description:

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

Activity Progress Narrative:

City of Englewood acquired five single family properties during the reporting period, and went under purchase contract for another three single family properties, scheduled to close in next reporting period. All funds drawn during this period were expended as follows:

- 2198 W. Adriatic Place: acquired 1/21/2010 for \$97,485.58.
- >2. 2335 W. Baltic Place: acquired 2/11/210 for \$146,210.08.
- >3. 2010 W. Baltic Place: acquired 2/26/210 for \$94,700.43.
- >4. 4819 S. Delaware Street: acquired 3/25/2010 for \$164,681.16.
- >5. 4681 S. Decatur Street, #226: acquired 3/31/2010 for \$70,763.33.

NOTE: funds drawn for property at 4681 S. Decatur Street #226 during next reporting period, and thus are not reflected in this QPR activity.

\$28,350.00 drawn in 30% developer fee expenses for properties 1-3 listed above.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	5	0/0	0/0	5/6
# of housing units	0	0	5	0/0	0/0	5/6
# of Households benefitting	0	5	5	0/0	5/0	5/6

Activity Locations

Address	City	State	Zip
4819 S. Delaware Street	Englewood	NA	80110
2335 W. Baltic Place	Englewood	NA	80110
2010 W. Baltic Place	Englewood	NA	80110
4681 S. Decatur Street, #226	Englewood	NA	80110
2198 W. Adriatic Place	Englewood	NA	80110

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	09-309 Jefferson County (25%)
Activity Title:	Use B - Acquisition and Rehab SF

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

02

Project Title:

Single Family Acquisition and Rehab

Projected Start Date:

08/14/2009

Projected End Date:

03/10/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Jefferson County

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	(\$1,178,773.00)	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Jefferson County	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Jefferson County has been awarded an NSP grant in the amount of \$5,021,672 to purchase, rehabilitate, and make available up to 21 homeownership units. These units will be sold to households with incomes at or below 120% of Area Median Income (AMI). This Project will benefit the State by stabilizing communities through the purchase, demolition, rehabilitation and sale of abandoned or foreclosed properties. The units will be located within a Division of Housing (DOH) designated census block group(s) serving one of the areas of greatest need within the State in Lakewood, Wheat Ridge and Arvada. The properties will be purchased for an average discount of at least 1% from the appraised value. Homes will be rehabilitated to meet current local code and will use Energy Star appliances and upgrades and will be sold for no more than the cost of the purchase and rehabilitation. Assistance must be provided in the form of a secured debt. The loan documents must include the amount of assistance, the primary residency requirement and the requirement that the note is due upon resale or transfer of the property. A minimum of eight (8) hours of home buyer counseling will be provided to the potential home buyers through this activity. Jefferson County has an existing partnership with Colorado Housing Assistance Corporation (CHAC) to provide homebuyer education.

Location Description:

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

Activity Progress Narrative:

- No funds drawn during this reporting period. Activities accomplished during reporting period include:
1. Execution of subrecipient agreements between Jefferson County (subrecipient of State of Colorado DOLA) and: a) Wheat Ridge 2020; b) Pillar Property Services, LLC.
 2. Secured Release of funds letter from State of Colorado to begin obligating and expending expenses.
 3. Property identification underway, and offers made on multiple properties in Lakewood, Arvada and Wheat Ridge.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/0
# of housing units	0	0	0	0/0	0/0	0/0
# of Households benefitting	0	0	0	0/0	0/0	0/0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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

Activity Title: Use - Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

06

Project Title:

Program Administration

Projected Start Date:

08/14/2009

Projected End Date:

03/10/2013

National Objective:

N/A

Responsible Organization:

Jefferson County

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$110,119.00
Total CDBG Program Funds Budgeted	N/A	\$110,119.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$110,119.00
Expended CDBG DR Funds	\$0.00	\$0.00
Jefferson County	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

No funds drawn during this reporting period.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	09-309 Jefferson County (LMMI)
Activity Title:	Use B - Acquisition and Rehab SF

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
02

Project Title:
Single Family Acquisition and Rehab

Projected Start Date:
08/14/2009

Projected End Date:
03/10/2013

National Objective:
NSP Only - LMMI

Responsible Organization:
Jefferson County

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$4,911,553.00
Total CDBG Program Funds Budgeted	N/A	\$4,911,553.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	(\$3,732,780.00)	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Jefferson County	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Jefferson County has been awarded an NSP grant in the amount of \$5,021,672 to purchase, rehabilitate, and make available 21 homeownership units. These units will be sold to households with incomes at or below 120% of Area Median Income (AMI). This Project will benefit the State by stabilizing communities through the purchase, demolition, rehabilitation and sale of abandoned or foreclosed properties. The units will be located within a Division of Housing (DOH) designated census block group(s) serving one of the areas of greatest need within the State in Lakewood, Wheat Ridge and Arvada. The properties will be purchased for an average discount of at least 1% from the appraised value. Homes will be rehabilitated to meet current local code and will use Energy Star appliances and upgrades and will be sold for no more than the cost of the purchase and rehabilitation. Assistance must be provided in the form of a secured debt. The loan documents must include the amount of assistance, the primary residency requirement and the requirement that the note is due upon resale or transfer of the property. A minimum of eight (8) hours of home buyer counseling will be provided to the potential home buyers through this activity. Jefferson County has an existing partnership with Colorado Housing Assistance Corporation (CHAC) to provide homebuyer education.

Location Description:

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

Activity Progress Narrative:

- No funds drawn during this reporting period. Activities accomplished during reporting period include:
1. Execution of subrecipient agreements between Jefferson County (subrecipient of State of Colorado DOLA) and: a) Wheat Ridge 2020; b) Pillar Property Services, LLC.
 2. Secured Release of funds letter from State of Colorado to begin obligating and expending expenses.
 3. Property identification underway, and offers made on multiple properties in Lakewood, Arvada and Wheat Ridge.

Performance Measures

This Report Period			Cumulative Actual Total / Expected		
Low	Mod	Total	Low	Mod	Total

# of Properties	0	0	0	0/0	0/0	0/21
# of housing units	0	0	0	0/0	0/0	0/21
# of Households benefitting	0	0	0	0/0	0/0	0/21

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	09-310 City and County of Denver (25%)
Activity Title:	Use B - Single Family Acquisition/Rehab/Resale

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
02

Project Title:
Single Family Acquisition and Rehab

Projected Start Date:
12/11/2009

Projected End Date:
03/10/2013

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
City and County of Denver

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$956,210.00
Total CDBG Program Funds Budgeted	N/A	\$956,210.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	(\$956,210.00)	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
City and County of Denver	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

Scattered site in high risk census block groups in Denver

Activity Progress Narrative:

No funds drawn for 50% AMI household targeting during this reporting period. Seven single family properties identified and went under purchase contract for acquisitions to close in next reporting period, all of which would be resold to households at or below 50% AMI upon completion of rehabilitation.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/6
# of housing units	0	0	0	0/0	0/0	0/6
# of Households benefitting	0	0	0	0/6	0/0	0/6

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

Activity Title: Use - Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

06

Project Title:

Program Administration

Projected Start Date:

12/11/2009

Projected End Date:

03/10/2013

National Objective:

N/A

Responsible Organization:

City and County of Denver

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$78,656.00
Total CDBG Program Funds Budgeted	N/A	\$78,656.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$78,656.00
Expended CDBG DR Funds	\$0.00	\$0.00
City and County of Denver	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

No administrative funds drawn during this reporting period.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	09-310 City and County of Denver (LMMI)
Activity Title:	Use B - Single Family Acquisition/Rehab/Resale

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
02

Project Title:
Single Family Acquisition and Rehab

Projected Start Date:
12/11/2009

Projected End Date:
03/10/2013

National Objective:
NSP Only - LMMI

Responsible Organization:
City and County of Denver

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$2,585,310.00
Total CDBG Program Funds Budgeted	N/A	\$2,585,310.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	(\$2,585,310.00)	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
City and County of Denver	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

Scattered site in high risk census block groups in Denver

Activity Progress Narrative:

No program funds drawn during this reporting period. One single family property acquired during reporting period, funds for which will be drawn in next reporting period.

1. 5412 Dillon Street: acquired 3/19/2010 for \$121,078.00.

Seven additional properties went under purchase contract to be acquired in next reporting period.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/16
# of housing units	0	0	1	0/0	0/0	1/16
# of Households benefitting	0	1	1	0/0	1/0	1/16

Activity Locations

Address	City	State	Zip
5412 Dillon Street	Denver	NA	80239

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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

Activity Title: Use B - Purchase and Rehab MF

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

01

Project Title:

Multi-family Acquisition and Rehab

Projected Start Date:

12/23/2009

Projected End Date:

03/10/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Adams County

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$802,451.00
Total CDBG Program Funds Budgeted	N/A	\$802,451.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	(\$687,452.00)	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Adams County	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

Susan Kay Apartments, 3145 Craft Way, Westminster, CO 80030

Activity Progress Narrative:

No funds drawn during this reporting period. Activities accomplished during reporting period include securing release of funds to obligate and expend funds. Identification of a candidate property was made during the reporting period, as well as initial due diligence preparation.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/1
# of housing units	0	0	0	0/0	0/0	0/16
# of Households benefitting	0	0	0	0/16	0/0	0/16

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

Activity Title: Use - Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

06

Project Title:

Program Administration

Projected Start Date:

12/23/2009

Projected End Date:

03/10/2013

National Objective:

N/A

Responsible Organization:

Adams County

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources

N/A

\$13,749.00

Total CDBG Program Funds Budgeted

N/A

\$13,749.00

Program Funds Drawdown

\$0.00

\$0.00

Obligated CDBG DR Funds

\$0.00

\$13,749.00

Expended CDBG DR Funds

\$0.00

\$0.00

Adams County

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

No administrative funds drawn during this reporting period.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	09-312 Greeley Urban Renewal Authority (25%)
Activity Title:	Use B - Acquisition and Rehab SF

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

02

Project Title:

Single Family Acquisition and Rehab

Projected Start Date:

11/17/2009

Projected End Date:

03/10/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Greeley Urban Renewal Authority

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$872,978.40
Total CDBG Program Funds Budgeted	N/A	\$872,978.40
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	(\$469,924.00)	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Greeley Urban Renewal Authority	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

No program funds expended during the reporting period. Greeley Urban Renewal Authority acquires properties, completes testing and rehabilitation estimates per property, then provides properties as options among which Habitat for Humanity will select the properties that will be utilized by their program to target households at or below 50% AMI. At this time, these particular properties will be reported in DRGR as targeting this activity.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/3
# of housing units	0	0	0	0/0	0/0	0/3
# of Households benefitting	0	0	0	0/3	0/0	0/3

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

Activity Title: Use - Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

06

Project Title:

Program Administration

Projected Start Date:

11/17/2009

Projected End Date:

03/10/2013

National Objective:

N/A

Responsible Organization:

Greeley Urban Renewal Authority

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$87,297.00
Total CDBG Program Funds Budgeted	N/A	\$87,297.00
Program Funds Drawdown	\$6,316.46	\$6,316.46
Obligated CDBG DR Funds	\$0.00	\$67,179.00
Expended CDBG DR Funds	\$6,316.46	\$6,316.46
Greeley Urban Renewal Authority	\$6,316.46	\$6,316.46
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Administrative funds expended and drawn during the reporting period reflect costs for reporting program activities conducted in the course of preparation and acquisition of single family properties for this project.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

Activity Title: Use B - Homeowner Assistance

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

04

Projected Start Date:

11/17/2009

National Objective:

NSP Only - LMMI

Activity Status:

Cancelled

Project Title:

Homeownership Assistance

Projected End Date:

03/10/2013

Responsible Organization:

Greeley Urban Renewal Authority

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	(\$2,375.00)	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Greeley Urban Renewal Authority	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

No program funds expended or drawn during this reporting period. Homebuyer counseling activities will commence once single family properties have been purchased, rehabilitated, and are nearing completion to be re-sold.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/1
# of Households benefitting	0	0	0	0/0	0/0	0/1

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

Activity Title: Use B - Acquisition and Rehab SF

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

02

Project Title:

Single Family Acquisition and Rehab

Projected Start Date:

11/17/2009

Projected End Date:

03/10/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Greeley Urban Renewal Authority

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$3,491,913.60
Total CDBG Program Funds Budgeted	N/A	\$3,491,913.60
Program Funds Drawdown	\$287,266.62	\$287,266.62
Obligated CDBG DR Funds	(\$2,318,913.11)	\$567,762.89
Expended CDBG DR Funds	\$567,762.89	\$567,762.89
Greeley Urban Renewal Authority	\$567,762.89	\$567,762.89
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Program funds drawn during this reporting period reflect acquisition, appraisal, inspection, and partial developer fees associated with the seven listed properties. Costs include the following acquisitions:

1. 3504 Carson Avenue: acquired 3/15/2010 for \$73,418.53
- >2. 1527 30th Avenue: acquired 3/19/2010 for \$111,948.29
- >3. 2006 27th Street: acquired 3/15/2010 for \$95,162.84
- >4. 2909 Harp Court: acquired 3/31/2010 for \$118,594.45
- >5. 506 27th Avenue: acquired 3/25/2010 for \$105,604.57

>6. 1031 13th Avenue: acquired 3/29/2010 for \$29,964.43

>

Note: Acquisition costs for 520 27th Avenue (acquired 3/31/2010) were not drawn during this reporting period, and will be reflected in next quarterly performance report.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	7	0/0	0/0	7/19
# of housing units	0	0	7	0/0	0/0	7/19
# of Households benefitting	0	7	7	0/0	7/0	7/19

Activity Locations

Address	City	State	Zip
520 27th Avenue	Greeley	NA	80634
2909 Harp Court	Greeley	NA	80634
1031 13th Avenue	Greeley	NA	80631
1527 30th Avenue	Greeley	NA	80634
506 27th Avenue	Greeley	NA	80631
2006 27th Street	Greeley	NA	80631
3504 Carson Avenue	Evans	NA	80260

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 09-313 Greeley Urban Renewal Authority (Admin)
Activity Title: Use - Administration

Activity Category:

Administration

Activity Status:

Cancelled

Project Number:

06

Project Title:

Program Administration

Projected Start Date:

11/17/2009

Projected End Date:

03/10/2013

National Objective:

N/A

Responsible Organization:

Greeley Urban Renewal Authority

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$20,118.00
Expended CDBG DR Funds	\$0.00	\$0.00
Greeley Urban Renewal Authority	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

No administrative funds expended during this reporting period.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	09-313 Greeley Urban Renewal Authority (LMMI)
Activity Title:	Use C - Acquisition and Demo of Blighted

Activity Category:

Land Banking - Acquisition (NSP Only)

Activity Status:

Cancelled

Project Number:

03

Project Title:

Land Banking

Projected Start Date:

11/17/2009

Projected End Date:

03/10/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Greeley Urban Renewal Authority

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	(\$1,005,917.00)	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Greeley Urban Renewal Authority	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Weld County will use the \$1,005,917 in NSP funds to purchase approximately nine (9) foreclosed, vacant and blighting structure in Weld County. It is anticipated that six (6) of the properties will be in the city of Greeley and three (3) will be in the county. Greeley and Weld County have been significantly impacted by the foreclosure crisis and many of the properties now in the foreclosure inventory have either been neglected for such a long period of time that they are blighting on the community and do not present a viable financial investment. Other properties in the foreclosure inventory have outlived their usefulness or have become functionally obsolete. The ability for these properties to be acquired and demolished will provide a positive impact in the community and will allow for future development and redevelopment without the stigma of an abandoned property. By land banking these properties, the city and county will be able to more effectively and efficiently plan for future development in these communities and will all the residents in the impacted communities to have a say in future development.

Location Description:

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

Activity Progress Narrative:

No land banking program funds expended during this reporting period.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/1
# of housing units	0	0	0	0/0	0/0	0/1

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

Activity Title: Activity B Acquisition and Rehab MF

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

01

Project Title:

Multi-family Acquisition and Rehab

Projected Start Date:

11/17/2009

Projected End Date:

03/10/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Greeley Urban Renewal Authority

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,000,000.00
Program Funds Drawdown	\$159,037.11	\$159,037.11
Obligated CDBG DR Funds	(\$840,962.89)	\$159,037.11
Expended CDBG DR Funds	\$159,037.11	\$159,037.11
Greeley Urban Renewal Authority	\$159,037.11	\$159,037.11
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Program funds expended and drawn during this reporting period were acquisition, partial developer fee, appraisal, inspection, and environmental testing for the following property:

1. 2940 State Farm Road: acquired 3/12/2010 for \$158,542.11.

Current activity for the project includes meth testing, which was extremely high, and asbestos testing, also very high. Mitigation work will be conducted to make the property safe for rehabilitation in the coming months. When completed, the four-plex property will house residents at or below 50% AMI.

Additional properties have been identified for potential acquisition in the next reporting period.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/1
# of housing units	0	0	4	0/0	0/0	4/8

# of Households benefitting	4	0	4	4/8	0/0	4/8
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Activity Locations

Address	City	State	Zip
2940 State Farm Road	Evans	NA	80620

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 09-314 Greeley Urban Renewal Authority (Admin)
Activity Title: Use - Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

06

Project Title:

Program Administration

Projected Start Date:

11/17/2009

Projected End Date:

03/10/2013

National Objective:

N/A

Responsible Organization:

Greeley Urban Renewal Authority

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$20,000.00
Total CDBG Program Funds Budgeted	N/A	\$20,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$20,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Greeley Urban Renewal Authority	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

No administrative funds drawn or expended during this reporting period for this project.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	09-317 City of Aurora (LMMI)
Activity Title:	Use C - Acquisition and Demo of Blighted

Activity Category:

Land Banking - Acquisition (NSP Only)

Activity Status:

Under Way

Project Number:

03

Project Title:

Land Banking

Projected Start Date:

09/03/2009

Projected End Date:

03/10/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Aurora

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$776,553.00
Total CDBG Program Funds Budgeted	N/A	\$776,553.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	(\$1,769,764.36)	\$4,056.64
Expended CDBG DR Funds	\$4,056.64	\$4,056.64
City of Aurora	\$4,056.64	\$4,056.64
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City of Aurora requests \$1,773,821 to acquire foreclosed homes and residential properties, demolish blighted structures, and land bank the properties up to 10 years until the re-development of 60-70 new multi-family rental units is feasible. This activity will be performed in partnership with the Aurora Housing Corporation and its subsidiary East Metro Communities, LLC; for-profit developer New Communities, LLC; and non-profit developer Urban Land Conservancy. Aurora's partners will bear all carrying costs associated with land banking the properties.

Location Description:

Scattered sites in high risk census block groups in original Aurora

Activity Progress Narrative:

Program funds expended and drawn during this reporting period reflect appraisal and public notice costs for a property to be acquired in next reporting period (1702 Paris Street, Aurora 80010). Property closing scheduled for 4/10/2010. Additional property identified for potential acquisition in next reporting period (1772 Paris Street, Aurora 80010), awaiting acceptance of offer for purchase contract.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/1
# of housing units	0	0	0	0/0	0/0	0/60

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

Activity Title: Use - Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

06

Project Title:

Program Administration

Projected Start Date:

09/11/2009

Projected End Date:

03/10/2013

National Objective:

N/A

Responsible Organization:

City of Pueblo

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$16,683.00
Total CDBG Program Funds Budgeted	N/A	\$16,683.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$16,683.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Pueblo	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

No administrative funds were drawn or expended during this reporting period.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

Activity Title: Use B - Homeowner Assistance

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Cancelled

Project Number:

04

Project Title:

Homeownership Assistance

Projected Start Date:

09/11/2009

Projected End Date:

03/10/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Pueblo

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	(\$3,000.00)	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Pueblo	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

No program funds drawn or expended during this reporting period. Homebuyer education activities will commence following the completion of acquisition and rehabilitation activities, prior to resale to eligible homebuyers.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/0
# of Households benefitting	0	0	0	0/0	0/0	0/0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources**Amount**

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 09-318 City of Pueblo (LMMI)**Activity Title: Use B - Acquisition and Rehab SF****Activity Category:**

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

02

Project Title:

Single Family Acquisition and Rehab

Projected Start Date:

09/11/2009

Projected End Date:

03/10/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Pueblo

Overall**Jan 1 thru Mar 31, 2010****To Date****Total Projected Budget from All Sources**

N/A

\$1,024,551.00

Total CDBG Program Funds Budgeted

N/A

\$1,024,551.00

Program Funds Drawdown

\$0.00

\$0.00

Obligated CDBG DR Funds

(\$1,021,551.00)

\$0.00

Expended CDBG DR Funds

\$0.00

\$0.00

City of Pueblo

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

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

Location Description:

Various in allowable block groups

Activity Progress Narrative:

No program funds were drawn in this reporting period, however a great deal of actual program activity was conducted. Four single family properties were acquired in the City of Pueblo, the acquisition, inspection, appraisal, and pre-contract costs for which will be drawn and reflected in the next reporting period. Properties acquired are listed above, and are detailed here:

1. 1625 E. River Street: acquired 2/19/2010 for \$54,188.49
- >2. 1029 1/2 Pine Street: acquired 3/30/2010 for \$19,963.05
- >3. 1706 E. 12th Street: acquired 3/30/2010 for \$30,316.07

>4. 2039 E. 8th Street: acquired 3/30/2010 for \$22,108.83

Four additional properties have been placed under purchase contract to be acquired in the next reporting period.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/8
# of housing units	0	0	0	0/0	0/0	0/8
# of Households benefitting	0	0	0	0/0	0/0	0/8

Activity Locations

Address	City	State	Zip
1029 1/2 Pine Street	Pueblo	NA	81004
1625 E. River Street	Pueblo	NA	81001
2039 E. 8th Street	Pueblo	NA	81001
1706 E. 12th Street	Pueblo	NA	81003

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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

Activity Title: Use B - Purchase and Rehabilitation MF

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

01

Project Title:

Multi-family Acquisition and Rehab

Projected Start Date:

09/03/2009

Projected End Date:

03/10/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Greccio Housing Unlimited, Inc.

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,025,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,025,000.00
Program Funds Drawdown	\$39,184.70	\$959,214.83
Obligated CDBG DR Funds	\$0.00	\$1,025,000.00
Expended CDBG DR Funds	\$39,184.70	\$1,009,770.55
Greccio Housing Unlimited, Inc.	\$39,184.70	\$1,009,770.55
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

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

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

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

Location Description:

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

Activity Progress Narrative:

Program funds drawn and expended during the reporting period reflect expenses for rehabilitation and property operating. No units or households are listed because all units were occupied immediately following acquisition of the property several

reporting periods prior.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	1/1
# of housing units	0	0	0	0/0	0/0	12/12
# of Households benefitting	0	0	0	12/12	0/0	12/12

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 10-321 Greccio Housing Unlimited Inc (LMMI)

Activity Title: Use B - Purchase and Rehabilitation MF

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

01

Project Title:

Multi-family Acquisition and Rehab

Projected Start Date:

09/03/2009

Projected End Date:

03/10/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Greccio Housing Unlimited, Inc.

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,025,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,025,000.00
Program Funds Drawdown	\$39,184.70	\$959,214.83
Obligated CDBG DR Funds	\$0.00	\$1,025,000.00
Expended CDBG DR Funds	\$39,184.70	\$152,020.54
Greccio Housing Unlimited, Inc.	\$39,184.70	\$152,020.54
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

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

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

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

Location Description:

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

Activity Progress Narrative:

Program funds drawn and expended during the reporting period reflect expenses for rehabilitation and property operating. No units or households are listed because all units were occupied immediately following acquisition of the property several

reporting periods prior.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	1/1
# of housing units	0	0	0	0/0	0/0	12/12
# of Households benefitting	0	0	0	0/0	0/5	12/12

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

Activity Title: Use B - Acquisition and Rehab MF

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

01

Project Title:

Multi-family Acquisition and Rehab

Projected Start Date:

07/24/2009

Projected End Date:

03/10/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Greccio Housing Unlimited, Inc.

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$625,000.00
Total CDBG Program Funds Budgeted	N/A	\$625,000.00
Program Funds Drawdown	\$10,288.52	\$579,124.07
Obligated CDBG DR Funds	\$0.00	\$625,000.00
Expended CDBG DR Funds	\$10,288.52	\$195,643.14
Greccio Housing Unlimited, Inc.	\$10,288.52	\$195,643.14
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Program funds drawn and expended reflect property operating reserves expenses. Marketing of units began during this reporting period, and lease-up of property will be reflected in the next reporting period.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	1/1
# of housing units	0	0	0	0/0	0/0	21/21
# of Households benefitting	0	0	0	21/21	0/0	42/21

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

Activity Title: Use B - Acquisition and Rehab SF

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

02

Project Title:

Single Family Acquisition and Rehab

Projected Start Date:

11/16/2009

Projected End Date:

03/10/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

El Paso County

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$296,606.66
Total CDBG Program Funds Budgeted	N/A	\$296,606.66
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	(\$294,498.00)	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
El Paso County	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

El Paso County, excluding the city of Colorado Springs, will use its \$1,177,991 in NSP funds to purchase approximately 8 foreclosed upon and vacant single-family homes in the county. Two of the units will be sold to households with incomes at or below 50% of the Area Median Income (AMI). El Paso County will partner with Aspen Diversified Industries Services (ADIS) who will be a subgrantee of the County. ADIS will purchase and provide the rehabilitation for the single family homes purchased through this program. ADIS will work with is with its Wounded Warrior program to provide job training for veterans whenever possible. The Wounded Warrior program works to develop job training opportunities for former members of the military services who have sustained injury during their term in the service. El Paso County Housing Authority will administer the seconds on the homes to ensure continued affordability. Funding from NSP will be used to provide the second mortgage to be administered by the El Paso County Housing Authority. Households with incomes from 51% to 120% of the Area Median Income may receive a second mortgage up to 20% of the purchase price. Households with incomes up to 50% of the AMI may be eligible to receive a second mortgage up to 45% of the purchase price. These second mortgages are deferred with 0% interest charged. The loans will be due upon sale or if the home is no longer the primary residence of the household. An affordability covenant will assure affordability for a period of 15 years.

Location Description:

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

Activity Progress Narrative:

No program funds were drawn or expended during this reporting period. Aspen Diversified Industries Services (ADIS) was originally selected to be contracted as the subrecipient of El Paso County to conduct the acquisition/rehab and resale of properties with NSP funds. This agreement was dissolved by ADIS during this reporting period. Rocky Mountain Community Land Trust (RMCLT) was selected to replace ADIS, and went under their subrecipient agreement with El Paso County during this reporting period. Activity toward identification and acquisition of units, bid processes for contractors, and homebuyer education activities will commence and be reflected in the next reporting period.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/3
# of housing units	0	0	0	0/0	0/0	0/3
# of Households benefitting	0	0	0	0/3	0/0	0/3

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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

Activity Title: Use - Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

06

Project Title:

Program Administration

Projected Start Date:

11/16/2009

Projected End Date:

03/10/2013

National Objective:

N/A

Responsible Organization:

El Paso County

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$23,560.00
Total CDBG Program Funds Budgeted	N/A	\$23,560.00
Program Funds Drawdown	\$1,415.99	\$1,415.99
Obligated CDBG DR Funds	\$0.00	\$23,560.00
Expended CDBG DR Funds	\$1,415.99	\$1,415.99
El Paso County	\$1,415.99	\$1,415.99
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Administrative funds drawn and expended during this reporting period reflect expenses incurred in reporting contract activities.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	10-323 El Paso County (LMMI)
Activity Title:	Use B - Acquisition and Rehab SF

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
02

Project Title:
Single Family Acquisition and Rehab

Projected Start Date:
11/16/2009

Projected End Date:
03/10/2013

National Objective:
NSP Only - LMMI

Responsible Organization:
El Paso County

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$881,384.34
Total CDBG Program Funds Budgeted	N/A	\$881,384.34
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	(\$883,493.00)	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
El Paso County	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

El Paso County, excluding the city of Colorado Springs, will use its \$1,177,991 in NSP funds to purchase approximately 11 foreclosed upon and vacant single-family homes in the county. Three of the units will be sold to households with incomes at or below 50% of the Area Median Income (AMI). El Paso County will partner with Aspen Diversified Industries Services (ADIS) who will be a subgrantee of the County. ADIS will purchase and provide the rehabilitation for the single family homes purchased through this program. ADIS will work with is with its Wounded Warrior program to provide job training for veterans whenever possible. The Wounded Warrior program works to develop job training opportunities for former members of the military services who have sustained injury during their term in the service. El Paso County Housing Authority will administer the seconds on the homes to ensure continued affordability. Funding from NSP will be used to provide the second mortgage to be administered by the El Paso County Housing Authority. Households with incomes from 51% to 120% of the Area Median Income may receive a second mortgage up to 20% of the purchase price. Households with incomes up to 50% of the AMI may be eligible to receive a second mortgage up to 45% of the purchase price. These second mortgages are deferred with 0% interest charged. The loans will be due upon sale or if the home is no longer the primary residence of the household. An affordability covenant will assure affordability for a period of 15 years.

Location Description:

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

Activity Progress Narrative:

No program funds were drawn or expended during this reporting period. Aspen Diversified Industries Services (ADIS) was originally selected to be contracted as the subrecipient of El Paso County to conduct the acquisition/rehab and resale of properties with NSP funds. This agreement was dissolved by ADIS during this reporting period. Rocky Mountain Community Land Trust (RMCLT) was selected to replace ADIS, and went under their subrecipient agreement with El Paso County during this reporting period. Activity toward identification and acquisition of units, bid processes for contractors, and homebuyer education activities will commence and be reflected in the next reporting period.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/8
# of housing units	0	0	0	0/0	0/0	0/8
# of Households benefitting	0	0	0	0/0	0/0	0/8

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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

Activity Title: Use B - Purchase and Rehab MF

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

01

Project Title:

Multi-family Acquisition and Rehab

Projected Start Date:

11/16/2009

Projected End Date:

03/10/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Arapahoe Mental Health Center, Inc.

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources

N/A

\$828,000.00

Total CDBG Program Funds Budgeted

N/A

\$828,000.00

Program Funds Drawdown

\$78,715.03

\$409,915.03

Obligated CDBG DR Funds

(\$418,084.97)

\$409,915.03

Expended CDBG DR Funds

\$78,715.03

\$409,915.03

Arapahoe Mental Health Center, Inc.

\$78,715.03

\$409,915.03

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

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

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

Location Description:

10288 East 6th Avenue, Aurora, Colorado 80010

Activity Progress Narrative:

Program funds drawn and expending during this reporting period reflect residual closing costs from the acquisition of the property that was acquired in the previous reporting period, as well as tenant relocation costs, inspections and appraisals, capital needs assessment, consulting, and project delivery costs including legal expenses. During this reporting period Arapahoe Mental Health Center conducted a competitive bid process for contract work to begin in the following reporting period.

Note, no unit occupancy at this time.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	1/1
# of housing units	0	0	0	0/0	0/0	11/11
# of Households benefitting	0	0	0	0/11	0/0	11/11

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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

Activity Title: Use - Administration

Activity Category:

Administration

Project Number:

06

Projected Start Date:

11/16/2009

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Program Administration

Projected End Date:

03/10/2013

Responsible Organization:

Arapahoe Mental Health Center, Inc.

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$18,000.00
Total CDBG Program Funds Budgeted	N/A	\$18,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$18,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Arapahoe Mental Health Center, Inc.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

No administrative funds drawn or expended in this reporting period.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources**Amount**

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 10-325 Arapahoe Mental Health Center, Inc. (LMMI)**Activity Title: Use B - Acquisition and Rehab MF****Activity Category:**

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

01

Project Title:

Multi-family Acquisition and Rehab

Projected Start Date:

11/16/2009

Projected End Date:

03/10/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Arapahoe Mental Health Center, Inc.

Overall**Jan 1 thru Mar 31, 2010****To Date**

Total Projected Budget from All Sources	N/A	\$72,000.00
Total CDBG Program Funds Budgeted	N/A	\$72,000.00
Program Funds Drawdown	\$6,844.79	\$35,644.79
Obligated CDBG DR Funds	(\$36,355.21)	\$35,644.79
Expended CDBG DR Funds	\$6,844.79	\$6,844.79
Arapahoe Mental Health Center, Inc.	\$6,844.79	\$6,844.79
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

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

Location Description:

10288 East 6th Avenue, Aurora, Colorado 80010

Activity Progress Narrative:

Program funds drawn and expending during this reporting period reflect residual closing costs from the acquisition of the property that was acquired in the previous reporting period, as well as tenant relocation costs, inspections and appraisals, capital needs assessment, consulting, and project delivery costs including legal expenses. During this reporting period Arapahoe Mental Health Center conducted a competitive bid process for contract work to begin in the following reporting period.

Note, no unit occupancy at this time.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	1/1
# of Households benefitting	0	0	0	0/0	0/0	1/1

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: State Administration

Activity Title: Use - Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

06

Project Title:

Program Administration

Projected Start Date:

10/06/2008

Projected End Date:

03/10/2013

National Objective:

N/A

Responsible Organization:

Colorado Department of Local Affairs

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources

N/A

\$3,038,647.00

Total CDBG Program Funds Budgeted

N/A

\$3,038,647.00

Program Funds Drawdown

\$116,436.82

\$493,607.82

Obligated CDBG DR Funds

\$0.00

\$3,038,647.00

Expended CDBG DR Funds

\$116,436.82

\$344,411.11

Colorado Department of Local Affairs

\$116,436.82

\$344,411.11

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

The Colorado Department of Local Affairs, Division of Housing's number one priority for this fiscal year is implementing the federal Neighborhood Stabilization Program (NSP). The NSP is part of the Housing and Economic Recovery Act recently adopted by Congress. Colorado ranks 19th in foreclosures and was awarded \$34,013,566. This money needs to be committed and spent on eligible projects within an eighteen month period which began when Colorado's NSP plan was approved by HUD March 10, 2009.

The Colorado NSP will target areas of the state that have been hit the hardest by foreclosures. Important facets of this plan include integration with local efforts, leveraging of public funds with innovative financing, accessing Real Estate Owned (REO) properties for a discounted purchase price, providing quality pre-and post purchase counseling, vacant land-banking/reutilization, and public private partnerships.

DOLA/DOH will employ strategies to absorb inventory and stabilize the market through homeownership. It will also purchase as many multifamily properties as possible and make those units available to renter households with incomes at 50% AMI or less, and, in certain instances, remove blight and develop vacant parcels of land for households with incomes at or below 50% AMI.

DOLA/DOH will pass the low-income set-aside requirement on to its subgrantees and will also meet this requirement through acquisition and rehabilitation of multifamily structures.

Location Description:

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

Activity Progress Narrative:

Administrative funds drawn this reporting period reflected.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources
