

Grantee: Denver, CO

Grant: B-09-LN-CO-0043

January 1, 2019 thru March 31, 2019 Performance Report

Grant Number: B-09-LN-CO-0043	Obligation Date: 	Award Date: 02/11/2010
Grantee Name: Denver, CO	Contract End Date: 02/11/2013	Review by HUD: Reviewed and Approved
Grant Award Amount: \$18,994,444.00	Grant Status: Active	QPR Contact: Rachel King
LOCCS Authorized Amount: \$18,994,444.00	Estimated PI/RL Funds: \$98,180.25	
Total Budget: \$19,092,624.25		

Disasters:

Declaration Number

No Disasters Found

Narratives

Executive Summary:

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

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

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

FasTracks provides many ways to ride a bus or train.

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

FasTracks also includes funding for the redevelopment of Denver Union Station into a multi-modal transportation hub at the center of the FasTracks system.. The West Line, running through two NSP2 targeted census tracts, is under construction and

is expected to be completed within 5 years. The East Line, which will run through and near many other targeted census tracts, is expected to begin construction next, with completion within 7 to 10 years. Other lines, such as the North Line, have longer completion timelines. RTD has a record of completing rail lines on or ahead of schedule.

DNSP 2 will build on this major transportation infrastructure investment to address broad affordability and environmental challenges including: housing costs, neighborhood stabilization and transportation costs. It will increase opportunities for people to live where they work and it will reduce commuting and greenhouse gas production.

Executive Summary:

The interface between DNSP 2 and FasTracks is clear to see on the map on page 39 (overlay map).

Target Geography:

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

Target Geography:

xt, with completion within 7 – 10 years. Other lines, such as the North Line, have longer completion timelines. RTD has a record of completing rail lines on or ahead of schedule. DNSP 2 will build on this major transportation infrastructure investment to address broad affordability and environmental challenges including: housing costs, neighborhood stabilization and transportation costs. It will increase opportunities for people to live where they work and it will reduce

Program Approach:

Through a combination of innovative yet proven strategies, Denver's NSP 2 program will address the critical needs of some of Denver's most distressed neighborhoods. The program will be part of a comprehensive approach to community health that will include economic vitality, social responsibility and environmental sustainability. DNSP 2 will target 20 census tracts in some of Denver's most distressed neighborhoods. As a result of faulty and fraudulent lending practices and the recent economic downturn, the selected neighborhoods have experienced a high rate of foreclosures and vacancy rates. A majority of the low-income households in the target areas are cost-burdened and most are excessively cost-burdened. It is anticipated that over 4,000 foreclosed homes will not be absorbed in the market during the next 3 years. On average, the foreclosure rate for these census tracts is nearly 18%. These neighborhoods have experienced significant erosion and they are vulnerable to further decline. As previously described under Extent of Need, Denver's first priority for NSP2 funding is to acquire, rehabilitate, and either resell or rent foreclosed or abandoned properties. All of the selected neighborhoods are currently served by frequent public transit and most will be served by Denver's FasTracks system within a decade. FasTracks is the Regional Transportation District's 12-year comprehensive plan to build and operate high-speed rail lines and expand and improve bus service throughout the region. It is a \$6 billion initiative. DNSP 2 will build on this major transportation infrastructure investment to address broad affordability and environmental challenges including: housing costs, neighborhood stabilization and transportation costs. It will increase opportunities for people to live where they work and it will reduce commuting and greenhouse gas production. The interface between DNSP 2 and FasTracks is clear to see on the map on page 39 (overlay map). In the target census tracts, at least 325 foreclosed, abandoned and/or vacant housing units will be purchased. The program has been designed to address a broad spectrum of housing needs: , , At least 245 of the housing units are anticipated to be single-family homes—resulting in 230 homes occupied by new owners and 15 cleared house lots being land-banked during the NSP2 grant timeframe, as follows: , , At least 165 homes will be purchased by non-profit organizations, rehabilitated and sold to income qualified homebuyers between 50% and 120% of AMI. Second mortgage loans will be provided to homebuyers. , In addition, up to 30 eligible homebuyers will receive mortgage purchase subsidies that will enable direct purchase of foreclosed homes. , Up to 50 homes will be demolished. It is anticipated that no more than 15 of the demolished home property will be land-banked for future development within ten years. And 35 demolished homes will be redeveloped within the NSP 2 grant timeframe. , , Approximately 80 of the homes, representing an expenditure of 25% of the grant amount, will be purchased and rehabilitated as rental housing affordable to households below 50% of AMI. The rental units are expected to come mainly from rehab or redevelopment of multi-family housing,

Program Approach:

but some may be single-family homes that are rented to very low-income households. , , While there will be some variations, depending on the activity and the property, the table below illustrates the typical process that will be implemented for property acquisition, rehabilitation and sales under DNSP2: A. Establish and implement outreach/marketing plan B. Identify and analyze property; URA notification C. Secure purchase contracts D. Develop rehabilitation work write-ups

Consortium Members:
NA to the City and County of Denver

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

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$19,067,797.15
Total Budget	\$0.00	\$19,067,797.15
Total Obligated	\$0.00	\$19,067,797.15
Total Funds Drawdown	\$0.00	\$19,067,797.15
Program Funds Drawdown	\$0.00	\$18,994,444.00
Program Income Drawdown	\$0.00	\$73,353.15
Program Income Received	\$0.00	\$328,704.75
Total Funds Expended	\$0.00	\$19,067,797.15
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$13,922,613.00

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	\$13,922,613.00
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$1,899,444.40	\$250,057.15
Limit on Admin	\$0.00	\$250,057.15
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$4,773,156.06	\$5,032,789.00

Overall Progress Narrative:

The last QPR submitted was for the period ending 1/1/2017 to 3/31/2017. Denver is working to rectify data records and close out the NSP2 grant. A corrective QPR will be filed once complete, which may be ready for the QPR submitted for period 7/1/2019 to 9/30/2019, however may be delayed if data is not fully rectified with developer partners prior to this date.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
05, Land Bank	\$0.00	\$890,000.00	\$890,000.00
1, Administration	\$0.00	\$250,057.15	\$250,057.15
2, Low Income Set Aside	\$0.00	\$5,032,789.00	\$5,032,789.00
3, Single Family Homeownership	\$0.00	\$5,000,000.00	\$4,934,797.20
4, Multifamily Rental	\$0.00	\$7,894,951.00	\$7,886,800.65

Activities

Project # / 05 / Land Bank

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

Activitiy Category:	Activity Status:
Land Banking - Acquisition (NSP Only)	Under Way
Project Number:	Project Title:
05	Land Bank
Projected Start Date:	Projected End Date:
01/25/2013	01/25/2023
Benefit Type:	Completed Activity Actual End Date:
Area ()	
National Objective:	Responsible Organization:
NSP Only - LMMI	City and County of Denver-BHS

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$455,316.00
Total Budget	\$0.00	\$455,316.00
Total Obligated	\$0.00	\$455,316.00
Total Funds Drawdown	\$0.00	\$455,316.00
Program Funds Drawdown	\$0.00	\$455,316.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$455,316.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Land Bank for the development of future affordable housing.

Location Description:

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

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/72

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/72
# of Multifamily Units	0	0/72
# of Singlefamily Units	0	0/0

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 # / 4 / Multifamily Rental

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

Activitiy Category:	Activity Status:
Construction of new housing	Under Way
Project Number:	Project Title:
4	Multifamily Rental
Projected Start Date:	Projected End Date:
12/01/2012	12/01/2032
Benefit Type:	Completed Activity Actual End Date:
Direct (HouseHold)	
National Objective:	Responsible Organization:
NSP Only - LMMI	Del Norte

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$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	\$991,849.65
Program Income Drawdown	\$0.00	\$8,150.35
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,000,000.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Construction of an 82 unit affordable rental housing development.

Location Description:

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

Activity 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	

Grantee Activity Number:	CN1204723
Activity Title:	Marycrest/Aria

Activitiy Category:	Activity Status:
Construction of new housing	Under Way
Project Number:	Project Title:
4	Multifamily Rental
Projected Start Date:	Projected End Date:
05/01/2012	12/30/2013
Benefit Type:	Completed Activity Actual End Date:
Direct (HouseHold)	
National Objective:	Responsible Organization:
NSP Only - LMMI	Denver Urban Renewal Authority

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$2,815,179.00
Total Budget	\$0.00	\$2,815,179.00
Total Obligated	\$0.00	\$2,815,179.00
Total Funds Drawdown	\$0.00	\$2,815,179.00
Program Funds Drawdown	\$0.00	\$2,815,179.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$2,815,179.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

2851 West 52nd Avenue, Denver, CO

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	
