

Grantee: Aurora, CO

Grant: B-08-MN-08-0001

April 1, 2019 thru March 31, 2020 Performance

Grant Number: B-08-MN-08-0001	Obligation Date: 03/04/2009	Award Date:
Grantee Name: Aurora, CO	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$4,474,097.00	Grant Status: Closed with Ongoing Reporting	QPR Contact: Jeff Hancock
LOCCS Authorized Amount: \$4,474,097.00	Estimated PI/RL Funds: \$3,730,210.48	
Total Budget: \$8,204,307.48		

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

The City of Aurora focused its NSP1 efforts in those areas described in its initial NSP1 application, particularly in the northern part of the city where the effects of the foreclosure crisis was felt the most. Twenty two of the twenty nine single family homes Aurora rehabilitated and resold were located in "Original Aurora", an area located between 6th Avenue to the south and 26th Avenue to the north, and Yosemite Street to the west and Interstate 225 to the east.

Distribution and and Uses of Funds:

The City of Aurora acquired a total of twenty eight single family properties for rehabilitation and resale. All twenty eight properties were sold to new homeowners. One multi-family property consisting of two 12-unit buildings was purchased and completely rehabilitated. Construction work on that property was completed in December 2011. A second multi-family property was rehabilitated for use by a local non-profit organization with a combination of NSP funds from the city of Aurora and another Colorado NSP grantee. Two additional single family homes were acquired with a combination of Aurora's NSP1 program income funds and NSP3 grant dollars. Both homes were rehabilitated and successfully sold to new homeowners. All of Aurora's NSP1 grant funds have been fully expended and drawn. A moderate amount of NSP1 program income was received through 2019 from loan repayments. Aurora's existing NSP1 program income was combined with remaining NSP3 funds and put towards the construction of a new multi-family property in north Aurora further described in Aurora's NSP3 Quarterly Performance Report. That project was completed in the summer of 2019.

Definitions and Descriptions:

The Neighborhood Stabilization Program requires that all households assisted with NSP funds have income no greater than 120% of the area median income (AMI). A minimum of 25% of the city of Aurora's NSP funds will be used to assist households with income no greater than 50% of AMI. HUD annually publishes income levels for households at the 50% and 120% AMI levels, adjusted for household size. The City of Aurora's 2008 Community Development Annual Action Plan Substantial Plan Amendment defines blighted structures and affordable rents as they are applied in its Neighborhood Stabilization Program. The Plan also provides a description for continued affordability and housing rehabilitation standards.

Low Income Targeting:

The City of Aurora has exceeded the 25% set aside requirement of the NSP1 program. Aurora spent over \$2.7 million, or approximately 60% of its original NSP1 grant, on activities benefitting individuals or families at or below 50% AMI. In addition, the expenses represent 33% of Aurora's total NSP1 budget, which includes both original grant funds and program income received from the sale of properties.

Acquisition and Relocation:

No tenants were relocated from any City of Aurora NSP1 properties during 2019.

Public Comment:

The City of Aurora has received no public comments on its NSP1 program in the last twelve months.



Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$8,145,987.89
Total Budget	(\$58,319.59)	\$8,145,987.89
Total Obligated	\$5,793.59	\$8,220,367.48
Total Funds Drawdown	\$72,261.32	\$8,145,987.89
Program Funds Drawdown	\$0.00	\$4,474,097.00
Program Income Drawdown	\$72,261.32	\$3,671,890.89
Program Income Received	\$0.00	\$3,736,462.05
Total Funds Expended	\$119,959.30	\$8,145,987.89
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$671,114.55	\$0.00
Limit on Admin/Planning	\$447,409.70	\$744,630.82
Limit on Admin	\$0.00	\$744,630.82
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$2,051,076.87	\$2,717,833.70



Overall Progress Narrative:

During the last twelve months one activity receiving NSP1 funding was completed. The Paris Street Apartments at 1702 Paris Street in north Aurora finished construction in the summer of 2019. Paris Street is a 39-unit affordable housing project that has been fully leased to residents at or below 50% AMI. Aurora contributed existing NSP1 program income to that project.

Aurora intends to convert its remaining NSP1 program income and all future NSP1 program income to its CDBG program in the coming months after submitting the necessary information to HUD. We hope to accomplish that by the end of the second quarter of 2020.

Please note that total funds obligated of \$8,220,367.48 reported on page 3 should be \$8,145,987.89. Also, total program income received should be \$3,730,210.48. I am unable to edit Aurora's NSP1 action plan in DRGR to correct either number.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP0001, Acquisition/Rehabilitation and Resale Program	\$0.00	\$5,171,986.48	\$3,135,772.04
NSP0002, Homeownership Downpayment Assistance	\$0.00	\$280,410.02	\$104,247.81
NSP0003, Rental Acquisition and Rehabilitation/Demolition	\$0.00	\$2,007,280.16	\$824,151.63
NSP0004, Rental Acquisition and Demolition	\$0.00	\$0.00	\$0.00
NSP0005, Acquisition and Demolition - Homeownership	\$0.00	\$0.00	\$0.00
NSP0006, Administration	\$0.00	\$744,630.82	\$409,925.52



Activities

Project # / NSP0001 / Acquisition/Rehabilitation and Resale Program

Grantee Activity Number: NSP-032

Activity Title: 2272 Macon Street

Activity Category:

Acquisition - general

Project Number:

NSP0001

Projected Start Date:

07/22/2014

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Acquisition/Rehabilitation and Resale Program

Projected End Date:

03/31/2015

Completed Activity Actual End Date:

Responsible Organization:

City of Aurora

Overall	Apr 1 thru Mar 31, 2020	To Date
Total Projected Budget from All Sources	N/A	\$84,039.59
Total Budget	\$0.00	\$84,039.59
Total Obligated	\$0.00	\$158,419.18
Total Funds Drawdown	\$0.00	\$84,039.59
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$84,039.59
Program Income Received	\$0.00	\$49,940.80
Total Funds Expended	\$0.00	\$84,039.59
City of Aurora	\$0.00	\$84,039.59
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Location Description:

2272 Macon Street Aurora, CO 80010

Activity Progress Narrative:



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		1/1	
# of Parcels acquired	0		1/1	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		1/1	
# of Singlefamily 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	1/1	0/0	1/1	100.00
# Owner Households	0	0	0	1/1	0/0	1/1	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number:	NSPOPC
Activity Title:	Property Maintenance

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Completed

Project Number:
NSP0001

Project Title:
Acquisition/Rehabilitation and Resale Program

Projected Start Date:
07/01/2009

Projected End Date:
01/31/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Aurora Community Development

Overall	Apr 1 thru Mar 31, 2020	To Date
Total Projected Budget from All Sources	N/A	\$239,569.86
Total Budget	\$0.00	\$239,569.86
Total Obligated	\$0.00	\$239,569.86
Total Funds Drawdown	\$0.00	\$239,569.86
Program Funds Drawdown	\$0.00	\$85,874.00
Program Income Drawdown	\$0.00	\$153,695.86
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$239,569.86
City of Aurora Community Development	\$0.00	\$239,569.86
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Grass cutting, snow shoveling, and utilities for projects while undergoing rehabilitation.

Location Description:

Various City of Aurora NSP properties.

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 Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Project # / NSP0002 / Homeownership Downpayment Assistance

Grantee Activity Number: NSP002
Activity Title: HomeOwnership Downpayment Assistance Financing

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP0002

Projected Start Date:

01/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Homeownership Downpayment Assistance Financing

Projected End Date:

12/31/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Aurora Community Development

Overall

	Apr 1 thru Mar 31, 2020	To Date
Total Projected Budget from All Sources	N/A	\$280,410.02
Total Budget	\$0.00	\$280,410.02
Total Obligated	\$0.00	\$280,410.02
Total Funds Drawdown	\$0.00	\$280,410.02
Program Funds Drawdown	\$0.00	\$104,247.81
Program Income Drawdown	\$0.00	\$176,162.21
Program Income Received	\$0.00	\$156,886.45
Total Funds Expended	\$0.00	\$280,410.02
City of Aurora Community Development	\$0.00	\$280,410.02
Most Impacted and Distressed Expended	\$0.00	\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Assistance in the form of a deferred "soft second" mortgage will be provided to eligible buyers of single family housing that is HUD or bank-owned as a result of foreclosure. To ensure affordability, the deferred second mortgage will carry interest at 3% per annum for a period of five years. The principal and five years' interest is due and payable when the property is sold, title changes, or the property is no longer the buyer's principal residence. The amount of the deferred second mortgage will vary, depending upon the cost of rehabilitation, the buyer's income, and the first mortgage amount. The first mortgage payments shall not be more than 32% of the buyer's gross income. All properties acquired with NSP assistance will be purchased for at least 1% below an appraised value determined no more than 60 days prior to the date of purchase. Other existing homebuyer programs may be utilized in conjunction with the NSP for buyers who qualify. NSP buyers whose income is 80% or less of AMI would also qualify for the city's Home Ownership Assistance Program (HOAP), wherein downpayment assistance up to \$10,000 is provided in the form of a deferred mortgage at 3% interest for five years, with the principal and 5 year's interest is due and payable upon the sale of the property, when title changes, or when the property is no longer the principal residence of the homebuyer.

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	5/5	23/23	28/28	100.00
# Owner Households	0	0	0	5/5	23/23	28/28	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Project # / NSP003 / Rental Acquisition and Rehabilitation/Demolition

Grantee Activity Number: NSP-026

Activity Title: 11762 and 11792 E. 16th Avenue

Activity Category:

Acquisition - general

Activity Status:

Completed

Project Number:

NSP003

Project Title:

Rental Acquisition and Rehabilitation/Demolition

Projected Start Date:

04/26/2010

Projected End Date:

11/30/2011



Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

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

Responsible Organization:
City of Aurora Community Development

Overall	Apr 1 thru Mar 31, 2020	To Date
Total Projected Budget from All Sources	N/A	\$1,734,450.53
Total Budget	\$0.00	\$1,734,450.53
Total Obligated	\$0.00	\$1,734,450.53
Total Funds Drawdown	\$0.00	\$1,734,450.53
Program Funds Drawdown	\$0.00	\$758,472.89
Program Income Drawdown	\$0.00	\$975,977.64
Program Income Received	\$0.00	\$53,962.00
Total Funds Expended	\$0.00	\$1,734,450.53
City of Aurora Community Development	\$0.00	\$1,734,450.53
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of a multi-family property at 11762 and 11792 E. 16th Avenue, Aurora, Colorado. The property was purchased in May 2010. All units in both buildings will be completely rehabilitated. Aurora plans to partner with a local non-profit agency once construction is complete to provide housing for that agency's clients at or below 50% of area median income. The following items will be repaired, replaced or installed as part of this project in both buildings: Upgrade electrical service and wiring throughout buildings, install new plumbing, heating and hot water systems, replace subfloors, repair concrete floors, repair and replace wall framing, insulate all perimeter walls and ceilings, install sound insulation between ceiling joists, install drywall through buildings, install new interior doors, install new bathtubs, tub and shower fixtures, ceramic tile, sinks, and toilets in all units, install new cabinets and countertops, sinks, garbage disposals, and range hoods in all kitchen units, install new baseboard in all units, paint entire interior of buildings, install vinyl plank flooring in all units, install entry tile at building entrances and new rubber treads on all common stairways, install carpet in all common areas, install new Energy Star Rated appliances in kitchen units, install new light fixtures in units and common areas, install air conditioners in all units, install window blinds in all units, install new interior stair rails, install new E-Star and Low E windows in all units, install new windows and entry doors at front and rear of both buildings, replace existing parking lot, provide new landscaping of entire property, install new lawn and shrub sprinkler system, install new exterior stair rails at entrance to buildings, and install new steel fence at property lines.

Location Description:

11762 and 11792 E. 16th Avenue, Aurora, Colorado 80010.

Activity Progress Narrative:

Accomplishments Performance Measures

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



# of buildings (non-residential)	0	0/0
# of Parcels acquired	0	2/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	24/24
# of Multifamily Units	0	24/24

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	28/24	0/0	28/24	100.00
# of Persons	0	0	0	0/0	0/0	0/0	0
# Renter Households	0	0	0	28/24	0/0	28/24	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number:	NSP-029
Activity Title:	10288 E. 6th Avenue

Activity Category:
Rehabilitation/reconstruction of residential structures

Project Number:
NSP003

Projected Start Date:
03/01/2010

Benefit Type:
Direct (HouseHold)

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

Activity Status:
Completed

Project Title:
Rental Acquisition and Rehabilitation/Demolition

Projected End Date:
11/15/2010

Completed Activity Actual End Date:

Responsible Organization:
City of Aurora Community Development

Overall	Apr 1 thru Mar 31, 2020	To Date
Total Projected Budget from All Sources	N/A	\$94,550.74
Total Budget	\$0.00	\$94,550.74
Total Obligated	\$0.00	\$94,550.74
Total Funds Drawdown	\$0.00	\$94,550.74
Program Funds Drawdown	\$0.00	\$65,678.74
Program Income Drawdown	\$0.00	\$28,872.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$94,550.74
City of Aurora Community Development	\$0.00	\$94,550.74
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Aurora is providing financial assistance to a local non-profit agency that purchased and is rehabilitating the multi-family property at 10288 E. 6th Avenue, Aurora, Colorado. Once construction is complete, the building will be used to house the agency's clients, all of whom will be at or below 50% AMI. Aurora's NSP funds were used for the following items: asbestos abatement, installing a new fire alarm system and smoke detectors, new exterior security doors and card reader system, and repaving of the building's parking lot.

Location Description:

10288 E. 6th Avenue Aurora, Colorado 80010.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1



	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		12/12	
# of Multifamily Units	0		12/12	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected				
	Low	Mod	Total	Low	Mod	Total	Low/Mod	
# of Households	0	0	0	11/11	1/1	12/12	100.00	
# Renter Households	0	0	0	11/11	1/1	12/12	100.00	

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number:	NSP003
Activity Title:	Rental Acquisition and Rehabilitation/Demolition

Activity Category:

Construction of new housing

Project Number:

NSP003

Projected Start Date:

01/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Rental Acquisition and Rehabilitation/Demolition

Projected End Date:

12/31/2019

Completed Activity Actual End Date:

Responsible Organization:

City of Aurora Community Development

Overall	Apr 1 thru Mar 31, 2020	To Date
Total Projected Budget from All Sources	N/A	\$119,959.30
Total Budget	(\$58,319.59)	\$119,959.30
Total Obligated	\$5,793.59	\$119,959.30
Total Funds Drawdown	\$72,261.32	\$119,959.30
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$72,261.32	\$119,959.30
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$119,959.30	\$119,959.30
City of Aurora Community Development	\$119,959.30	\$119,959.30
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of foreclosed multi-family housing, or acquisition and demolition of blighted structures for the redevelopment of new multi-family units, or acquisition of vacant land for the purposes of developing new affordable workforce housing. Rental units will maintain long-term affordability, patterned after the HOME affordability requirements, and will be primarily limited to those families and individuals whose income does not exceed 50% of the Area Median Income (AMI). Depending on specific project circumstances, the City may provide funding to mixed-income or mixed use multi-family rental projects, if the number of units targeted for 50% AMI households is deemed reasonable and sufficient and contributes toward satisfying the NSP 25% requirement. Single acquisitions will be for at least 5% below an appraised value determined no more than 60 days prior to the date of purchase, and bulk, or multiple acquisition will be at least 15% below an appraised value, determined not more than 60 days prior to the date of purchase. The City of Aurora may apply to the State of Colorado for additional NSP funds to augment and leverage funds for acquisition/rehabilitation or demolition/new multi-family units in partnership with other government agencies and non-profit housing developers; the city also intends to work with those housing providers to leverage NSP funds with other available funding mechanisms, including, but not limited to HOME Partnership Investment Program, Low-Income Housing Tax Credits, Private Activity Bonds, and partner provided funding mechanisms.

Location Description:

1702 Paris Street Aurora, CO 80010. This property was formerly a vacant lot. A 39 unit multi-family apartment complex will be constructed on the site. All units will be leased to households at or below 50% AMI.



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 Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

