

Grantee: Colorado

Grant: B-08-DN-08-0001

January 1, 2021 thru March 31, 2021 Performance

Grant Number: B-08-DN-08-0001	Obligation Date:	Award Date:
Grantee Name: Colorado	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$37,918,555.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$37,918,555.00	Estimated PI/RL Funds: \$13,800,000.00	
Total Budget: \$51,718,555.00		

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

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

Areas of Greatest Need:

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.

Distribution and and Uses of Funds:

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.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$51,718,329.27
Total Budget	\$0.00	\$51,718,329.27
Total Obligated	\$0.00	\$50,948,329.27
Total Funds Drawdown	\$0.00	\$48,459,396.48
Program Funds Drawdown	\$0.00	\$36,461,578.09
Program Income Drawdown	\$0.00	\$11,997,818.39
Program Income Received	\$0.00	\$12,006,818.39
Total Funds Expended	\$0.00	\$48,790,844.55
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
Adams County	\$ 0.00	\$ 3,572,675.41
City of Pueblo	\$ 0.00	\$ 2,669,871.07
Colorado Department of Local Affairs, Division of Housing	\$ 0.00	\$ 2,628,462.64
Community Resources and Housing Development	\$ 0.00	\$ 1,412,198.00
Del Norte Neighborhood Development Corporation	\$ 0.00	\$ 1,000,000.00
Douglas County	\$ 0.00	\$ 303,701.36
El Paso County	\$ 0.00	\$ 1,610,388.74
Greccio Housing Unlimited, Inc.	\$ 0.00	\$ 2,675,000.00
Greeley Urban Renewal Authority	\$ 0.00	\$ 4,746,134.57
Housing Authority of the City of Pueblo	\$ 0.00	\$ 673,688.00
Jefferson County	\$ 0.00	\$ 8,734,576.02
Arapahoe Douglas Mental Health Network	\$ 0.00	\$ 1,608,944.25
Jefferson County Housing Authority	\$ 0.00	\$ 1,035,000.00
PHVW LLLP	\$ 0.00	\$ 1,150,000.00
Rocky Mountain Community Land Trust	\$ 0.00	\$ 1,533,464.17
Tabor Grand LLLP	\$ 0.00	\$ 600,000.00
The Empowerment Program, Inc.	\$ 0.00	\$ 0.00
The Vistas at Panorama Pointe LP	\$ 0.00	\$ 690,000.00
Arapahoe Mental Health Center, Inc.	\$ 0.00	\$ 917,918.06
Aurora Housing Authority	\$ 0.00	\$ 750,000.00



Brothers Redevelopment, Inc.	\$ 0.00	\$ 490,000.00
City and County of Broomfield	\$ 0.00	\$ 349,543.00
City and County of Denver	\$ 0.00	\$ 3,607,098.80
City of Aurora	\$ 0.00	\$ 2,850,439.66
City of Englewood	\$ 0.00	\$ 3,181,740.80

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.99%	.00%	.00%
Minimum Non Federal Match	\$.00	\$.00	\$.00
Overall Benefit Amount	\$47,771,706.40	\$.00	\$.00
Limit on Public Services	\$5,687,783.25	\$.00	\$.00
Limit on Admin/Planning	\$3,791,855.50	\$3,942,070.95	\$3,305,697.04
Limit on Admin	\$.00	\$3,942,070.95	\$3,305,697.04
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$12,929,638.75		\$18,289,286.89

Overall Progress Narrative:

A number of activities were closed out in a previous quarter but the Action Plan activity had not yet been marked complete. These have been corrected in the most recent Action Plan submission, and the activities generated in the QPR as a result.

Several QPR activities were updated with beneficiary data this quarter. Colorado continues to close out "original" NSP activities and is undergoing DRGR data cleanup in preparation for closing out the entire grant, likely not until 2024 based on current fund availability between program income and Treasury line of credit grant funds. Following the execution of grant and loan contracts that are to move forward this year, as well as completing monitoring and closeout on several activities that finished construction during the social distancing requirements of the COVID-19 pandemic, work will begin in summer 2021 to catch up on monitoring and reporting for these activities.

As of 4/27/2021 the DRGR "View Report" and "Download Report" functions are experiencing a proxy error, preventing the report from being viewed in either draft or submitted version. As Colorado staff is unable to download a complete view of the QPR, we are submitting the QPR in DRGR to ensure we meet the 4/30/2021 deadline, and will continue to log back in to download a PDF of the submitted QPR so it can be posted to our website as required. We have notified our CPD rep, and submitted a request to the Help Desk to report this functionality issue.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
01, Multi-family Acquisition and Rehab	\$0.00	\$17,748,570.31	\$12,600,260.79
02, Single Family Acquisition and Rehab	\$0.00	\$28,269,052.56	\$19,983,660.41
03, Land Banking	\$0.00	\$814,251.45	\$814,251.45
04, Homeownership Assistance	\$0.00	\$174,384.00	\$123,410.00
05, Funding Mechanisms	\$0.00	\$0.00	\$0.00
06, Program Administration	\$0.00	\$3,942,070.95	\$2,939,995.44
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Project # / 01 / Multi-family Acquisition and Rehab



Grantee Activity Number: 09-303 City of Pueblo (25%)
Activity Title: Use B - Purchase and Rehab MF

Activity Type:
 Rehabilitation/reconstruction of residential structures
Project Number:
 01
Projected Start Date:
 09/11/2009
Benefit Type:
 Direct (HouseHold)
National Objective:
 NSP Only - LH - 25% Set-Aside

Activity Status:
 Completed
Project Title:
 Multi-family Acquisition and Rehab
Projected End Date:
 03/10/2013
Completed Activity Actual End Date:
 03/02/2015
Responsible Organization:
 City of Pueblo

Overall	Jan 1 thru Mar 31, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$1,835,059.00
Total Budget	\$0.00	\$1,835,059.00
Total Obligated	\$0.00	\$1,835,059.00
Total Funds Drawdown	\$0.00	\$1,835,059.00
Program Funds Drawdown	\$0.00	\$1,835,059.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,835,059.00
City of Pueblo	\$0.00	\$1,835,059.00
Most Impacted and Distressed Expended	\$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:

Crosschecking flags in DRGR, many projects that were closed out not showing as "Completed". Switched status and updated completion date. Actual closeout occurred 03/03/2015.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# ELI Households (0-30% AMI)	0		12/0	
# of Properties	0		3/3	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		16/16	
# of Multifamily Units	0		16/16	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	16/16	0/0	16/16	100.00
# Renter	0	0	0	16/16	0/0	16/16	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None



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

Activity Title: Use B - Purchase and Rehab MF

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

01

Projected Start Date:

11/16/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Multi-family Acquisition and Rehab

Projected End Date:

03/10/2013

Completed Activity Actual End Date:

07/16/2018

Responsible Organization:

Arapahoe Mental Health Center, Inc.

Overall	Jan 1 thru Mar 31, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$827,924.61
Total Budget	\$0.00	\$827,924.61
Total Obligated	\$0.00	\$827,924.61
Total Funds Drawdown	\$0.00	\$827,924.61
Program Funds Drawdown	\$0.00	\$827,924.61
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$827,924.61
Arapahoe Mental Health Center, Inc.	\$0.00	\$827,924.61
Most Impacted and Distressed Expended	\$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 than 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:

Crosschecking flags in DRGR, many projects that were closed out not showing as "Completed". Switched status and updated completion date. Actual closeout occurred 07/17/2018.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# ELI Households (0-30% AMI)	0	26/0
# of Properties	0	1/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	11/11
# of Multifamily Units	0	11/11

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	27/11	0/0	27/11	100.00
# Renter	0	0	0	27/11	0/0	27/11	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None



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

Activity Title: Use B - Acquisition and Rehab MF

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

01

Projected Start Date:

11/16/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Multi-family Acquisition and Rehab

Projected End Date:

03/10/2013

Completed Activity Actual End Date:

07/16/2018

Responsible Organization:

Arapahoe Mental Health Center, Inc.

Overall	Jan 1 thru Mar 31, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$71,993.45
Total Budget	\$0.00	\$71,993.45
Total Obligated	\$0.00	\$71,993.45
Total Funds Drawdown	\$0.00	\$71,993.45
Program Funds Drawdown	\$0.00	\$71,993.45
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$71,993.45
Arapahoe Mental Health Center, Inc.	\$0.00	\$71,993.45
Most Impacted and Distressed Expended	\$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:



Activity Progress Narrative:

Crosschecking flags in DRGR, many projects that were closed out not showing as "Completed". Switched status and updated completion date. Actual closeout occurred 07/17/2018.

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	1/1
# of Multifamily Units	0	1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/1	0
# Renter	0	0	0	0/0	0/0	0/1	0

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None



Grantee Activity Number: 10-327 Arapahoe Douglas Mental Health (25%)

Activity Title: Use B - Acquisition and Rehab MF

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

01

Projected Start Date:

07/02/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Multi-family Acquisition and Rehab

Projected End Date:

03/10/2013

Completed Activity Actual End Date:

07/17/2018

Responsible Organization:

Arapahoe Douglas Mental Health Network

Overall

	Jan 1 thru Mar 31, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$1,588,944.25
Total Budget	\$0.00	\$1,588,944.25
Total Obligated	\$0.00	\$1,588,944.25
Total Funds Drawdown	\$0.00	\$1,588,944.25
Program Funds Drawdown	\$0.00	\$1,588,944.25
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,588,944.25
Arapahoe Douglas Mental Health Network	\$0.00	\$1,588,944.25
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Arapahoe/Douglas Mental Health Network (ADMHN) received a grant of \$1,609,675 in Neighborhood Stabilization Program (NSP) funds to acquire and rehabilitate Fox Street Apartments. The property is located at 5386-5388 S. Fox Street in Littleton, Arapahoe County. It has 2 buildings with 8 units each, with 8 one bedroom apartments and 8 two bedroom apartments. One unit will be set aside for an on-site manager earning up to 120% AMI, and the other 15 units will serve households at 50% AMI or lower. Some of these apartments will be available to those who receive services at ADMHN and who have demonstrated their readiness for independent living. ADMHN management will provide building supervision, and in particular, support for ADMHN clients to ensure their success in this environment. Rehab work will include new boilers and new windows to improve the buildings' energy efficiency. This contract is undertaken as a State's Direct Action per the Housing and Economic Recovery Act, 2008 [HERA] (Pub. L. 110-289), Division B, Part III, Vol. 73., No. 194, G. State's Direct Action.

01/25/2013: Activity was originally funded with intention for 1 of the 16 units in this property to be utilized as a management unit. At completion of rehab the property had a large wait list and ADMHI determined to lease all 16 units to LH25 households, leaving no LMMI unit for on site management. Funds previously drawn on LMMI aktiviky have all been recategorized into LH25 activity to reflect the correct end beneficiaries.

Location Description:

5386-5388 S. Fox Street
Littleton, CO 80120

Activity Progress Narrative:



Crosschecking flags in DRGR, many projects that were closed out not showing as "Completed". Switched status and updated completion date. Actual closeout occurred 07/18/2018.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# ELI Households (0-30% AMI)	0		12/0	
# of Properties	0		2/2	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		16/16	
# of Multifamily Units	0		16/16	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	16/16	0/0	16/16	100.00
# Renter	0	0	0	16/16	0/0	16/16	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None



Grantee Activity Number: 10-327 Arapahoe Douglas Mental Health (LMMI)

Activity Title: Use B - Acquisition and Rehab MF

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

01

Projected Start Date:

07/02/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Multi-family Acquisition and Rehab

Projected End Date:

03/10/2013

Completed Activity Actual End Date:

07/17/2018

Responsible Organization:

Arapahoe Douglas Mental Health Network

Overall	Jan 1 thru Mar 31, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Arapahoe Douglas Mental Health Network	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Arapahoe/Douglas Mental Health Network (ADMHN) received a grant of \$1,609,675 in Neighborhood Stabilization Program (NSP) funds to acquire and rehabilitate Fox Street Apartments. The property is located at 5386-5388 S. Fox Street in Littleton, Arapahoe County. It has 2 buildings with 8 units each, with 8 one bedroom apartments and 8 two bedroom apartments. One unit will be set aside for an on-site manager earning up to 120% AMI, and the other 15 units will serve households at 50% AMI or lower. Some of these apartments will be available to those who receive services at ADMHN and who have demonstrated their readiness for independent living. ADMHN management will provide building supervision, and in particular, support for ADMHN clients to ensure their success in this environment. Rehab work will include new boilers and new windows to improve the buildings' energy efficiency. This contract is undertaken as a State's Direct Action per the Housing and Economic Recovery Act, 2008 [HERA] (Pub. L. 110-289), Division B, Part III, Vol. 73., No. 194, G. State's Direct Action.

01/25/2013: Activity was originally funded with intention for 1 of the 16 units in this property to be utilized as a management unit. At completion of rehab the property had a large wait list and ADMHN determined to lease all 16 units to LH25 households, leaving no LMMI unit for on site management. Funds previously drawn on LMMI activity have been recategorized into LH25 activity to reflect the correct end beneficiaries.

Location Description:

5386 - 5388 S. Fox Street
Littleton, CO 80120



Activity Progress Narrative:

Crosschecking flags in DRGR, many projects that were closed out not showing as "Completed". Switched status and updated completion date. Actual closeout occurred 07/18/2018.

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0
# of Multifamily Units	0	0/0

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None



Grantee Activity Number: 10-328 Jefferson County Housing Authority (25%)

Activity Title: Use B - Acquisition and Rehab MF

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

01

Projected Start Date:

08/03/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Multi-family Acquisition and Rehab

Projected End Date:

03/10/2013

Completed Activity Actual End Date:

12/30/2018

Responsible Organization:

Jefferson County Housing Authority

Overall	Jan 1 thru Mar 31, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$1,035,000.00
Total Budget	\$0.00	\$1,035,000.00
Total Obligated	\$0.00	\$1,035,000.00
Total Funds Drawdown	\$0.00	\$1,035,000.00
Program Funds Drawdown	\$0.00	\$1,035,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,035,000.00
Jefferson County Housing Authority	\$0.00	\$1,035,000.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Jefferson County Housing Authority (JCHA) received a grant of \$1,035,000 in Neighborhood Stabilization Program (NSP) funds to acquire and rehabilitate Kendall Street Apartments. The property is located at 3905-4035 Kendall Street in Wheat Ridge, Jefferson County. It has 7 buildings with 3 units each, and all are one bedroom apartments with individual entrances. All 21 units will serve households at or below 50% AMI and some of these apartments will be available to people who receive services at Jefferson Center for Mental Health and that have demonstrated their readiness for independent living. JCHA management will provide building supervision, and JCMH will support their consumers to ensure their success in this environment. Rehabilitation work will include new furnaces, windows and doors to improve the buildings' energy efficiency. This contract is undertaken as a State's Direct Action per the Housing and Economic Recovery Act, 2008 [HERA] (Pub. L. 110-289), Division B, Part III, Vol. 73., No. 194, G. State's Direct Action

Location Description:

3905, 3915, 3925, 4005, 4015, 4025, 4035 Kendall St, Wheat Ridge, CO 80033

Activity Progress Narrative:

Crosschecking flags in DRGR, many projects that were closed out not showing as "Completed". Switched status and updated completion date. Actual closeout occurred 12/31/2018.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# ELI Households (0-30% AMI)	0		12/0	
# of Properties	0		7/7	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		21/21	
# of Multifamily Units	0		21/21	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	21/21	0/0	21/21	100.00
# Renter	0	0	0	21/21	0/0	21/21	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources

	Amount
Neighborhood Stabilization Program	\$1,035,000.00
Total Other Funding Sources	\$0.00

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None



Grantee Activity Number: 12-064 PHVW LLLP - Park Hill Village West (LH25)

Activity Title: Use E - Redevelopment

Activity Type:

Construction of new housing

Project Number:

01

Projected Start Date:

07/29/2014

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Program Income Account:

09-309 Jefferson County - Program Income

Activity Status:

Completed

Project Title:

Multi-family Acquisition and Rehab

Projected End Date:

07/01/2015

Completed Activity Actual End Date:

02/06/2020

Responsible Organization:

PHVW LLLP

Overall

	Jan 1 thru Mar 31, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$1,150,000.00
Total Budget	\$0.00	\$1,150,000.00
Total Obligated	\$0.00	\$1,150,000.00
Total Funds Drawdown	\$0.00	\$1,150,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$1,150,000.00
Program Income Received	\$0.00	\$1,150,000.00
Total Funds Expended	\$0.00	\$1,150,000.00
PHVW LLLP	\$0.00	\$1,150,000.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Park Hill Village West LLLP was awarded \$1,150,000 NSP to assist in the development of Park Hill Village West - Phase I, a 156 unit project that will become part of a larger transit oriented community at the commuter rail stop just west of Colorado Boulevard scheduled for completion in 2016. The development will serve families in 1, 2 and 3 bedroom units that are energy efficient and designed to provide many amenities. Units will have individual laundry hookups and the development will have a community room and exercise facility. The NSP contract is for a \$ 1,150,000 permanent loan at 4.0% compounding interest with a 40 year term. The loan will be structured as a cash flow loan to comply with HUD loan requirements. The cash flow payments to the State and City will be from 50% of excess cash flow. In the event cash flow generated is not sufficient to pay State cash flow loan, deferred developer fee payment will be reduced to allow for payment of State cash flow loan. When complete the development will serve families at 30%, 40%, 50% and 60% of area median income. The Denver Housing Authority has committed 33 project based vouchers to the development and will serve as co general partner. CHFA has provided a preliminary reservation on 4% LIHTC's to the development.

Location Description:

4050 Albion Street
Denver, CO 80216

Activity Progress Narrative:

Activity status switched to "completed". Actual closeout date 02/07/2020.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	6		6/6	
# of Multifamily Units	6		6/6	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	6	0	6	6/6	0/0	6/6	100.00
# Renter	6	0	6	6/6	0/0	6/6	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Grantee Activity Number: 13-038 Del Norte NDC - Village by the Park (LH25)

Activity Title: Use B - Purchase and Rehab MF

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

01

Projected Start Date:

08/28/2014

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Program Income Account:

State of Colorado - Returned Program Income

Activity Status:

Completed

Project Title:

Multi-family Acquisition and Rehab

Projected End Date:

03/31/2015

Completed Activity Actual End Date:

02/17/2020

Responsible Organization:

Del Norte Neighborhood Development Corporation

Overall	Jan 1 thru Mar 31, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$1,000,000.00
Total Budget	\$0.00	\$1,000,000.00
Total Obligated	\$0.00	\$1,000,000.00
Total Funds Drawdown	\$0.00	\$1,000,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$1,000,000.00
Program Income Received	\$0.00	\$1,934,539.09
Total Funds Expended	\$0.00	\$1,000,000.00
Del Norte Neighborhood Development Corporation	\$0.00	\$1,000,000.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Del Norte Neighborhood Development Corporation ("Del Norte") is awarded an NSP grant of \$1,000,000 for the rehabilitation of Village by the Park Apartments, a 287 unit apartment complex located at 10701 Pecos Street in Northglenn. The property was built in 1971 and consists of 144 1-BR and 143 2-BR units configured in 24 three-story wood frame and brick buildings.

The aggregator recently invested \$1.5 million in rehabilitation, including all new boiler systems, roofing of 16 buildings, plus air conditioning, windows and siding on each building. Each unit has new flooring and a refurbished balcony or patio space. The property also had lead based paint and asbestos abated. 48 units have been upgraded with new countertops, cabinets, appliances and fixtures.

The proposed scope of rehab includes replacing the remaining eight (8) roofs, replacing the remaining 216 air handlers, repairing all of the exterior stairs, the parking lot, renovation of the laundry facilities, leasing office and landscaping, as well as specific unit repairs. The remaining units shall be upgraded according to the reserve schedule of capital needs assessment. All work shall conform to the rehabilitation standard of Enterprise Green Communities.

Unit amenities include two swimming pools, a play fountain, a playground, a dog park and on-site laundry facilities. The property is located across the street from an elementary school, a child care center and an open space park, and is otherwise surrounded by single family homes.

This Project is eligible for NSP as a foreclosed property and will benefit the State by stabilizing communities through the purchase, rehabilitation and rental of foreclosed properties. The units are located within a Division of Housing (DOH) designated census block group serving one of the areas of greatest need within the State. This activity qualifies under 24 CFR 570.202 and 570.201(a). DOH funds would be used for rehabilitation.

Location Description:



Village By the Park Apartments
 10701 Pecos St.
 Northglenn, CO 80234

Activity Progress Narrative:

Crosschecking flags in DRGR, many projects that were closed out not showing as "Completed". Switched status and updated completion date. Actual closeout occurred 02/18/2020.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	15/15
# of Multifamily Units	0	15/15

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	15/15	0/0	15/15	100.00
# Renter	0	0	0	15/15	0/0	15/15	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None



Grantee Activity Number: 14-064 Tabor Grand LLLP - Tabor Grand Apts (LH25)

Activity Title: Use B - Purchase and Rehab MF

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

01

Projected Start Date:

10/20/2014

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Program Income Account:

State of Colorado - Returned Program Income

Activity Status:

Completed

Project Title:

Multi-family Acquisition and Rehab

Projected End Date:

08/31/2015

Completed Activity Actual End Date:

06/15/2018

Responsible Organization:

Tabor Grand LLLP

Overall

	Jan 1 thru Mar 31, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$258,000.00
Total Budget	\$0.00	\$258,000.00
Total Obligated	\$0.00	\$258,000.00
Total Funds Drawdown	\$0.00	\$258,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$258,000.00
Program Income Received	\$0.00	\$670,523.31
Total Funds Expended	\$0.00	\$258,000.00
Tabor Grand LLLP	\$0.00	\$258,000.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

The Tabor Grand LLLP will receive a \$600,000 loan to help pay off a bridge loan for the acquisition of the Tabor Grand Apartments. The loan will be at 5.25% for 30 years, with payments from available cash flow. The Tabor Grand is located in the middle of Leadville's historic downtown district. It was built in 1885 and operated as a hotel until 1992, when it was converted to 37 affordable apartments with Low Income Housing Tax Credits (LIHTC), a \$557,500 Urban Development Action Grant (UDAG) granted from HUD to the City of Leadville, (then loaned to the developer) and a \$300,000 CDBG grant from the State to the City (granted to the developer).

In 2012, the property was foreclosed; because the City had lent the UDAG funds to the project, it was able to redeem it out of foreclosure and sell it to a local developer. They secured an allocation of both LIHTC and Historic tax credits to fund the project, but will not continue to own it. They will instead sell it to a second developer, the Overland Properties Group, which will manage the substantial rehabilitation, plus own and operate it into the future. The scope of rehabilitation includes repairs to the roof, brick exterior, windows, and foundation. The central domestic hot water boiler will be replaced. Units will get new E-Star appliances, cabinets, sinks, doors (as needed), fixtures and flooring. They will also add an on-site management office, plus laundry facilities on each floor. There are some environmental issues that will be remediated, including asbestos and mold. Lead based paint will be encapsulated.

Of the 37 units, 5 will be at/below 40% AMI, 11 will be at/below 50% AMI, and the remaining 21 will be at/below 60% AMI.

Location Description:

Activity Progress Narrative:

Crosschecking flags in DRGR, many projects that were closed out not showing as "Completed". Switched status and updated completion date. Actual closeout occurred 06/16/2018.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	16/16
# of Multifamily Units	0	16/16

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	16/16	0/0	16/16	100.00
# Renter	0	0	0	16/16	0/0	16/16	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None



Grantee Activity Number: 14-064 Tabor Grand LLLP - Tabor Grand Apts (LMMH)

Activity Title: Use B - Purchase and Rehab MF

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

01

Projected Start Date:

10/20/2014

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Program Income Account:

State of Colorado - Returned Program Income

Activity Status:

Completed

Project Title:

Multi-family Acquisition and Rehab

Projected End Date:

08/31/2015

Completed Activity Actual End Date:

06/15/2018

Responsible Organization:

Tabor Grand LLLP

Overall

	Jan 1 thru Mar 31, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$342,000.00
Total Budget	\$0.00	\$342,000.00
Total Obligated	\$0.00	\$342,000.00
Total Funds Drawdown	\$0.00	\$342,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$342,000.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$342,000.00
Tabor Grand LLLP	\$0.00	\$342,000.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

The Tabor Grand LLLP will receive a \$600,000 loan to help pay off a bridge loan for the acquisition of the Tabor Grand Apartments. The loan will be at 5.25% for 30 years, with payments from available cash flow. The Tabor Grand is located in the middle of Leadville's historic downtown district. It was built in 1885 and operated as a hotel until 1992, when it was converted to 37 affordable apartments with Low Income Housing Tax Credits (LIHTC), a \$557,500 Urban Development Action Grant (UDAG) granted from HUD to the City of Leadville, (then loaned to the developer) and a \$300,000 CDBG grant from the State to the City (granted to the developer).

In 2012, the property was foreclosed; because the City had lent the UDAG funds to the project, it was able to redeem it out of foreclosure and sell it to a local developer. They secured an allocation of both LIHTC and Historic tax credits to fund the project, but will not continue to own it. They will instead sell it to a second developer, the Overland Properties Group, which will manage the substantial rehabilitation, plus own and operate it into the future. The scope of rehabilitation includes repairs to the roof, brick exterior, windows, and foundation. The central domestic hot water boiler will be replaced. Units will get new E-Star appliances, cabinets, sinks, doors (as needed), fixtures and flooring. They will also add an on-site management office, plus laundry facilities on each floor. There are some environmental issues that will be remediated, including asbestos and mold. Lead based paint will be encapsulated.

Of the 37 units, 5 will be at/below 40% AMI, 11 will be at/below 50% AMI, and the remaining 21 will be at/below 60% AMI.

Location Description:

Tabor Grand Apartments
711 Harrison Ave
Leadville, CO 80461

Activity Progress Narrative:

Crosschecking flags in DRGR, many projects that were closed out not showing as "Completed". Switched status and updated completion date. Actual closeout occurred 06/16/2018.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Housing Units		0		21/21
# of Multifamily Units		0		21/21

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	21/0	0/21	21/21	100.00
# Renter	0	0	0	21/0	0/21	21/21	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None



Grantee Activity Number: 17-025 VAPPA LP - Vistas at Panorama Pointe (LH25)

Activity Title: The Vistas at Panorama Pointe

Activity Type:

Construction of new housing

Project Number:

01

Projected Start Date:

10/27/2017

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Program Income Account:

State of Colorado - Returned Program Income

Activity Status:

Completed

Project Title:

Multi-family Acquisition and Rehab

Projected End Date:

09/30/2019

Completed Activity Actual End Date:

11/05/2020

Responsible Organization:

The Vistas at Panorama Pointe LP

Overall

	Jan 1 thru Mar 31, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$552,000.00
Total Budget	\$0.00	\$552,000.00
Total Obligated	\$0.00	\$552,000.00
Total Funds Drawdown	\$0.00	\$552,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$552,000.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$552,000.00
The Vistas at Panorama Pointe LP	\$0.00	\$552,000.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Borrower has been awarded an NSP loan of \$690,000.00 (SIX HUNDRED AND NINETY THOUSAND and XX/100 DOLLARS) for permit and tap fees to develop the Vistas at Panorama Pointe, a 69 unit affordable senior rental housing development in Westminster. This activity qualifies under 24 CFR 570.202 and 570.201(a)

Location Description:

8305 Alcott St. Westminster, Adams County, CO 80031

Activity Progress Narrative:

Activity status switched to completed. Actual closeout date 11/06/2020.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# ELI Households (0-30% AMI)	4	4/4



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	4	4/4
# of Multifamily Units	4	4/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	4	0	4	4/4	0/0	4/4	100.00
# Renter	4	0	4	4/4	0/0	4/4	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None



Grantee Activity Number: 17-025 VAPPA LP- Vistas at Panorama Pointe (LMMI)

Activity Title: Vistas at Panorama Pointe (LMMI)

Activity Type:

Construction of new housing

Project Number:

01

Projected Start Date:

10/27/2017

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Program Income Account:

State of Colorado - Returned Program Income

Activity Status:

Completed

Project Title:

Multi-family Acquisition and Rehab

Projected End Date:

09/30/2019

Completed Activity Actual End Date:

11/05/2020

Responsible Organization:

The Vistas at Panorama Pointe LP

Overall

	Jan 1 thru Mar 31, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$138,000.00
Total Budget	\$0.00	\$138,000.00
Total Obligated	\$0.00	\$138,000.00
Total Funds Drawdown	\$0.00	\$138,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$138,000.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$138,000.00
The Vistas at Panorama Pointe LP	\$0.00	\$138,000.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Borrower has been awarded an NSP loan of \$690,000.00 (SIX HUNDRED AND NINETY THOUSAND and XX/100 DOLLARS) for permit and tap fees to develop the Vistas at Panorama Pointe, a 69 unit affordable senior rental housing development in Westminster. This activity qualifies under 24 CFR 570.202 and 570.201(a).

Location Description:

8305 Alcott St, Westminster, Adams County, CO 80031

Activity Progress Narrative:

Project status switched to "completed". Actual closeout date 11/06/2020.

Accomplishments Performance Measures

This Report Period
Total

Cumulative Actual Total / Expected
Total



# of Housing Units	1	1/1
# of Multifamily Units	1	1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	0/0	1/1	1/1	100.00
# Renter	0	1	1	0/0	1/1	1/1	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None



Grantee Activity Number: 17-069 BRI - Paris Family Housing (LH25)

Activity Title: Use E - Redevelopment

Activity Type:

Construction of new housing

Project Number:

01

Projected Start Date:

10/06/2017

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Program Income Account:

State of Colorado - Returned Program Income

Activity Status:

Completed

Project Title:

Multi-family Acquisition and Rehab

Projected End Date:

03/31/2019

Completed Activity Actual End Date:

12/10/2020

Responsible Organization:

Brothers Redevelopment, Inc.

Overall	Jan 1 thru Mar 31, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$490,000.00
Total Budget	\$0.00	\$490,000.00
Total Obligated	\$0.00	\$490,000.00
Total Funds Drawdown	\$0.00	\$490,000.00
Program Funds Drawdown	\$0.00	\$379,571.77
Program Income Drawdown	\$0.00	\$110,428.23
Program Income Received	\$0.00	\$138,244.47
Total Funds Expended	\$0.00	\$490,000.00
Brothers Redevelopment, Inc.	\$0.00	\$490,000.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Brothers Redevelopment, Inc. received an NSP grant to assist with the construction costs for Paris Family Housing (PFH), a 39-unit affordable rental property located in Aurora in close proximity to Anschutz Medical Campus. The Project will serve 30% - 50% of Area Median Income (AMI) households in two and three bedroom units, and will be a four story elevator serviced building with ground floor entrance and tuck under parking. Nine 30% AMI units will receive project based vouchers from the Aurora Housing Authority. The Project is located within 0.5 miles of medical facilities, schools, and grocery stores. This Project is eligible for NSP as a vacant property and will benefit the State by stabilizing communities through redevelopment activities. The units will be located within a Division of Housing (DOH) designated census block group serving one of the areas of greatest need within the State. This activity qualifies under 24 CFR 570.202 and 570.201(a).

This project is being constructed on the site of property originally purchased in 2010 and land banked by the City of Aurora, using NSP funds from the State. The land is being donated to Brothers Redevelopment, Inc. by the City of Aurora for the development of this project, and constitutes the redevelopment plan for associated NSP activity 09-317 City of Aurora Land Bank (LMMI).

Location Description:

1702 Paris Street
Aurora, CO 80010

This location was previously acquired and land banked by the City of Aurora using NSP1 funds under the Land Bank activity number 09-317 City of Aurora (LMMI). See additional details in the activity description.



Activity Progress Narrative:

Activity status switched to "Completed". Actual closeout date 12/11/2020.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	6		6/6	
# of Multifamily Units	6		6/6	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	6	0	6	6/6	0/0	6/6	100.00
# Renter	6	0	6	6/6	0/0	6/6	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / 02 / Single Family Acquisition and Rehab



Grantee Activity Number: 09-305 Douglas County LMMI

Activity Title: Use B - Acquisition and Rehab SF

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

02

Projected Start Date:

11/16/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Program Income Account:

State of Colorado - Returned Program Income

Activity Status:

Completed

Project Title:

Single Family Acquisition and Rehab

Projected End Date:

03/10/2013

Completed Activity Actual End Date:

03/02/2015

Responsible Organization:

Douglas County

Overall	Jan 1 thru Mar 31, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$118,312.00
Total Budget	\$0.00	\$118,312.00
Total Obligated	\$0.00	\$118,312.00
Total Funds Drawdown	\$0.00	\$118,312.00
Program Funds Drawdown	\$0.00	\$118,312.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$118,312.00
Douglas County	\$0.00	\$118,312.00
Most Impacted and Distressed Expended	\$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. This activity is also where all of the address and beneficiary information is reported. Therefore this activity is associated with the other in order to tie funds drawn from this activity to the appropriate line.

Location Description:

Varies in allowable block groups



Activity Progress Narrative:

Crosschecking flags in DRGR, many projects that were closed out not showing as "Completed". Switched status and updated completion date. Actual closeout occurred 03/03/2015.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0
# Owner	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None



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

Activity Title: Use B - Acquisition and Rehab SF

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

02

Projected Start Date:

09/11/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Program Income Account:

09-318 City of Pueblo - Program Income

Activity Status:

Completed

Project Title:

Single Family Acquisition and Rehab

Projected End Date:

03/10/2013

Completed Activity Actual End Date:

01/31/2018

Responsible Organization:

City of Pueblo

Overall	Jan 1 thru Mar 31, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$787,445.07
Total Budget	\$0.00	\$787,445.07
Total Obligated	\$0.00	\$787,445.07
Total Funds Drawdown	\$0.00	\$787,445.07
Program Funds Drawdown	\$0.00	\$787,445.07
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$787,445.07
City of Pueblo	\$0.00	\$787,445.07
Most Impacted and Distressed Expended	\$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:

Crosschecking flags in DRGR, many projects that were closed out not showing as "Completed". Switched status and updated completion date. Actual closeout occurred 02/01/2018.



Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	6/8

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	6/8
# of Singlefamily Units	0	6/8

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	4/0	2/0	6/8	100.00
# Owner	0	0	0	4/0	2/0	6/8	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None



Grantee Activity Number: 10-324 City and County of Broomfield (25%)

Activity Title: Use B - Acquisition and Rehab SF

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

02

Projected Start Date:

02/25/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Single Family Acquisition and Rehab

Projected End Date:

03/10/2013

Completed Activity Actual End Date:

12/09/2018

Responsible Organization:

City and County of Broomfield

Overall	Jan 1 thru Mar 31, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$340,948.00
Total Budget	\$0.00	\$340,948.00
Total Obligated	\$0.00	\$340,948.00
Total Funds Drawdown	\$0.00	\$340,948.00
Program Funds Drawdown	\$0.00	\$340,948.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$340,948.00
City and County of Broomfield	\$0.00	\$340,948.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

The City and County of Broomfield has been awarded an NSP grant to purchase, rehabilitate and resale two (2) single-family units. These units will be sold to households with incomes at or below 50% of Area Median Income (AMI). 100% of these funds will be used for households at or below 50% of AMI. This Project will benefit the State by stabilizing communities through the purchase, 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 the areas of greatest need within the City and County of Broomfield. The properties will be purchased for an average discount of at least 1% from the appraised value. The properties 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. A minimum of eight (8) hours of home buyer counseling will be provided to the potential home buyers. The City and County of Broomfield will enter into a subgrantee agreement with Flatirons Habitat for Humanity (FHFH) to acquire, rehabilitate and resale the units. The NSP funds will remain in the project as permanent mortgages to the households along with the FHFH mortgages. If NSP funding remains in the home after sale to the home buyer, the appropriate affordability period and recapture provisions will be included in the loan documents. The City and County of Broomfield 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 will provide the first mortgages at a 0% interest rate for 30 years to households at or below 50% of AMI.

Location Description:

Scattered sites in high risk census block groups in City and County of Broomfield



Activity Progress Narrative:

Crosschecking flags in DRGR, many projects that were closed out not showing as "Completed". Switched status and updated completion date. Actual closeout occurred 12/10/2018.

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	2/2

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	2/2
# of Singlefamily Units	0	2/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/2	0/0	2/2	100.00
# Owner	0	0	0	2/2	0/0	2/2	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / 03 / Land Banking



Grantee Activity Number: 09-317 City of Aurora (LMMI)

Activity Title: Use C - Acquisition and Demo of Blighted

Activity Type:

Land Banking - Acquisition (NSP Only)

Project Number:

03

Projected Start Date:

09/03/2009

Benefit Type:

Area (Census)

National Objective:

NSP Only - LMMI

Program Income Account:

State of Colorado - Returned Program Income

Activity Status:

Completed

Project Title:

Land Banking

Projected End Date:

03/10/2013

Completed Activity Actual End Date:

12/09/2018

Responsible Organization:

City of Aurora

Overall	Jan 1 thru Mar 31, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$814,251.45
Total Budget	\$0.00	\$814,251.45
Total Obligated	\$0.00	\$814,251.45
Total Funds Drawdown	\$0.00	\$814,251.45
Program Funds Drawdown	\$0.00	\$814,251.45
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$814,251.45
City of Aurora	\$0.00	\$814,251.45
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

The City of Aurora requests \$1,024,386 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:

Crosschecking flags in DRGR, many projects that were closed out not showing as "Completed". Switched status and updated completion date. Actual closeout occurred 12/10/2018.

Accomplishments Performance Measures

This Report Period
Total

Cumulative Actual Total / Expected
Total



of Properties

0

3/3

This Report Period

Cumulative Actual Total / Expected

Total

Total

of Housing Units

0

0/60

of Multifamily Units

0

0/60

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents:

None

Project # / 04 / Homeownership Assistance



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

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

04

Projected Start Date:

11/16/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Program Income Account:

09-305 Douglas County - Program Income

Activity Status:

Completed

Project Title:

Homeownership Assistance

Projected End Date:

03/10/2013

Completed Activity Actual End Date:

03/02/2015

Responsible Organization:

Douglas County

Overall	Jan 1 thru Mar 31, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$174,384.00
Total Budget	\$0.00	\$174,384.00
Total Obligated	\$0.00	\$174,384.00
Total Funds Drawdown	\$0.00	\$174,384.00
Program Funds Drawdown	\$0.00	\$123,410.00
Program Income Drawdown	\$0.00	\$50,974.00
Program Income Received	\$0.00	\$53,304.36
Total Funds Expended	\$0.00	\$174,384.00
Douglas County	\$0.00	\$174,384.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
Douglas County	Homeownership Assistance to low- and moderate-income	02	09-305 Douglas County LMMI	Use B - Acquisition and Rehab SF	State of Colorado - Returned Program Income

Association Description:

Associating these activities since the original build in DRGR misclassified the activity type.

Activity Description:

Shared Equity Program loans for down payment assistance to assist in the purchase of foreclosed homes in eligible census tracts in Douglas County.

Project activity was completed February 2015. Douglas County on behalf of Douglas County Housing Partnership (DCHP) has been awarded an NSP grant in the amount of \$250,397 to provide shared equity loans to 6 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:

Crosschecking flags in DRGR, many projects that were closed out not showing as "Completed". Switched status and updated completion date. Actual closeout occurred 03/03/2015.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		7/7	
# of Singlefamily Units	0		7/7	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	4/0	3/4	7/7	100.00
# Owner	0	0	0	4/0	3/4	7/7	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / 06 / Program Administration



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

Activity Type:

Administration

Project Number:

06

Projected Start Date:

09/11/2009

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Completed

Project Title:

Program Administration

Projected End Date:

03/10/2013

Completed Activity Actual End Date:

03/02/2015

Responsible Organization:

City of Pueblo

Overall	Jan 1 thru Mar 31, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$30,684.00
Total Budget	\$0.00	\$30,684.00
Total Obligated	\$0.00	\$30,684.00
Total Funds Drawdown	\$0.00	\$30,684.00
Program Funds Drawdown	\$0.00	\$30,684.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$30,684.00
City of Pueblo	\$0.00	\$30,684.00
Most Impacted and Distressed Expended	\$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:

Activity Progress Narrative:

Crosschecking flags in DRGR, many projects that were closed out not showing as "Completed". Switched status and updated completion date. Actual closeout occurred 03/03/2015.



Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents:

None

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

Activity Title: Use - Administration

Activity Type:

Administration

Project Number:

06

Projected Start Date:

11/16/2009

Benefit Type:

N/A

National Objective:

N/A

Program Income Account:

09-305 Douglas County - Program Income

Activity Status:

Completed

Project Title:

Program Administration

Projected End Date:

03/10/2013

Completed Activity Actual End Date:

03/02/2015

Responsible Organization:

Douglas County

Overall	Jan 1 thru Mar 31, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$11,005.36
Total Budget	\$0.00	\$11,005.36
Total Obligated	\$0.00	\$11,005.36
Total Funds Drawdown	\$0.00	\$11,005.36
Program Funds Drawdown	\$0.00	\$5,952.45
Program Income Drawdown	\$0.00	\$5,052.91
Program Income Received	\$0.00	\$2,722.55
Total Funds Expended	\$0.00	\$11,005.36
Douglas County	\$0.00	\$11,005.36
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Shared Equity Program loans for down payment assistance to assist in the purchase of foreclosed homes in eligible census tracts in Douglas County. Project activity was completed February 2015. Douglas County on behalf of Douglas County Housing Partnership (DCHP) has been awarded an NSP grant in the amount of \$250,397 to provide shared equity loans to 6 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:



Activity Progress Narrative:

Crosschecking flags in DRGR, many projects that were closed out not showing as "Completed". Switched status and updated completion date. Actual closeout occurred 03/03/2015.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents:

None

Grantee Activity Number: 09-317 City of Aurora (Admin)
Activity Title: Use - Administration

Activity Type:

Administration

Project Number:

06

Projected Start Date:

09/03/2009

Benefit Type:

N/A

National Objective:

N/A

Program Income Account:

State of Colorado - Returned Program Income

Activity Status:

Completed

Project Title:

Program Administration

Projected End Date:

03/10/2013

Completed Activity Actual End Date:

12/09/2018

Responsible Organization:

City of Aurora

Overall	Jan 1 thru Mar 31, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$21,000.00
Total Budget	\$0.00	\$21,000.00
Total Obligated	\$0.00	\$21,000.00
Total Funds Drawdown	\$0.00	\$21,000.00
Program Funds Drawdown	\$0.00	\$21,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$21,000.00
City of Aurora	\$0.00	\$21,000.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

The City of Aurora requests \$1,024,386 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:

Activity Progress Narrative:

Crosschecking flags in DRGR, many projects that were closed out not showing as "Completed". Switched status and updated completion date. Actual closeout occurred 12/10/2018.



Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

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

Activity Type:

Administration

Project Number:

06

Projected Start Date:

09/11/2009

Benefit Type:

N/A

National Objective:

N/A

Program Income Account:

09-318 City of Pueblo - Program Income

Activity Status:

Completed

Project Title:

Program Administration

Projected End Date:

03/10/2013

Completed Activity Actual End Date:

01/31/2018

Responsible Organization:

City of Pueblo

Overall	Jan 1 thru Mar 31, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$16,683.00
Total Budget	\$0.00	\$16,683.00
Total Obligated	\$0.00	\$16,683.00
Total Funds Drawdown	\$0.00	\$16,683.00
Program Funds Drawdown	\$0.00	\$16,683.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$16,683.00
City of Pueblo	\$0.00	\$16,683.00
Most Impacted and Distressed Expended	\$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:

Activity Progress Narrative:

Crosschecking flags in DRGR, many projects that were closed out not showing as "Completed". Switched status and updated completion date. Actual closeout occurred 02/01/2018.



Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Grantee Activity Number: 10-324 City and County of Broomfield (Admin)

Activity Title: Use - Administration

Activity Type:

Administration

Project Number:

06

Projected Start Date:

02/25/2010

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Completed

Project Title:

Program Administration

Projected End Date:

03/10/2013

Completed Activity Actual End Date:

12/09/2018

Responsible Organization:

City and County of Broomfield

Overall	Jan 1 thru Mar 31, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$8,595.00
Total Budget	\$0.00	\$8,595.00
Total Obligated	\$0.00	\$8,595.00
Total Funds Drawdown	\$0.00	\$8,595.00
Program Funds Drawdown	\$0.00	\$8,595.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$8,595.00
City and County of Broomfield	\$0.00	\$8,595.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

The City and County of Broomfield has been awarded an NSP grant to purchase, rehabilitate and resale two (2) single-family units. These units will be sold to households with incomes at or below 50% of Area Median Income (AMI). 100% of these funds will be used for households at or below 50% of AMI. This Project will benefit the State by stabilizing communities through the purchase, 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 the areas of greatest need within the City and County of Broomfield. The properties will be purchased for an average discount of at least 1% from the appraised value. The properties 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. A minimum of eight (8) hours of home buyer counseling will be provided to the potential home buyers. The City and County of Broomfield will enter into a subgrantee agreement with Flatirons Habitat for Humanity (FHFH) to acquire, rehabilitate and resale the units. The NSP funds will remain in the project as permanent mortgages to the households along with the FHFH mortgages. If NSP funding remains in the home after sale to the home buyer, the appropriate affordability period and recapture provisions will be included in the loan documents. The City and County of Broomfield 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 will provide the first mortgages at a 0% interest rate for 30 years to households at or below 50% of AMI.

Location Description:



Activity Progress Narrative:

Crosschecking flags in DRGR, many projects that were closed out not showing as "Completed". Switched status and updated completion date. Actual closeout occurred 12/10/2018.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

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

Activity Title: Use - Administration

Activity Type:

Administration

Project Number:

06

Projected Start Date:

11/16/2009

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Completed

Project Title:

Program Administration

Projected End Date:

03/10/2013

Completed Activity Actual End Date:

07/16/2018

Responsible Organization:

Arapahoe Mental Health Center, Inc.

Overall	Jan 1 thru Mar 31, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$18,000.00
Total Budget	\$0.00	\$18,000.00
Total Obligated	\$0.00	\$18,000.00
Total Funds Drawdown	\$0.00	\$18,000.00
Program Funds Drawdown	\$0.00	\$18,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$18,000.00
Arapahoe Mental Health Center, Inc.	\$0.00	\$18,000.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Arapahoe/Douglas Mental Health Network (ADMHN), a Colorado nonprofit corporation, is requesting \$900,000 in Neighborhood Stabilization Funding (NSF) 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 than 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.

Location Description:

Activity Progress Narrative:

Crosschecking flags in DRGR, many projects that were closed out not showing as "Completed". Switched status and updated completion date. Actual closeout occurred 07/17/2018.



Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Grantee Activity Number: 10-327 Arapahoe Douglas Mental Health (Admin)

Activity Title: Use- Administration

Activity Type:

Administration

Project Number:

06

Projected Start Date:

07/02/2010

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Completed

Project Title:

Program Administration

Projected End Date:

03/10/2013

Completed Activity Actual End Date:

07/17/2018

Responsible Organization:

Arapahoe Douglas Mental Health Network

Overall	Jan 1 thru Mar 31, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$20,000.00
Total Budget	\$0.00	\$20,000.00
Total Obligated	\$0.00	\$20,000.00
Total Funds Drawdown	\$0.00	\$20,000.00
Program Funds Drawdown	\$0.00	\$20,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$20,000.00
Arapahoe Douglas Mental Health Network	\$0.00	\$20,000.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Arapahoe/Douglas Mental Health Network (ADMHN) received a grant of \$1,609,675 in Neighborhood Stabilization Program (NSP) funds to acquire and rehabilitate Fox Street Apartments. The property is located at 5386-5388 S. Fox Street in Littleton, Arapahoe County. It has 2 buildings with 8 units each, with 8 one bedroom apartments and 8 two bedroom apartments. One unit will be set aside for an on-site manager earning up to 120% AMI, and the other 15 units will serve households at 50% AMI or lower. Some of these apartments will be available to those who receive services at ADMHN and who have demonstrated their readiness for independent living. ADMHN management will provide building supervision, and in particular, support for ADMHN clients to ensure their success in this environment. Rehab work will include new boilers and new windows to improve the buildings' energy efficiency. This contract is undertaken as a State's Direct Action per the Housing and Economic Recovery Act, 2008 [HERA] (Pub. L. 110-289), Division B, Part III, Vol. 73., No. 194, G. State's Direct Action.

01/25/2013: Activity was originally funded with intention for 1 of the 16 units in this property to be utilized as a management unit. At completion of rehab the property had a large wait list and ADMHI determined to lease all 16 units to LH25 households, leaving no LMMI unit for on site management. Funds previously drawn on LMMI activity have been recategorized into LH25 activity to reflect the correct end beneficiaries.

Location Description:



Activity Progress Narrative:

Crosschecking flags in DRGR, many projects that were closed out not showing as "Completed". Switched status and updated completion date. Actual closeout occurred 07/18/2018.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Grantee Activity Number: State Administration

Activity Title: Use - Administration

Activity Type:

Administration

Project Number:

06

Projected Start Date:

10/06/2008

Benefit Type:

N/A

National Objective:

N/A

Program Income Account:

State of Colorado - Returned Program Income

Activity Status:

Under Way

Project Title:

Program Administration

Projected End Date:

12/31/2020

Completed Activity Actual End Date:

Responsible Organization:

Colorado Department of Local Affairs, Division of

Overall	Jan 1 thru Mar 31, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$3,233,061.00
Total Budget	\$0.00	\$3,233,061.00
Total Obligated	\$0.00	\$3,233,061.00
Total Funds Drawdown	\$0.00	\$2,628,462.64
Program Funds Drawdown	\$0.00	\$2,478,496.31
Program Income Drawdown	\$0.00	\$149,966.33
Program Income Received	\$0.00	\$55,257.45
Total Funds Expended	\$0.00	\$2,628,462.64
Colorado Department of Local Affairs, Division of	\$0.00	\$2,628,462.64
Most Impacted and Distressed Expended	\$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:



Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents:

None