



# City of Aurora, Colorado

## 2017 Action Plan – Year 3 of 2015-2019 Consolidated Plan

Prepared by:  
Neighborhood Services Department  
Community Development Division

**June 21, 2017**



# Executive Summary

## AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

This section provides a brief summary of the topics covered in the City of Aurora's 2017 Annual Action Plan (AAP).

### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City's goals which will determine the allocation of funding and priorities during the third year (2017) of the 2015-2019 Consolidated Planning period include the following:

Provide Safe, Decent, Affordable Housing

- Priority 1.1: Maintain and improve the existing supply of affordable housing to meet the needs of low and moderate income residents
- Priority 1.2: Increase access to affordable housing options
- Priority 1.3: Prevent Homelessness

Provide a suitable living environment

- Priority 2.1: Improve or Enhance Public Infrastructure and Community Resources
- Priority 2.2: Strengthen delivery and coordination of human services.
- Priority 2.3: Support Community Outreach Programs

Provide expanded economic opportunities

- Priority 3.1: Support Programming that Improves Local Business Districts
- Priority 3.2: Enhance the economic vitality of the community through the support of the resident workforce.

### 3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City's past programs have focused on community needs that continue to exist, including aging housing and infrastructure, neighborhood revitalization of Original Aurora, and homeownership assistance. The programs the City has used to address these needs have been well received by residents and neighborhood organizations. The City's programs are being expanded during the 2015-2019 period to address the growing needs of severely cost burdened, low-income renter households (i.e. renters that are living near or below the poverty line that are paying more than half of their income on housing, considered "At-Risk"), and address the temporary and permanent supportive housing needs of the City's homeless population.

During the 2016 program year, the Community Development Division received a record high amount of Program Income. As of September 2016, the following program income amounts had been collected: CDBG (\$87,455), HOME (\$1,668,296) and NSP 1 and 3 (\$52,552). The additional funding will help us continue to further efforts and exceed our projected goals.

The HOME rule impacted both the HOAP loan program and committing to rental/multi-family developments, as the City has to be last-in gap financing. Due to the slowdown of the HOAP loan programs, more funding was directed towards new construction and/or rehabilitation of affordable rental housing/permanent supportive housing projects. For the City of Aurora, there were many expanded priorities, specifically homeless initiatives and affordable rental housing, mandates and compliance requirements that needed to be met by staff. For those priorities that were able to be funded, city staff was able to meet many of their program goals, including the funding of \$975,000 in HOME for 116 rental units at Alameda and Chambers, called Alameda View Apartments, \$600,000 in HOME for 74 rental units (50 larger units and 24 senior units) at 850 S. Ironton, called Village at Westerly Creek 3, and \$1,820,000 in HOME and NSP funding (approx. \$1,200,000 HOME, and \$620,000 NSP) for 39 family units at 17th and Paris, called Paris Family Housing, awarded the highly competitive 9% Low Income Housing Tax Credits (LIHTCs) in September of 2016.

Competition for 9% LIHTCs remains high, and six projects in Aurora were not awarded them in 2016. The City will continue to pursue funding the construction of new affordable rental housing units into 2017 and coordinate a pipeline of future proposals, such as Peoria Crossing, Regatta Plaza, and others.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

In addition to posting a Public Notice in English/Spanish in the Aurora Sentinel, on the City's website, and at six community locations, it was sent to the Aurora Action Coalition of Community Services (AACCs) which maintains an email distribution list of over 100 email addresses of non-profit agencies, groups and organizations, including staff and volunteers, as well as other interested parties and citizens. The Public Notice was for the Citizens Advisory Committee on Housing and Community Development's (CHD's) two Public Hearings on July 12 and 26, 2016. The two public hearings were to present the City's funding proposals for 2017 CDBG, HOME, and ESG programs. The Public Notice stated

that the public was invited to attend the meetings and that citizens will be provided with an opportunity to speak on housing and community development issues and priorities.

There were two residents at the July 12, 2016 Public Hearing to present the funding proposals. No residents spoke. There were two non-profit agency attendees that were applying for CDBG funding. There were no attendees at the July 26, 2016 Public Hearing for CHD deliberations and voting.

The Public Notice inviting the public to comment on the Draft 2017 Annual Action Plan from October 14, 2016 to November 12, 2016 followed the same procedures as the public hearing described above.

The 2017 CDBG, HOME, and ESG budget for Community Development (CD) was presented to the City Council - Housing, Neighborhood Services, and Redevelopment (HORNS) Committee and then the City Council Study Session on September 21, 2016. The City Manager presented the entire City Budget, including the 2017 CD budget, to the City Council at a Study Session on September 19, 2016 and then again to the City Council at their October 1, 2016 Fall Workshop. The final budget was read on October 10, 2016 and adopted on October 24, 2016 at City Council Public Hearings.

## **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The 30 day public comment period began on October 14, 2016 and ran through November 12, 2016. No public comments were received.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

No public comments were received.

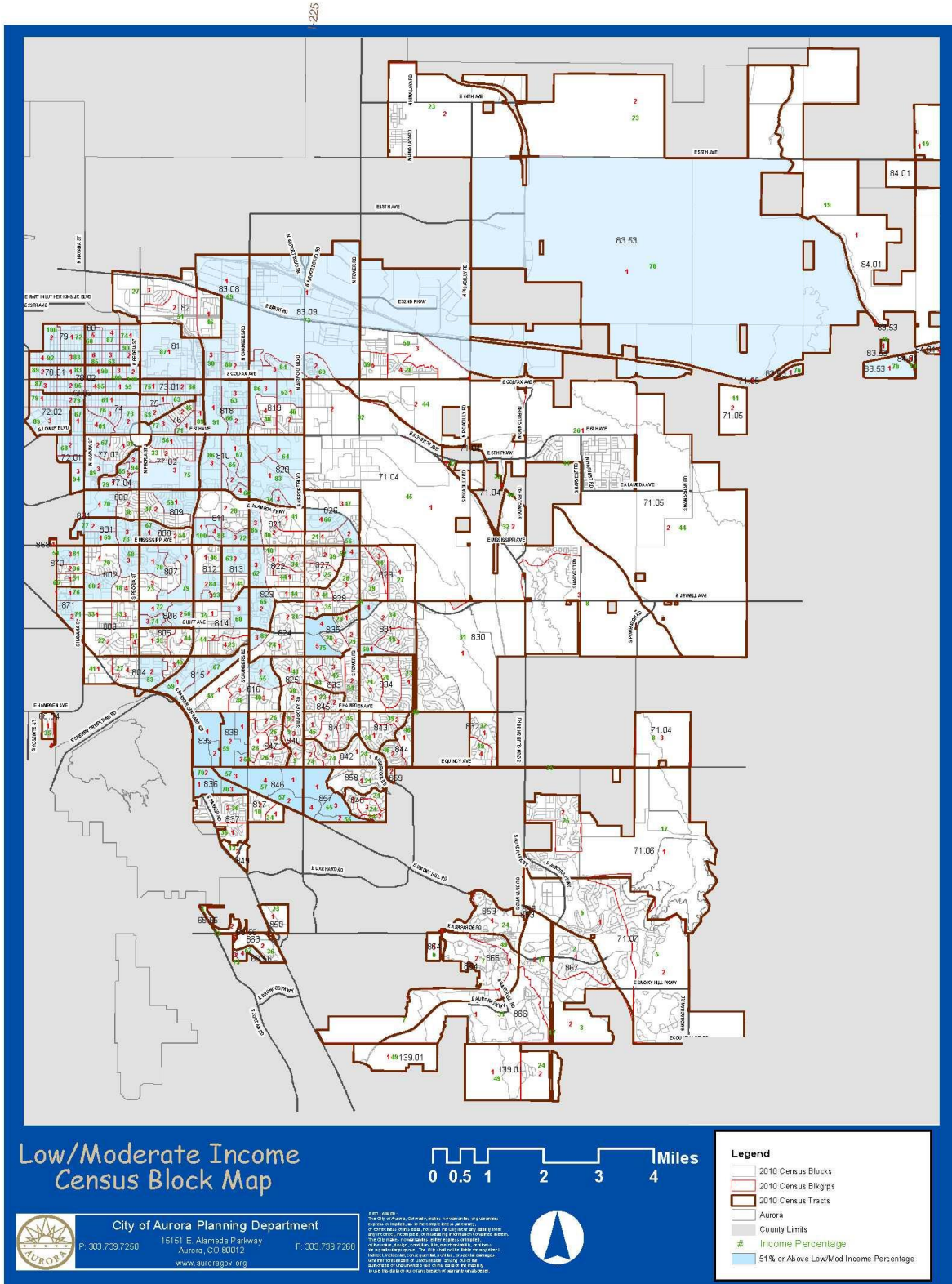
## **7. Summary**

The following market conditions have influenced all of the housing and community development priorities as discussed throughout the third year (2017) of the 2015-2019 Consolidated Plan:

- Historically low rental vacancy rates, (3-4%), even lower in North Aurora (0.9% in the 1st quarter of 2016);
- Historically high increases in rent (20% between 2014-15, 4-7% between 2015-16, and 6-9% between 2016-17, for a cumulative increase of 39% for a one bedroom and 36% for a two bedroom between 2014-17);
- Number of persons experiencing homelessness was 399 persons counted in 2015 Point In Time (PIT);

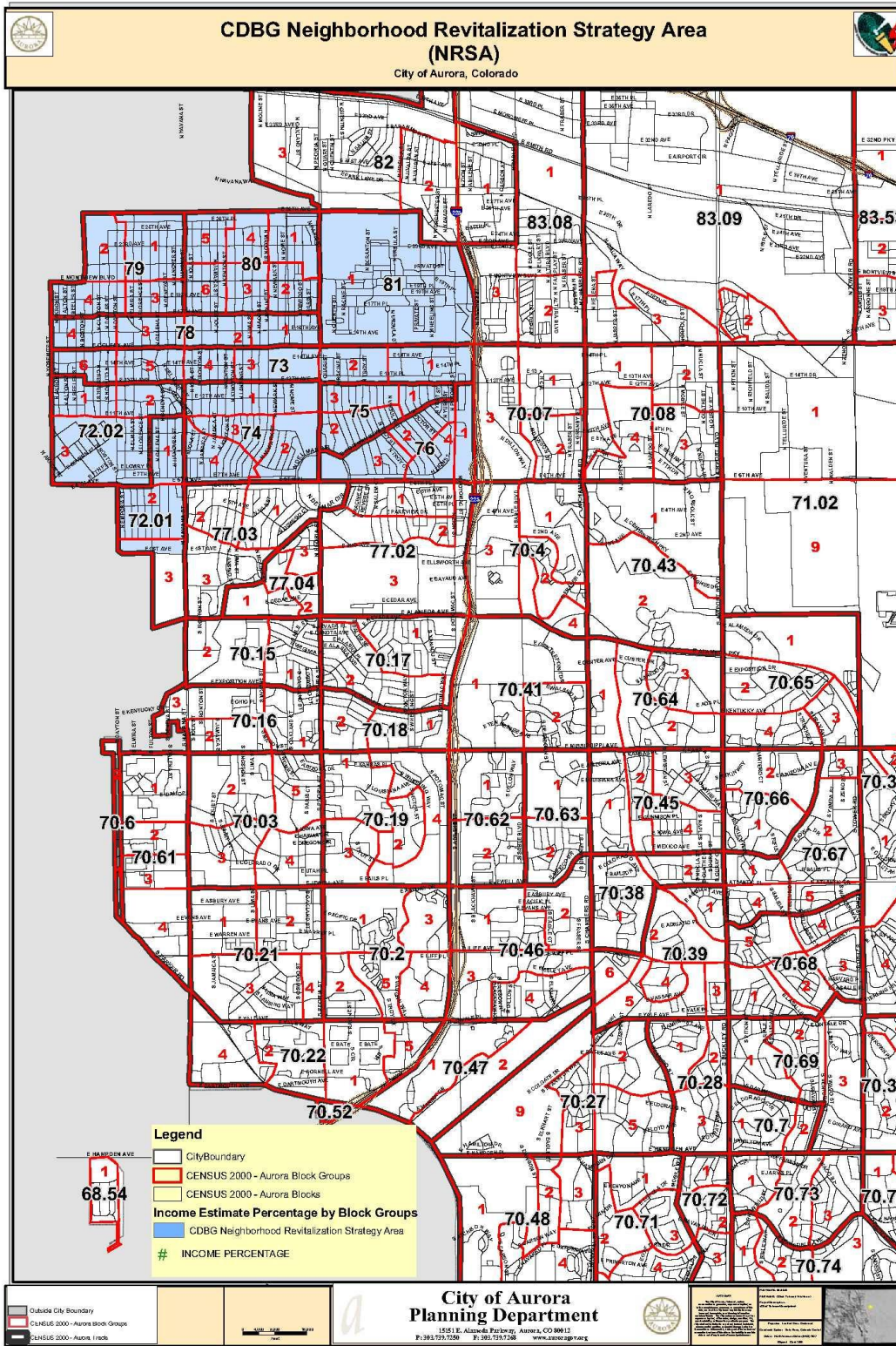
- Number of students experiencing homelessness/at-risk was 1,649 students counted at Aurora Public Schools in 2014-15 school year;
- Lack of Supply of Section 8 vouchers (waitlist closed for eleven years since 2005), coupled by lack of landlords that are willing to accept vouchers due to tight rental market and higher rents from non-subsidized households;
- Gap of 11,899 of rental units affordable to 0-30% AMI; (2008-12 American Community Survey data [ACS] - from 2015-2019 Consolidated Plan)
- Cumulative gap of 8,009 units affordable to 0-50% AMI; (2008-12 ACS)
- 8,255 severely cost burdened renter households at 0-30% AMI, and another 830 cost burdened – totaling 9,085 renter households. Highest for families, disabled; (2008-12 ACS)
- Another 7,565 renter households at 30-50% AMI were severely cost burdened or cost burdened (2008-12 ACS)
- Overcrowding and substandard conditions experienced by renters in 0-30% AMI;
- Rising home values and sales prices, making it difficult for renters to move to homeownership; and
- 3,280 Severely Cost Burdened owner households at 0-30% AMI, and another 624 cost burdened totaling 3,904. Another 4,390 at 30-50% AMI are paying more than 30% of their income on housing making it difficult to afford home repairs and rehabilitation. High for seniors. (2008-12 ACS)

The City's programs will continue to expand in 2017 to address the growing needs of severely cost burdened, low-income renter households (i.e. renters that are living near or below the poverty line, considered "At-Risk"), and address the temporary and permanent supportive housing needs of the City's homeless population.

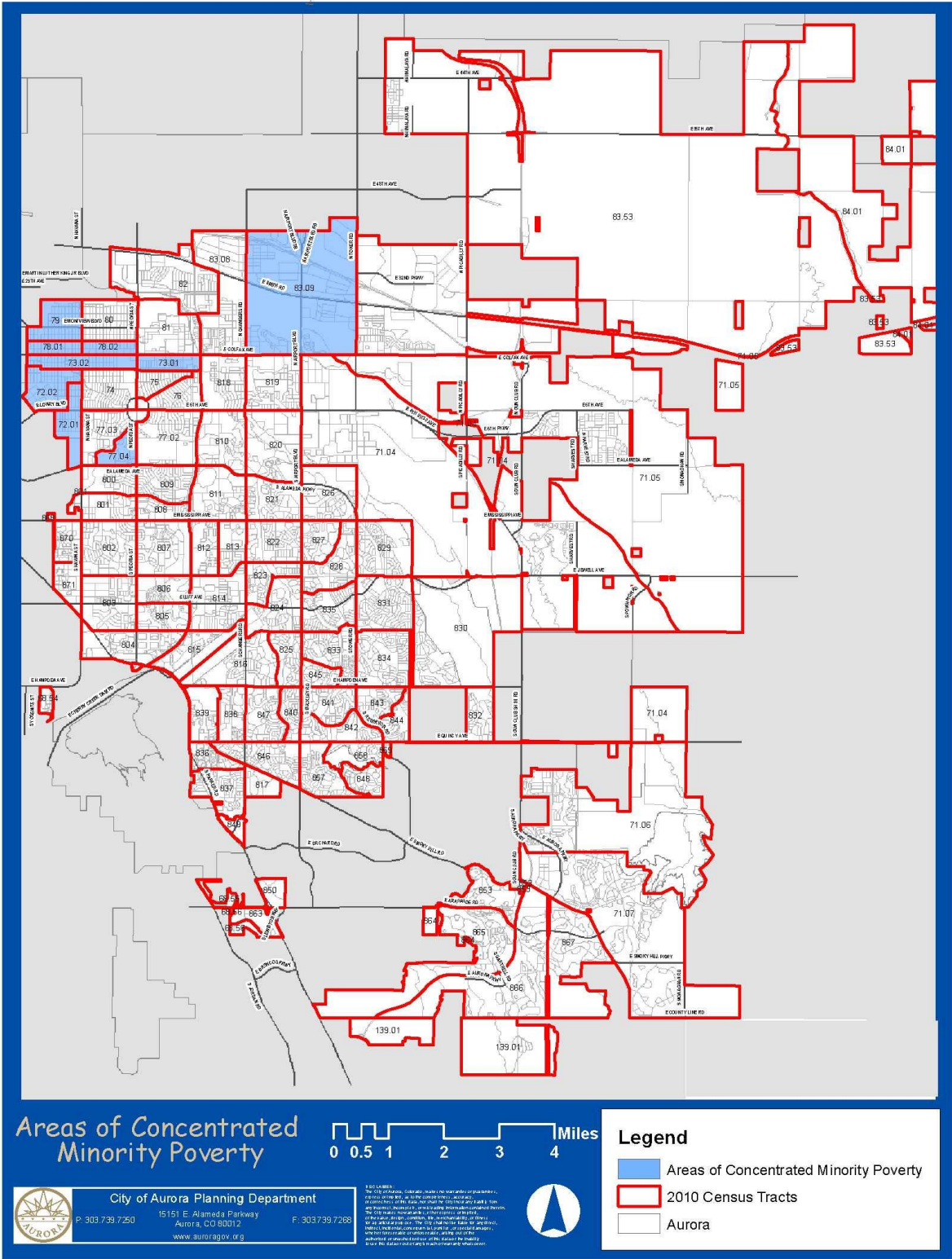


Low-Moderate Area Census Tract Map 2010





Original Aurora NRSA Map



**Racially/Ethnically Concentrated Areas of Poverty Map 2010**



**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	AURORA	Community Development Division (CD)
HOME Administrator	AURORA	Community Development Division (CD)
ESG Administrator	AURORA	Community Development Division (CD)

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The Community Development Block Grant (CDBG), Home Investment Partnerships program (HOME) and Emergency Solutions Grant (ESG) are all administered by the City of Aurora’s Community Development Division (CD) within the Neighborhood Services Department. The City still has Neighborhood Stabilization Program 1 and 3 (NSP) Program income remaining and plans to invest the remainder into the Paris Family Housing development.

**Consolidated Plan Public Contact Information**

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

City staff provides two major in-house housing programs: rehabilitation and homeownership assistance. The City partners with the Housing Authority of the City of Aurora (AHA), as well as non-profit agencies, to address the following needs: rental housing and homeless needs.

Staff from the Community Development Division participates in many committees and partnerships, which are comprised in part of representatives from public and private housing, health, and social service agencies:

- Ability Connection Colorado - Creative Options for Early Childhood Education
- Adams County Community Development
- Arapahoe County Community Resources
- Arapahoe County Human Services
- Arapahoe/Douglas Works!
- Arapahoe House
- Asian Pacific Development Center
- Aurora Chamber of Commerce
- Aurora Housing Authority (AHA)
- Aurora Interfaith Community Services (AICS)
- Aurora Mental Health Center (AUMHC)
- Aurora Public Schools (APS)
- Aurora Warms the Night (AWtN)
- Colfax Community Network (CCN)
- Comitis Crisis Center/Mile High Behavioral Healthcare (Comitis)
- Community Housing Partners (CHP - legal name Aurora Housing Corporation)

- Metro Community Provider Network (MCPN)
- Gateway Battered Women's Shelter (GBWS)
- Aurora Cultural Arts District (ACAD)
- Archway Housing & Services Inc.
- Brother's Redevelopment Inc. (BRI)
- Downtown Aurora Visual Arts (DAVA)
- University of Colorado Denver-Anschutz Medical Campus
- Restoration Outreach Programs
- Family Promise of Greater Denver
- Community Re-Entry Place Inside/Out
- InnovAge Greater Colorado PACE program
- The ARC of Aurora

All of the agencies listed above were consulted through an email notice from the Aurora Action Coalition for Community Services (AACCS) for both the two public hearings and for the 30-day comment period. A Staff member from Aurora Mental Health Center (AUMHC) is President of the group, which is a group that meets monthly about community needs. The group maintains an email distribution list of over 100 members.

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))**

The City will continue to identify and pursue opportunities to strengthen communication and coordination between housing and human service providers. The primary collaborative is the Aurora @ Home Collaborative, the ten year plan to address homelessness. Many of the partners listed above participate in the collaborative.

The Aurora @ Home Program to rapidly re-house/prevent homelessness for 25 families with children served as a pilot program not only to test how a program would work, but to test how the collaborative would work. After testing the pilot for two years from 2013-2015, the Aurora @ Home Governing Board

undertook a strategic re-visioning and determined that they would expand the Plan to include all homeless and at-risk populations, with a tiered level of funding to continue to prioritize families with children with the Aurora @ Home Program, while pursuing new initiatives to address all populations. The Rapid Re-housing/Homelessness Prevention Program Collaborative has been awarded additional funding and will begin to serve 60 families in 2017: 1) AUMHC was awarded \$360,000 for rent/case management for 15-20 families from the MDHI SuperNOFA, and 2) AHA was awarded \$156,000 for rent for 15 families from the Colorado Division of Housing (CDOH).

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The City of Aurora, and its collaborative partners in Aurora @ Home are active partners with Metro Denver Homeless Initiative (MDHI), the HUD designated Continuum of Care (CoC) for the region. The CoC assesses the ongoing needs of the metro homeless population and responds with new or expanded services and programs as resources are available. The City's new Homelessness Programs Director serves on the MDHI Governing Board and the Point-in-Time (PIT) Homeless Survey Committee, and one CD staff member serves on the Homeless Information Management System (HMIS) committee.

MDHI is also participating in HUD's "25 Cities" Initiative to identify through a Vulnerability Index (VI) tool the most vulnerable persons to connect with vouchers and to house. The 25 Cities Initiative is helping to guide the development of a Coordinated Assessment and Housing Placement System (CAHPS). In 2016, the Cities of Denver and Aurora, MDHI, and the Metro Mayors Caucus (MMC) were awarded an IBM Smarter Cities Technology grant to have their HMIS and CAHPS computer systems assessed by experts.

The City is also expanding its role within MMC: the Mayor of Aurora serves on the Homeless and Hunger committee, and city staff actively participates and coordinates research for the committee. The City of Aurora contributed \$10,000 towards the MDHI/MMC Landlord Recruitment campaign led by Brothers Redevelopment, to establish a liability and incentive fund for landlords to rent to participants in 25 Cities. Aurora Mental Health-PATH has been able to house Aurora homeless residents at a higher rate than ever before in regionally funded programs.

The City hired its first Homelessness Programs Director in August of 2016 who will coordinate efforts to address the needs of homeless persons and persons at risk of homelessness on a full-time basis.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The City of Aurora coordinates with MDHI to prioritize ESG objectives which are currently 1) Rapid Re-Housing/Homeless Prevention and 2) Essential Shelter Services/Operations. For 2017, an RFP will be extended to determine which agencies will be funded. The City will continue to annually evaluate efficiencies and take into account standardized performance standards and outcomes.

The City of Aurora, MDHI, and all homeless service providers are developing a coordinated assessment system to capture data on all clients accessing services. Eventually, it is anticipated that MDHI will develop a metro wide centralized and coordinated assessment system that can allow agencies entering information into the HMIS system to share files (not personal data) when agreed upon to enhance service for households served in the community and allow clients to access housing opportunities through this system. Homeless Management Information System (HMIS) is currently being used community-wide and support includes: provision of individual user licenses, technical assistance and training related to HMIS system.

MDHI is piloting a rapid entry computer system which will provide clients with swipe cards so that their individual data does not have to be continuously re-entered. Four shelters in the metro Denver area are part of this pilot program, including the Comitis Crisis Center in Aurora.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

See table on page 14.



**Table 2 – Agencies, groups, organizations who participated**

1	Agency/Group/Organization	Aurora Action Coalition of Community Services
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Health Agency Child Welfare Agency Publicly Funded Institution/System of Care Other government - County Other government - Local Regional organization Planning organization Business Leaders Civic Leaders Business and Civic Leaders Citizens who have requested email

<p><b>What section of the Plan was addressed by Consultation?</b></p> <p>Public Housing Needs  Homeless Needs - Chronically homeless  Homeless Needs - Families with children  Homelessness Needs - Veterans  Homelessness Needs - Unaccompanied youth  Homelessness Strategy  Non-Homeless Special Needs  Economic Development  Anti-poverty Strategy  Lead-based Paint Strategy</p>	
<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p> <p>Please see below for complete description of agency consultation process.</p>	

**Identify any Agency Types not consulted and provide rationale for not consulting**

There were no agency types that were specifically excluded from the consultation process.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Metro Denver Homeless Initiative (MDHI)	Point-in-Time (PIT) data informed Homeless analyses and strategies. The COC monitors and works with Aurora in aligning Aurora's ESG goals with theirs.

**Table 3 – Other local / regional / federal planning efforts**

## **Narrative (optional)**

The Aurora Action Coalition of Community Services (AACCS) maintains an email distribution list of over 100 email addresses of non-profit agencies, groups and organizations, including staff and volunteers, as well as other interested parties and citizens. The Public Notice (English and Spanish) for the Citizens Advisory Committee on Housing and Community Development's (CHD's) two Public Hearings on July 12 and 26, 2016 was distributed to the AACCS email list. The two public hearings were to present the City's funding proposals for 2017 CDBG, HOME, and ESG programs. The Public Notice stated that the public was invited to attend the meetings and that citizens will be provided with an opportunity to speak on housing and community development issues and priorities.

There were two residents at the July 12, 2016 Public Hearing to present the funding proposals. No resident formally spoke. There were also two attendees that were agency staff representatives, one from Aurora Interfaith Task Force and one from Ability Connection Colorado - Creative Options for Early Childhood Education, to speak on their requested 2017 funding proposals.

There were no residents or agency representatives at the July 26, 2016 Public Hearing for CHD deliberations and voting.

The Public Notice inviting the public to comment on the Draft 2017 Annual Action Plan was sent to the AACCS email distribution list when the draft was posted for the 30 day comment period on October 14, 2016.

The 2017 CDBG, HOME, and ESG budget for Community Development (CD) was presented to the City Council - Housing, Neighborhood Services, and Redevelopment (HORNS) Committee and then the City Council Study Session on September 21, 2016. The City Manager presented the entire City Budget, including the 2017 CD budget, to the City Council at a Study Session on September 19, 2016 and then again to the City Council at their October 1, 2016 Fall Workshop. The final budget was read on October 10, 2016 and adopted on October 24, 2016 at City Council Public Hearings.

## **AP-12 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

Public Notices for the two Public Hearings on July 12 and 26, 2016, were advertised in both English and Spanish in the Aurora Sentinel and on the city's website, and were posted at six community centers. Additionally, one large email list was notified, as previously described, the Aurora Action Coalition for Community Services (AACCS) list of 100+ community agencies.

As noted previously, there were two residents at the July 12, 2016 CHD meeting, and no residents at the July 26, 2016 CHD meeting. There were no formal comments presented.

The Public Notice inviting the public to comment on the Draft 2017 Annual Action Plan was publicized and sent to the AACCS email distribution list when the draft was posted for the 30 day comment period on October 14, 2016.

The 2017 CDBG, HOME, and ESG budget for Community Development (CD) was presented to the City Council - Housing, Neighborhood Services, and Redevelopment (HORNS) Committee and then the City Council Study Session on September 21, 2016. The City Manager presented the entire City Budget, including the 2017 CD budget, to the City Council at a Study Session on September 19, 2016 and then again to the City Council at their October 1, 2016 Fall Workshop. The final budget was read on October 10, 2016 and adopted on October 24, 2016 at City Council Public Hearings.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	2 residents at July 12, 2016 and 0 attendees at July 26, 2016. No public comments received.	N/A	N/A	



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Internet outreach included posting notices for 2 public hearings and 30 day comment period on City website and distributing to agencies via an email list	N/A	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	English/Spanish Public Notice in the newspaper for 2 public hearings and 30 day comment period.	N/A	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
4	Email to non-profit agencies	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Email distribution of English/Spanish Public Notices for 2 Public Hearings and 30-day comment period to Aurora Action Coalition of Community Services (AACCS).</p>	N/A	N/A	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The City of Aurora received notice of 2017 Allocations on June 14, 2017. Federal allocations are determined by a formula partially based on poverty and other criteria, the percentage of increase/decrease for Aurora often varies from the overall federal increase/decrease. Funding for 2017 has been allocated as follows for CDBG, HOME, and ESG:

- \$2,793,736 in CDBG, \$894,392 in HOME, and \$245,303 in ESG.

Estimates for Program Income (PI) and Carry-forward (Prior Year Resources), bring the combined total to \$5,344,670 as follows:

CDBG total \$3,303,736 (\$2,793,736 annual allocation, \$70,000 in program income and \$440,000 in carryover).

HOME total \$1,795,631\* with General Funds Match (\$894,392 annual allocation, \$600,000 program income, \$100,000 carry over, \$201,239 match).

ESG total \$245,303.

With the addition of unexpectedly high PI and Prior Year funding, total funding is anticipated to exceed \$5,200,000 for the third year (2017) of the 2015-2019 period. Due to rising home values, many single family rehabilitation loans and homeownership down payment assistance loans are being paid off, thus the City is receiving an unexpectedly high amount of money back. The City has received almost \$4,300,000 in HOME PI between 2013 to September 2016, which has been approved to be invested in major new rental projects and on-going core programs.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,793,736	70,000	440,000	3,303,736	3,303,736 x 2
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	894,392	600,000	100,000	1,594,392	1,594,392 x 2
							6,607,472
							3,188,784



Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	245,303	0	0	245,303	490,606	245,303 x 2

Table 5 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The city continually seeks other public and private resources to address the many needs of its residents. This section describes leveraged resources anticipated for 2017.

HOME Match - HUD requires a local cash match of the HOME allocation of 22.5%. These funds are provided by the city General Fund. In 2017 \$201,239 is the required match. The resource is not included above in resources. The matching funds are used specifically for HOME eligible activities.

ESG Match - HUD requires a local cash match of the ESG of 100%, currently at \$245,303 for 2017. Agencies funded in 2017 are required to provide the require match. In most circumstances, the agencies receive their match dollars from funding provided to them by the city's NEXUS funds (NEXUS to Law Enforcement):

- Comitis Crisis Center = \$287,940
  - Aurora Mental Health Center = a portion of \$177,720
  - Gateway Battered Women's Services (GBWS) = \$119,885
- The city funded Aurora @ Home at \$60,000 for additional capacity and landlord recruitment efforts.
- The City Council approved \$1,500,000 from Marijuana Sales Taxes to address homelessness during 2016 as described below.
- Other leveraged funding:
- The HOAP program received \$58,830 in 2016; \$3,100 in private grants, \$36,500 from HUD Counseling, and \$19,230 from the National Foreclosure Mitigation Counseling (NFMC) Round 9.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The following are publicly owned land or property located within the jurisdiction that may be used to address the needs identified:

1. Aurora Housing Authority (AHA) owned: 30th & Peoria - Peoria Crossing, Vacant, near I-70 light rail - 5.0 ac. Proposal for the first phase of 75-80 units.
2. Regatta Plaza - the master redevelopment of the Regatta Plaza shopping center plans for a mixed-use development with mixed-income housing. The property is located near the Nine Mile light-rail station, bounded by I-225, Parker and Peoria.

**Discussion**

As noted above, City Council approved \$1,500,000 in Marijuana Sales Tax funding to address homelessness in 2016, and another \$1,500,000 in 2017 and \$1,500,000 in 2018, totaling \$4,500,000. So far \$440,000 has been funded in 2016:

- \$40,000 to AUMHC for a street outreach van.
- \$40,000 to Comitis for a street outreach van.
- \$95,000 to Comitis for 2 street outreach workers and for Comitis' operation costs.
- \$220,000 to Comitis to continue Colfax Community Network (CCN) operations which provides services to low-income families living in hotels along Colfax.
- \$45,000 to AHA for a portion of the Landlord Recruitment Specialist's salary.

Planning has begun to convert the Aurora Police Department (APD) Gym on the Fitzsimons campus into a Day Resource Center. It is anticipated to be completed in 2017 primarily using Marijuana Sales Tax funding.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	CDBG Administration	2015	2019	Administration	ORIGINAL AURORA NEIGHBORHOOD REVITALIZATION STRATEGY	RENTAL HOUSING (APARTMENTS, ETC.) HOMELESS ECONOMIC OPPORTUNITIES PUBLIC SERVICES AND FACILITIES HOMEOWNERSHIP SENIORS AND/OR DISABLED RECREATIONAL AND CULTURAL FACILITIES/PROGRAMS SINGLE FAMILY HOUSING REHABILITATION URBAN RENEWAL CODE ENFORCEMENT INFRASTRUCTURE	CDBG: \$572,747	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Voucher Program - Aurora Warms the Night - CDBG	2015	2019	Homeless	ORIGINAL AURORA NEIGHBORHOOD REVITALIZATION STRATEGY	HOMELESS	CDBG: \$25,000	Homeless Person Overnight Shelter: 200 Persons Assisted
3	Aurora@Home-Rapid Rehousing/Homeless Prevention	2015	2019	Homeless	ORIGINAL AURORA NEIGHBORHOOD REVITALIZATION STRATEGY	RENTAL HOUSING (APARTMENTS, ETC.) PUBLIC SERVICES AND FACILITIES	CDBG: \$22,000 HOME: \$50,000 ESG: \$79,724	Tenant-based rental assistance / Rapid Rehousing: 25 Households Assisted
4	Comitis Crisis Center - CDBG and ESG	2015	2019	Homeless	ORIGINAL AURORA NEIGHBORHOOD REVITALIZATION STRATEGY	HOMELESS	ESG: \$75,365	Homeless Person Overnight Shelter: 1500 Persons Assisted
7	Gateway Battered Women's Services - ESG	2015	2019	Homeless	ORIGINAL AURORA NEIGHBORHOOD REVITALIZATION STRATEGY	HOMELESS	ESG: \$71,817	Homeless Person Overnight Shelter: 300 Persons Assisted
8	ESG Administration	2015	2019	Administration	ORIGINAL AURORA NEIGHBORHOOD REVITALIZATION STRATEGY	HOMELESS	ESG: \$18,397	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Street Outreach - ESG	2015	2019	Homeless	ORIGINAL AURORA NEIGHBORHOOD REVITALIZATION STRATEGY	HOMELESS	CDBG: \$18,000	Homeless Person Overnight Shelter: 175 Persons Assisted
10	Housing Counseling - HOAP Program - CDBG	2015	2019	Affordable Housing	ORIGINAL AURORA NEIGHBORHOOD REVITALIZATION STRATEGY	RENTAL HOUSING (APARTMENTS, ETC.) HOMEOWNERSHIP	CDBG: \$250,000	Public service activities for Low/Moderate Income Housing Benefit: 540 Households Assisted
13	HOAP Homeownership Assistance Loans - HOME	2015	2019	Affordable Housing	ORIGINAL AURORA NEIGHBORHOOD REVITALIZATION STRATEGY	HOMEOWNERSHIP	HOME: \$200,000	Direct Financial Assistance to Homebuyers: 25 Households Assisted
14	Emergency Repairs Grant Program - CDBG	2015	2019	Affordable Housing	ORIGINAL AURORA NEIGHBORHOOD REVITALIZATION STRATEGY	SINGLE FAMILY HOUSING REHABILITATION	CDBG: \$125,000	Homeowner Housing Rehabilitated: 20 Household Housing Unit
15	Handicap Accessibility Grant Program - CDBG	2015	2019	Affordable Housing Non-Homeless Special Needs	ORIGINAL AURORA NEIGHBORHOOD REVITALIZATION STRATEGY	SENIORS AND/OR DISABLED SINGLE FAMILY HOUSING REHABILITATION	CDBG: \$50,000	Homeowner Housing Rehabilitated: 8 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
16	Radon Mitigation Grant Program - CDBG	2015	2019	Affordable Housing	ORIGINAL AURORA NEIGHBORHOOD REVITALIZATION STRATEGY	SINGLE FAMILY HOUSING REHABILITATION	CDBG: \$50,000	Homeowner Housing Rehabilitated: 15 Household Housing Unit
17	Single Family Rehabilitation Loans - HOME	2015	2019	Affordable Housing	ORIGINAL AURORA NEIGHBORHOOD REVITALIZATION STRATEGY	SINGLE FAMILY HOUSING REHABILITATION	HOME: \$800,000	Homeowner Housing Rehabilitated: 20 Household Housing Unit
18	Rehabilitation Programs Administration - CDBG	2015	2019	Administration of Rehabilitation of affordable housing, non-housing community development	ORIGINAL AURORA NEIGHBORHOOD REVITALIZATION STRATEGY	SINGLE FAMILY HOUSING REHABILITATION URBAN RENEWAL	CDBG: \$300,000	Other: 1 Other
19	Neighborhood Support in NRSA - CDBG	2015	2019	Affordable Housing Non-Housing Community Development	ORIGINAL AURORA NEIGHBORHOOD REVITALIZATION STRATEGY	RENTAL HOUSING (APARTMENTS, ETC.) CODE ENFORCEMENT	CDBG: \$265,000	Housing Code Enforcement/Foreclosed Property Care: 20000 Household Housing Unit
20	Commercial Renovation Program in NRSA - CDBG	2015	2019	Non-Housing Community Development	ORIGINAL AURORA NEIGHBORHOOD REVITALIZATION STRATEGY	ECONOMIC OPPORTUNITIES URBAN RENEWAL	CDBG: \$600,000	Facade treatment/business building rehabilitation: 2 Business

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
21	Original Aurora Renewal (OAR) in NRSA - CDBG	2015	2019	Non-Housing Community Development	ORIGINAL AURORA NEIGHBORHOOD REVITALIZATION STRATEGY	PUBLIC SERVICES AND FACILITIES RECREATIONAL AND CULTURAL FACILITIES/PROGRAMS	CDBG: \$90,000	Public service activities other than Low/Moderate Income Housing Benefit: 44425 Persons Assisted
22	Northwest Alley Paving in NRSA - CDBG	2015	2019	Non-Housing Community Development	ORIGINAL AURORA NEIGHBORHOOD REVITALIZATION STRATEGY	INFRASTRUCTURE	CDBG: \$301,482	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
24	HOME Administration	2015	2019	Administration of HOME	ORIGINAL AURORA NEIGHBORHOOD REVITALIZATION STRATEGY	RENTAL HOUSING (APARTMENTS, ETC.) HOMELESS HOMEOWNERSHIP SINGLE FAMILY HOUSING REHABILITATION	HOME: \$149,439	Other: 1 Other
25	Community Housing Development Organization (CHDO)	2015	2019	Affordable Housing	ORIGINAL AURORA NEIGHBORHOOD REVITALIZATION STRATEGY	RENTAL HOUSING (APARTMENTS, ETC.) HOMEOWNERSHIP	HOME: \$134,159	Other: 0 Other



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
26	CDBG Unprogrammed	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	ORIGINAL AURORA NEIGHBORHOOD REVITALIZATION STRATEGY	PUBLIC SERVICES AND FACILITIES SINGLE FAMILY HOUSING REHABILITATION	CDBG: \$634,507	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4132 Persons Assisted Homeowner Housing Rehabilitated: 15 Household Housing Unit Other: 0 Other
27	HOME Unprogrammed	2015	2019	Affordable Housing Homeless	ORIGINAL AURORA NEIGHBORHOOD REVITALIZATION STRATEGY	RENTAL HOUSING (APARTMENTS, ETC.) HOMELESS	HOME: \$260,794	Other: 0 Other

Table 6 – Goals Summary

### Goal Descriptions

1	Goal Name	CDBG Administration
	Goal Description	Administration and Planning of Community Development Block Grant (CDBG) Program. 20% of the annual CDBG allocation plus CDBG Program Income for current allocation year.

2	<b>Goal Name</b>	Voucher Program - Aurora Warms the Night - CDBG
	<b>Goal Description</b>	Aurora Warms the Night provides shelter for Aurora's men, women and children experiencing homelessness on days of severely cold weather. The program provides vouchers for low-cost motels, as well as food, toiletries and clothing, and refers guests for medical, mental health and dental care, substance abuse treatment, and permanent housing.
3	<b>Goal Name</b>	Aurora@Home-Rapid Rehousing/Homeless Prevention
	<b>Goal Description</b>	The program will assist 25 families with rental assistance for either rapid re-housing or homelessness prevention, depending upon the need of the family and the adjusting rental market. The program is operating with a community-wide intake and assessment process. The 25 families are provided rental assistance and case management/referral to partner agencies for: employment, education, health care, mental health, substance use, child care, transportation, and housing assistance.
4	<b>Goal Name</b>	Comitis Crisis Center - CDBG and ESG
	<b>Goal Description</b>	The Mile High Behavioral Healthcare/Comitis Crisis Center ("Comitis") provides emergency housing and supportive services to homeless families, individuals, and veterans. There are 139 total beds available for use and arranged according to the populations staying at the shelter: 81 beds for emergency overnight stays (25 beds are for families, 48 beds are for single adults, and 8 moveable beds); 58 beds are for longer-term stays (32 beds for Arapahoe County TANF families usually 4 to 8 months, 8 beds for Second Chance; and 18 beds for female veterans and their families up to 2 years under the Veteran Grant Per Diem Program).
7	<b>Goal Name</b>	Gateway Battered Women's Services - ESG
	<b>Goal Description</b>	This facility provides emergency housing for victims of domestic violence and their children. Gateway currently has 39 beds, not including cribs that are readily available to such families. Of these 39 beds, 24 are for the emergency shelter, and 15 are for the extended stay program of up to 120 days (4 months).
8	<b>Goal Name</b>	ESG Administration
	<b>Goal Description</b>	Administration and Planning of the Emergency Solutions Grant (ESG) program - 7.5% of the annual ESG allocation

9	<p><b>Goal Name</b></p> <p>Street Outreach - ESG</p>	<p>Now funded with CDBG. The PATH program at Aurora Mental Health Center (AUMHC) provides permanent and transitional housing for individuals with mental health and substance abuse problems. The PATH program connects homeless persons to benefits and services, often reconnecting them with mental health services. The CDBG funding will cover the PATH program, Street Outreach, and other eligible CDBG items/activities.</p>
10	<p><b>Goal Name</b></p> <p>Housing Counseling - HOAP Program - CDBG</p>	<p>Housing Counseling - HOAP Program - CDBG</p> <p>The City's Homeownership Assistance Program (HOAP) provides housing counseling for pre-purchase, foreclosure prevention, reverse mortgage counseling, and credit counseling for homeowners, as well as rental counseling, referrals, renter's rights and credit counseling for renters. Additionally, HOAP provides educational seminars for first time homebuyers in English and Spanish. Finally, Financial Fitness classes are provided to clients, both homebuyers and renters.</p>
13	<p><b>Goal Name</b></p> <p>HOAP Homeownership Assistance Loans - HOME</p>	<p>HOAP Homeownership Assistance Loans - HOME</p> <p>The Home Ownership Assistance Program (HOAP) provides down payment and closing cost assistance loans for the purchase of single-family housing, including single-family dwellings, condominiums and townhomes. Loans up to \$10,000 are available to assist first-time homebuyers. Potential buyers must not earn more than 80% percent of the Area Median Income (AMI) based on family size, and the buyer must participate with a contribution of 1% of the purchase price towards the transaction. HOAP will assist up to a maximum of 5% down payment.</p> <p>The loans are deferred (no monthly payment) and are due and payable upon sale of the property, transfer of ownership, failure on the part of the borrower to maintain the home as principle place of residence, or payment in full of the first mortgage. The interest rate is zero% deferred for 30 years.</p> <p>The HOAP loan program is a valuable resource for prospective homeowners who can qualify for monthly payments, but have been unable to come up with all of the down payment and closing costs. Due to rapidly rising home sale prices and steep competition since 2013, the number of HOAP loans has decreased. The 2015 amount of HOME loan average was \$7,915 for 26 loans, totaling \$205,800.</p>

14	<b>Goal Name</b>	Emergency Repairs Grant Program - CDBG
	<b>Goal Description</b>	The Emergency Home Repair Program provides grants for the emergency repair of owner-occupied single-family homes to address conditions in the home that are hazardous to the occupant's health and safety. The homeowner/applicant must meet low- and moderate-income eligibility requirements. Typical projects include, but are not limited to, furnace and water heater replacement, minor electrical and plumbing repairs, and, especially in the older neighborhoods, clay-pipe sewer repairs or replacement. The funds will be in the form of grants not to exceed \$8,000 for sewer line repairs and \$5,000 for all other repairs. Repairs that exceed these amounts may be covered by a deferred payment loan similar to the Single Family Rehabilitation Program.
15	<b>Goal Name</b>	Handicap Accessibility Grant Program - CDBG
	<b>Goal Description</b>	The Handicap Accessibility Grant Program is a program designed to assist owner-occupied, income-eligible households for handicap accessibility modifications to their homes. The funds will be in the form of grants not to exceed \$15,000. Handicap-related rehabilitation can include the installation of wheel chair ramps, chair lifts, widening of doorways (exterior and interior), kitchen repairs, bathroom repairs and any other handicap accessibility needs. Although handicap accessibility issues are addressed under the Single-Family Rehabilitation Program, this program allows modifications specific to accessibility, without the requirement to renovate the entire home.
16	<b>Goal Name</b>	Radon Mitigation Grant Program - CDBG
	<b>Goal Description</b>	The Radon Mitigation Program is designed to assist owner-occupied, income eligible households to address mitigation of high levels of radon gas in the home that are hazardous to the occupants. It is a CDBG funded program that is available throughout the City to eligible homeowners. The program funds will be in the form of a grant not to exceed \$5,000 which will cover initial testing, mitigation, and clearance testing of the project.
17	<b>Goal Name</b>	Single Family Rehabilitation Loans - HOME
	<b>Goal Description</b>	The Single Family Rehabilitation Program is intended to help maintain the existing affordable housing stock in the community for low- and moderate-income homeowners, and to increase the life expectancy of the home and the quality of life in the community. Currently, the Single Family Rehabilitation Program offers a zero% interest, deferred repayment loan (due upon transfer of title, such as death or sale of the home). In order to qualify for the program, the home must be in need of repairs and applicants must be the owner and occupant of the home and meet income eligibility requirements.

18	<b>Goal Name</b>	Rehabilitation Programs Administration - CDBG
	<b>Goal Description</b>	Administration of both the Residential and Commercial Rehabilitation Programs.
19	<b>Goal Name</b>	Neighborhood Support in NRSA - CDBG
	<b>Goal Description</b>	Neighborhood Support in the Original Aurora area performs community maintenance-directed code enforcement, systematic housing, and commercial/retail inspections, with the goal of being a pro-active link between the City and citizens by fostering a spirit of self-reliance and promoting a positive physical image in Aurora's low- to moderate-income neighborhoods. Neighborhood Support also secures vacant buildings to ensure structural integrity, which diminishes opportunities for criminal activity.
20	<b>Goal Name</b>	Commercial Renovation Program in NRSA - CDBG
	<b>Goal Description</b>	This program provides funding for commercial revitalization efforts for exterior storefront renovation projects. The on-going exterior storefront renovation program offers design services. The terms of the program require a 50% forgivable loan with a 50% ten-year repayable loan. There is a total CDBG investment cap of \$200,000 for any one project, but more if there are multiple projects for a continuous storefront. The loan portion is secured with a Deed of Trust that includes Deed Restrictions to ensure compliance with on-going maintenance requirements, Overlay District design requirements, and use restrictions for a 5-year period. The program is intended to provide incentives to businesses that expand or relocate to Aurora when such businesses create new jobs and improves the NRSA area. Also addresses Slum/Blight in NRSA.
21	<b>Goal Name</b>	Original Aurora Renewal (OAR) in NRSA - CDBG
	<b>Goal Description</b>	This program provides funds for salaries, benefits and other administrative costs which support community and neighborhood leadership development, diversity training, neighborhood outreach and communication, and community asset building. All activities of the OAR outreach programs seek to identify and pursue resources that will assist in the revitalization of Original Aurora and the NRSA. Some of the programs that OAR administers or helps coordinate are: Tool Lending program, Community Gardens, Free Seed and Transplant program, Fall Fest, Community Pride Clean-up Events, Educational forums, community outreach and referrals, and other programs.

22	<b>Goal Name</b>	Northwest Alley Paving in NRSA - CDBG
	<b>Goal Description</b>	This program will be funded with CDBG with the intent of paving four existing alleyways in Northwest Aurora (Original Aurora) in 2017. Only those alleys within the NRSA will be eligible, and is further restricted to north of 6th Avenue and west of Peoria Street, to east of Yosemite, and south of the City of Aurora border at 26th Avenue. Each alley is about 600 feet long and 14 feet wide.
24	<b>Goal Name</b>	HOME Administration
	<b>Goal Description</b>	Administration and Planning of HOME - up to 10% of HOME allocation and Program Income received for the program year.
25	<b>Goal Name</b>	Community Housing Development Organization (CHDO)
	<b>Goal Description</b>	A minimum of 15% of the HOME annual allocation will be allocated to certified Community Housing Development Organizations (CHDOs) to be used for new units, acquisition, and/or rehabilitation of affordable housing, such as rental housing and can combine with Supportive Housing for Homeless.  The number of housing units and funding will be dependent on other funding approvals.
26	<b>Goal Name</b>	<b>CDBG Unprogrammed</b>
	<b>Goal Description</b>	There is a total of \$630,807 in CDBG Unprogrammed, of which two new projects are proposed for 2017 totaling \$550,000:  1. Aurora Interfaith Renovations Phase 2 - CDBG funding of up to \$275,000 for the 2nd phase of renovations to the building at 1553 Clinton Street. The renovations include: 1) lobby expansion, 2) renovations to the

	<p>clothing room, breakroom, and kitchenette, and 3) renovations to the pantry and office, and 4) other necessary capital needs. The renovations will improve the accessibility and operations of the food and clothing bank that serves at least 4,000 people annually.</p> <p>2. Ability Connection Colorado - CDBG funding of up to \$275,000 for renovations to the Creative Options for Early Childhood Education building at 1633 Florence Street. The renovations include: 1) new roof and gutters, 2) flooring, 3) bathroom improvements, 4) kitchen improvements, 5) energy efficient lighting, 6) accessibility improvements, 7) windows replaced, 8) parking improvements, 9) sewer lines flushed, 10) security improvements, and 11) other necessary capital needs. The renovations will improve the accessibility and learning environment of the Head Start/Early Head Start programs at the Florence Street center. 132 children are served, or which 94% come from low-income families.</p> <p>3. The \$80,807 remaining is for other high priorities; potentially affordable housing rehabilitation, Comitis Crisis Center improvements, additional shelter capacity, economic opportunities, etc.</p> <p>One new program was approved as a Substantial Amendment to the 2016 Action Plan in September of 2016, and the program will continue into 2017. It will use 2016 CDBG funding, and will not need 2017 funding, but accomplishments will be reported for the 2017 Program Year:</p> <ol style="list-style-type: none"> <li>1. Hazard Tree Removal Grant Program - 2016 CDBG funding of \$50,000 for the removal of dead non-city trees that have been cited by Code Enforcement or Forestry for removal within the City of Aurora. This is a grant program for owner-occupied homes by low-moderate income homeowners (up to 80% AMI). The program will be administered by the City of Aurora CD Rehab staff. The program is anticipated to serve 15-25 households in 2017.</li> </ol>
<b>27</b>	<b>Goal Name</b> HOME Unprogrammed
	<b>Goal Description</b> This funding may be allocated to several high priority affordable housing and/or homeless supportive housing needs.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The following projects and programs align with the 2015-2019 Strategic Plan Goals in SP-45 and the third year 2017 Annual Action Plan Goals in AP-20. Projects will become activities to be set up in IDIS once funded. Programs will have individual activities set up in IDIS for each address (ex., the Single Family Rehabilitation Program will have an activity set up for each address).

#### Projects

#	Project Name
1	CDBG Administration
2	Aurora Warms the Night Vouchers - CDBG
3	Aurora@Home Rapid Rehousing/Homelessness Prevention CDBG & HOME, ESG
4	Aurora Mental Health PATH Street Outreach & Services - CDBG
5	ESG Program - 2 Shelters, 1 RRH/HP, and Admin
6	Housing Counseling - HOAP Admin - CDBG
9	HOAP Homeownership Assistance Loans Program - HOME
10	Emergency Repairs Grant Program - CDBG
11	Handicap Accessibility Grant Program - CDBG
12	Radon Mitigation Grant Program - CDBG
13	Single Family Rehabilitation Program - HOME
14	Rehabilitation Programs Administration - CDBG
15	Neighborhood Support in NRSA - CDBG
16	Commercial Renovation Program in NRSA - CDBG
17	Original Aurora Renewal (OAR) in NRSA - CDBG
18	Northwest Alley Paving in NRSA - CDBG
20	HOME Administration
21	Community Housing Development Organization (CHDO) - HOME
22	CDBG Unprogrammed
23	HOME Unprogrammed
24	Aurora Interfaith Renovations Phase 2 - CDBG
25	Ability Connection - Creative Options for Early Childhood Education - CDBG

**Table 7 - Project Information**

**Describe the reasons for allocation priorities and any obstacles to addressing underserved**



## **needs**

The above projects were established during the 2015-2019 Consolidated Plan process through three Public Meetings (the "Money Game" and "Priority Marks"), the Household Survey (with "Priority Marks"), the Agency Survey, the Housing and Community Needs Assessment in the 2015-2019 Consolidated Plan Sections, previous NRSA plans to revitalize Original Aurora, and the City Council's priorities to improve the Colfax Corridor, address Homelessness, and continue Code Enforcement.

Priority Levels were adjusted as per the other methods described above. Results of the Household Survey differed more from the "Money Game" and the Agency Survey. The largest differences were that local households prioritized Infrastructure and Code Enforcement over Homeless Needs, and local homeowners continued to prioritize Single Family Housing Rehabilitation. Several types of activities within the Priority Needs are not proposed to be funded by CDBG, HOME, or ESG, as there are other federal, state, and local funding sources that are targeted more specifically to these needs: for instance, Economic Opportunities, Senior/Disabled, Public Services, and Recreation.

Although funding is always an obstacle to addressing underserved needs, the biggest impediment currently is the all-time low rental vacancy rates, sharp increases in rent, and a low inventory and variety of affordable homes for sale.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	CDBG Administration
	<b>Target Area</b>	ORIGINAL AURORA NEIGHBORHOOD REVITALIZATION STRATEGY
	<b>Goals Supported</b>	CDBG Administration
	<b>Needs Addressed</b>	HOMELESS ECONOMIC OPPORTUNITIES PUBLIC SERVICES AND FACILITIES SINGLE FAMILY HOUSING REHABILITATION CODE ENFORCEMENT INFRASTRUCTURE
	<b>Funding</b>	CDBG: \$572,747
	<b>Description</b>	Administration and Planning of CDBG Program. 20% of the annual CDBG allocation plus CDBG Program Income for current allocation year.
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	The program is administered by the Community Development Division staff at 9898 E. Colfax Avenue, Aurora, CO, 80010.
	<b>Planned Activities</b>	See above
2	<b>Project Name</b>	Aurora Warms the Night Vouchers - CDBG
	<b>Target Area</b>	ORIGINAL AURORA NEIGHBORHOOD REVITALIZATION STRATEGY
	<b>Goals Supported</b>	Voucher Program - Aurora Warms the Night - CDBG
	<b>Needs Addressed</b>	HOMELESS
	<b>Funding</b>	CDBG: \$25,000

	<b>Description</b>	Aurora Warms the Night provides shelter for Aurora's men, women and children experiencing homelessness on days of severely cold weather. The program provides vouchers for low-cost motels, as well as food, toiletries and clothing, and refers guests for medical, mental health and dental care, substance abuse treatment, and permanent housing.
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	200 persons, including singles, couples, and families
	<b>Location Description</b>	N/A - The office is located at 1544 Elmira Street in Aurora, CO 80010.
	<b>Planned Activities</b>	See above
<b>3</b>	<b>Project Name</b>	Aurora@Home Rapid Rehousing/Homelessness Prevention CDBG & HOME, ESG
	<b>Target Area</b>	ORIGINAL AURORA NEIGHBORHOOD REVITALIZATION STRATEGY
	<b>Goals Supported</b>	Aurora@Home-Rapid Rehousing/Homeless Prevention
	<b>Needs Addressed</b>	RENTAL HOUSING (APARTMENTS, ETC.) PUBLIC SERVICES AND FACILITIES
	<b>Funding</b>	CDBG: \$22,000 HOME: \$50,000
	<b>Description</b>	The program will assist 25 families with rental assistance for either rapid re-housing or homelessness prevention, depending upon the need of the family and the adjusting rental market. The 25 families are provided rental assistance and case management/referral to partner agencies for: employment, education, health care, mental health, substance use, child care, transportation, and housing assistance. CDBG will cover case management salaries and other public service items. HOME will cover Tenant Based Rental Assistance (TBRA).
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	25 families with children under the age of 18 - a mix of both rapid rehousing and homelessness prevention
	<b>Location Description</b>	N/A

	<b>Planned Activities</b>	See above
4	<b>Project Name</b>	Aurora Mental Health PATH Street Outreach & Services - CDBG
	<b>Target Area</b>	ORIGINAL AURORA NEIGHBORHOOD REVITALIZATION STRATEGY
	<b>Goals Supported</b>	Street Outreach - ESG
	<b>Needs Addressed</b>	HOMELESS
	<b>Funding</b>	CDBG: \$18,000
	<b>Description</b>	Projects to Assist in the Transition from Homelessness (PATH) program at Aurora Mental Health Center (AUMHC) provides permanent and transitional housing for individuals with mental health and substance abuse problems. The PATH program connects homeless persons to benefits and services, often reconnecting them with mental health services. The CDBG funding will cover the PATH program, Street Outreach, supplies, and other eligible CDBG items/activities.
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	175 persons
	<b>Location Description</b>	The office is located at 1544 Elmira Street in Aurora, CO 80010.
	<b>Planned Activities</b>	See above
5	<b>Project Name</b>	ESG Program - 2 Shelters, 1 RRH/HP, and Admin
	<b>Target Area</b>	ORIGINAL AURORA NEIGHBORHOOD REVITALIZATION STRATEGY
	<b>Goals Supported</b>	Aurora@Home-Rapid Rehousing/Homeless Prevention Comitis Crisis Center - CDBG and ESG Gateway Battered Women's Services - ESG ESG Administration
	<b>Needs Addressed</b>	RENTAL HOUSING (APARTMENTS, ETC.) HOMELESS
	<b>Funding</b>	ESG: \$245,303

	<b>Description</b>	Homeless and supportive services are funded by the Emergency Solutions Grant (ESG) program which allows approximately up to 60% of the total ESG funding for overnight and emergency shelter housing, as well as supportive services and street outreach. The remaining 40% is for: 32.5% is for rapid rehousing/ homelessness prevention; and 7.5% is for administration. The two agencies receiving 60% of the ESG shelter funding include: 1) Mile High Behavioral Healthcare/Comitis Crisis Center; and 2) Gateway Battered Women's Services. Aurora @ Home receives the funding set-aside for rapid rehousing/homelessness prevention. Homeless individuals and households are presumed to be extremely low income (0-30% of AMI).
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	See below
	<b>Location Description</b>	See below
	<b>Planned Activities</b>	Four different ESG Program components will be funded: Shelter \$147,182 (60%) Homeless Prevention- \$39,862 (16.25%) Rapid Rehousing \$39,862 (16.25%) Admin \$18,397 (7.5%)
6	<b>Project Name</b>	Housing Counseling - HOAP Admin - CDBG
	<b>Target Area</b>	ORIGINAL AURORA NEIGHBORHOOD REVITALIZATION STRATEGY
	<b>Goals Supported</b>	Housing Counseling - HOAP Program - CDBG
	<b>Needs Addressed</b>	RENTAL HOUSING (APARTMENTS, ETC.) HOMEOWNERSHIP
	<b>Funding</b>	CDBG: \$250,000
	<b>Description</b>	The City's Homeownership Assistance Program (HOAP) provides housing counseling for pre-purchase, foreclosure prevention, reverse mortgage counseling, and credit counseling for homeowners, as well as rental counseling, referrals, renter's rights and credit counseling for renters. Additionally, HOAP provides educational seminars for first time homebuyers in English and Spanish.

	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 540 households will be served, including all types for rental counseling, pre-purchase counseling, foreclosure prevention counseling, and pre-foreclosure sale counseling. Reverse Mortgage (HECM) counseling will serve senior households.
	<b>Location Description</b>	Counseling is provided by Community Development Division staff at 9898 E. Colfax Avenue, Aurora, CO 80010.
	<b>Planned Activities</b>	See above
7	<b>Project Name</b>	HOAP Homeownership Assistance Loans Program - HOME
	<b>Target Area</b>	ORIGINAL AURORA NEIGHBORHOOD REVITALIZATION STRATEGY
	<b>Goals Supported</b>	HOAP Homeownership Assistance Loans - HOME
	<b>Needs Addressed</b>	HOMEOWNERSHIP
	<b>Funding</b>	HOME: \$200,000
	<b>Description</b>	The Home Ownership Assistance Program (HOAP) provides down payment and closing cost assistance loans for the purchase of single-family housing, including single-family dwellings, condominiums and townhomes. Loans up to \$10,000 are available to assist first-time homebuyers. Potential buyers must not earn more than 80% percent of the Area Median Income (AMI) based on family size. The loans are deferred (no monthly payment) and are due and payable upon sale of the property, transfer of ownership, failure on the part of the borrower to maintain the home as principle place of residence, or payment in full of the first mortgage. The interest rate is zero% deferred for 30 years. The HOAP loan program is a valuable resource for prospective homeowners who can qualify for monthly payments, but have been unable to come up with all of the down payment and closing costs. The 2015 amount of HOME loan average was \$7,915 for 26 loans, totaling \$205,800. The maximum home price is currently \$260,000 (April 2016).
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	25 households of varying type

	<b>Location Description</b>	The program is administered by the Community Development Division staff at 9898 E. Colfax Avenue, Aurora, CO, 80010
	<b>Planned Activities</b>	See above
<b>8</b>	<b>Project Name</b>	Emergency Repairs Grant Program - CDBG
	<b>Target Area</b>	ORIGINAL AURORA NEIGHBORHOOD REVITALIZATION STRATEGY
	<b>Goals Supported</b>	Emergency Repairs Grant Program - CDBG
	<b>Needs Addressed</b>	SINGLE FAMILY HOUSING REHABILITATION
	<b>Funding</b>	CDBG: \$125,000
	<b>Description</b>	The Emergency Home Repair Program provides grants for the emergency repair of owner-occupied single-family homes to address conditions in the home that are hazardous to the occupant's health and safety. The homeowner/applicant must meet low- and moderate-income eligibility requirements. Typical projects include, but are not limited to, furnace and water heater replacement, minor electrical and plumbing repairs, and, especially in the older neighborhoods, clay-pipe sewer repairs or replacement. The funds will be in the form of grants not to exceed \$8,000 for sewer line repairs and \$5,000 for all other repairs. Repairs that exceed these amounts may be covered by a deferred payment loan similar to the Single Family Rehabilitation Program.
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 homeowners for varying type
	<b>Location Description</b>	The program is administered by the Community Development Division staff at 9898 E. Colfax Avenue, Aurora, CO, 80010
	<b>Planned Activities</b>	See above
<b>9</b>	<b>Project Name</b>	Handicap Accessibility Grant Program - CDBG
	<b>Target Area</b>	ORIGINAL AURORA NEIGHBORHOOD REVITALIZATION STRATEGY
	<b>Goals Supported</b>	Handicap Accessibility Grant Program - CDBG
	<b>Needs Addressed</b>	HOMEOWNERSHIP SENIORS AND/OR DISABLED
	<b>Funding</b>	CDBG: \$50,000

	<b>Description</b>	The Handicap Accessibility Grant Program is a program designed to assist owner-occupied, income-eligible households for handicap accessibility modifications to their homes. The funds will be in the form of grants not to exceed \$15,000. Handicap-related rehabilitation can include the installation of wheel chair ramps, chair lifts, widening of doorways (exterior and interior), kitchen repairs, bathroom repairs and any other handicap accessibility needs. Although handicap accessibility issues are addressed under the Single-Family Rehabilitation Program, this program allows modifications specific to accessibility, without the requirement to renovate the entire home.
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	8 homeowners - disabled households
	<b>Location Description</b>	The program is administered by the Community Development Division staff at 9898 E. Colfax Avenue, Aurora, CO, 80010
	<b>Planned Activities</b>	See above
<b>10</b>	<b>Project Name</b>	Radon Mitigation Grant Program - CDBG
	<b>Target Area</b>	ORIGINAL AURORA NEIGHBORHOOD REVITALIZATION STRATEGY
	<b>Goals Supported</b>	Radon Mitigation Grant Program - CDBG
	<b>Needs Addressed</b>	SINGLE FAMILY HOUSING REHABILITATION
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	The Radon Mitigation Program is designed to assist owner-occupied, income eligible households to address mitigation of high levels of radon gas in the home that are hazardous to the occupants. It is a CDBG funded program and is available throughout the City to eligible homeowners. The program funds will be in the form of a grant not to exceed \$5,000 which will cover initial testing, mitigation, and clearance testing of the project.
	<b>Target Date</b>	12/31/2017



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	15 homeowners of varying type
	<b>Location Description</b>	The program is administered by the Community Development Division staff at 9898 E. Colfax Avenue, Aurora, CO, 80010
	<b>Planned Activities</b>	See above
<b>11</b>	<b>Project Name</b>	Single Family Rehabilitation Program - HOME
	<b>Target Area</b>	ORIGINAL AURORA NEIGHBORHOOD REVITALIZATION STRATEGY
	<b>Goals Supported</b>	Single Family Rehabilitation Loans - HOME
	<b>Needs Addressed</b>	SINGLE FAMILY HOUSING REHABILITATION
	<b>Funding</b>	HOME: \$800,000
	<b>Description</b>	The Single Family Rehabilitation Program is intended to help maintain the existing affordable housing stock in the community for low- and moderate-income homeowners, and to increase the life expectancy of the home and the quality of life in the community. Currently, the Single Family Rehabilitation Program offers a zero% interest, deferred repayment loan (due upon transfer of title, such as death or sale of the home). In order to qualify for the program, the home must be in need of repairs and applicants must be the owner and occupant of the home and meet income eligibility requirements.
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 households of varying type
	<b>Location Description</b>	The program is administered by the Community Development Division staff at 9898 E. Colfax Avenue, Aurora, CO, 80010
	<b>Planned Activities</b>	See above
<b>12</b>	<b>Project Name</b>	Rehabilitation Programs Administration - CDBG
	<b>Target Area</b>	ORIGINAL AURORA NEIGHBORHOOD REVITALIZATION STRATEGY
	<b>Goals Supported</b>	Rehabilitation Programs Administration - CDBG

	<b>Needs Addressed</b>	PUBLIC SERVICES AND FACILITIES SINGLE FAMILY HOUSING REHABILITATION URBAN RENEWAL INFRASTRUCTURE
	<b>Funding</b>	CDBG: \$300,000
	<b>Description</b>	ADMINISTRATION AND PROJECT DELIVERY OF BOTH RESIDENTIAL AND COMMERCIAL REHABILITATION PROGRAMS
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Administration and project delivery of both residential and commercial programs and projects.
	<b>Location Description</b>	These programs are administered by the Community Development Division staff at 9898 E. Colfax Avenue, Aurora, CO, 80010
	<b>Planned Activities</b>	Anticipated administration and project delivery of both residential and commercial programs and projects:  Residential - estimated at 78: 20 single family rehabilitations 20 emergency repairs 8 handicap accessibility improvements 15 radon mitigation projects 15 hazard tree removal projects  Commercial and other: 2 commercial renovations,  Public facilities - 1) Aurora Interfaith and, 2) Ability Connection-Creative Options, and  Infrastructure - 1) Alley paving, 2) Lighting (from 2015-16), and 3) Public parking lot (from 2016)
<b>13</b>	<b>Project Name</b>	Neighborhood Support in NRSA - CDBG
	<b>Target Area</b>	ORIGINAL AURORA NEIGHBORHOOD REVITALIZATION STRATEGY
	<b>Goals Supported</b>	Neighborhood Support in NRSA - CDBG
	<b>Needs Addressed</b>	RENTAL HOUSING (APARTMENTS, ETC.) CODE ENFORCEMENT

	<b>Funding</b>	CDBG: \$265,000
	<b>Description</b>	Neighborhood Support in the Original Aurora area performs community maintenance-directed code enforcement, systematic housing, and commercial/retail inspections, with the goal of being a pro-active link between the City and citizens by fostering a spirit of self-reliance and promoting a positive physical image in Aurora's low- to moderate-income neighborhoods. Neighborhood Support also secures vacant buildings to ensure structural integrity, which diminishes opportunities for criminal activity.
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20,000 housing and other inspections in the Original Aurora Neighborhood Revitalization Strategy Area (NRSA)
	<b>Location Description</b>	Original Aurora NRSA - see Section AP-50 for boundaries
	<b>Planned Activities</b>	See above
<b>14</b>	<b>Project Name</b>	Commercial Renovation Program in NRSA - CDBG
	<b>Target Area</b>	ORIGINAL AURORA NEIGHBORHOOD REVITALIZATION STRATEGY
	<b>Goals Supported</b>	Commercial Renovation Program in NRSA - CDBG
	<b>Needs Addressed</b>	ECONOMIC OPPORTUNITIES URBAN RENEWAL
	<b>Funding</b>	CDBG: \$600,000
	<b>Description</b>	This program provides funding for commercial revitalization efforts for exterior storefront renovation projects. The on-going exterior storefront renovation program offers design services. The terms of the program require a 50% forgivable loan with a 50% ten-year repayable loan. There is a total CDBG investment cap of \$200,000 for any one project, but more if there are multiple projects for a continuous storefront. The loan portion is secured with a Deed of Trust that includes Deed Restrictions to ensure compliance with on-going maintenance requirements, Overlay District design requirements, and use restrictions for a 5-year period. The program is intended to provide incentives to businesses that expand or relocate to Aurora when such businesses create new jobs and improve the NRSA area. Also addresses Slum/Blight in NRSA.

	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2 businesses.
	<b>Location Description</b>	Original Aurora NRSA – Colfax Corridor between 14th & 16th Ave., Montview Blvd., and Dayton Corridor. The program is administered by the Community Development Division staff at 9898 E. Colfax Avenue, Aurora, CO, 80010
	<b>Planned Activities</b>	Although it is estimated that 2 businesses will benefit in 2017, commercial renovation projects often take 1-2 years from application to completion. One commercial renovation will be completed in 2016 at 10101 E. Colfax Avenue, and there are four more applications in and underway of which some or all may be completed in 2017.
15	<b>Project Name</b>	Original Aurora Renewal (OAR) in NRSA - CDBG
	<b>Target Area</b>	ORIGINAL AURORA NEIGHBORHOOD REVITALIZATION STRATEGY
	<b>Goals Supported</b>	Original Aurora Renewal (OAR) in NRSA - CDBG
	<b>Needs Addressed</b>	PUBLIC SERVICES AND FACILITIES RECREATIONAL AND CULTURAL FACILITIES/PROGRAMS
	<b>Funding</b>	CDBG: \$90,000
	<b>Description</b>	This program provides funds for salaries, benefits and other administrative costs which support community and neighborhood leadership development, diversity training, neighborhood outreach and communication, and community asset building. All activities of the OAR outreach programs seek to identify and pursue resources that will assist in the revitalization of Original Aurora and the NRSA. Some of the programs that OAR administers or helps coordinate are: Tool Lending program, Community Gardens, Free Seed and Transplant program, Fall Fest, Community Pride Clean-up Events, Educational forums, and other programs.
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	There are approximately 44,425 residents in the Original Aurora Renewal (OAR) Neighborhood Revitalization Strategy Area (NRSA). Of the estimated population, 80.7% are Low-Moderate Income (LMI).

	<b>Location Description</b>	The program is administered by the Community Development Division staff at 9898 E. Colfax Avenue, Aurora, CO, 80010, located in the NRSA.
	<b>Planned Activities</b>	See above
<b>16</b>	<b>Project Name</b>	Northwest Alley Paving in NRSA - CDBG
	<b>Target Area</b>	ORIGINAL AURORA NEIGHBORHOOD REVITALIZATION STRATEGY
	<b>Goals Supported</b>	Northwest Alley Paving in NRSA - CDBG
	<b>Needs Addressed</b>	INFRASTRUCTURE
	<b>Funding</b>	CDBG: \$301,482
	<b>Description</b>	This program will be funded with CDBG to pave approximately four existing alleyways annually in Northwest Aurora (Original Aurora). Only those alleys within the NRSA will be eligible. The number to be paved will be dependent on CDBG funding and construction costs (labor, concrete, etc.).
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Original Aurora NRSA has an estimated population of 44,425, of which 80.7% is Low-Moderate Income (LMI). Typically four alleys located in different census tracts/block groups will serve an estimated 7,000 persons.
	<b>Location Description</b>	The Original Aurora NRSA is further restricted to west of Peoria, north of 6th Avenue, east of Yosemite, and south of the City of Aurora/Denver border (approximately 26th Avenue).
	<b>Planned Activities</b>	See above.
<b>17</b>	<b>Project Name</b>	HOME Administration
	<b>Target Area</b>	ORIGINAL AURORA NEIGHBORHOOD REVITALIZATION STRATEGY
	<b>Goals Supported</b>	HOME Administration
	<b>Needs Addressed</b>	RENTAL HOUSING (APARTMENTS, ETC.) HOMELESS PUBLIC SERVICES AND FACILITIES HOMEOWNERSHIP SINGLE FAMILY HOUSING REHABILITATION
	<b>Funding</b>	HOME: \$149,439
	<b>Description</b>	Administration and Planning of HOME - up to 10% of HOME allocation and Program Income received for the program year.

	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	The HOME program is administered by Community Development Division staff at 9898 E. Colfax Avenue, Aurora, CO, 80010
	<b>Planned Activities</b>	See above
<b>18</b>	<b>Project Name</b>	Community Housing Development Organization (CHDO) - HOME
	<b>Target Area</b>	ORIGINAL AURORA NEIGHBORHOOD REVITALIZATION STRATEGY
	<b>Goals Supported</b>	Community Housing Development Organization (CHDO)
	<b>Needs Addressed</b>	RENTAL HOUSING (APARTMENTS, ETC.) HOMEOWNERSHIP
	<b>Funding</b>	HOME: \$134,159
	<b>Description</b>	A minimum of 15% of the HOME annual allocation will be allocated to certified Community Housing Development Organizations (CHDO) to be used for new units, acquisition, and/or rehabilitation of affordable housing, such as rental housing and can combine with Supportive Housing for Homeless.
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	To be determined - the number of housing units and funding will be dependent on other funding approvals:  Paris Family Housing was approved for 9% Low Income Housing Tax Credits (LIHTCs) in September of 2016. The development will build 39 units of two and three bedroom units, which will serve larger households and families with children. Brothers Redevelopment Inc. (BRI) has been certified as a CHDO.
<b>Location Description</b>	Paris Family Housing will be located at 1702 Paris Street, Aurora, CO 80010. It is located one block west of the Fitzsimons campus, an area of job opportunities.	

	<b>Planned Activities</b>	<p>As noted above, Paris Family Housing by BRI, a certified CHDO, was recently awarded 9% LIHTCs. In the 2015 Action Plan, the City approved a Substantial Amendment to provide up to \$1,700,000 in funding for the development, along with donation of the land valued at \$600,000 that the City acquired using State Neighborhood Stabilization Program (NSP) funding. The \$1,700,000 will be funded with the remaining amount of NSP Program Income of approximately \$500,000, and approximately \$1,200,000 in HOME-CHDO funding.</p> <p>It is anticipated that the funding will be committed in 2017, but new construction of multi-family housing usually takes several years to complete, so it is not anticipated that it will be completed and leased up in 2017.</p>
19	<b>Project Name</b>	CDBG Unprogrammed
	<b>Target Area</b>	ORIGINAL AURORA NEIGHBORHOOD REVITALIZATION STRATEGY
	<b>Goals Supported</b>	CDBG Unprogrammed
	<b>Needs Addressed</b>	RENTAL HOUSING (APARTMENTS, ETC.) HOMELESS ECONOMIC OPPORTUNITIES PUBLIC SERVICES AND FACILITIES
	<b>Funding</b>	CDBG: \$84,507
	<b>Description</b>	Towards high priorities; potentially affordable housing infrastructure or rehabilitation, public facility improvements, additional shelter capacity, economic opportunities, etc.
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	To be determined for the remaining amount of \$84,507.
	<b>Location Description</b>	To be determined.

	<b>Planned Activities</b>	<p>To be determined for the remaining amount of \$84,507.</p> <p>Please note that there are 3 new projects that were grouped under the CDBG Unprogrammed Goal from the 2015-2019 Consolidated Plan, that will now each have its own Project number:</p> <ol style="list-style-type: none"> <li>1. Aurora Interfaith Renovations at 1553 Clinton Street for up to \$275,000 proposed for 2017 Action Plan.</li> <li>2. Ability Connection Colorado - Creative Options for Early Childhood Education Renovations at 1633 Florence Street for up to \$275,000 proposed for 2017 Action Plan.</li> <li>3. Hazard Tree Removal Grant Program - for income-eligible homeowners with dead non-city trees that have been cited. The program will be administered by the City CD Rehab staff with \$50,000 as a Substantial Amendment to the 2016 Action Plan and will carry into the 2017 Action Plan.</li> </ol>
20	<b>Project Name</b>	HOME Unprogrammed
	<b>Target Area</b>	ORIGINAL AURORA NEIGHBORHOOD REVITALIZATION STRATEGY
	<b>Goals Supported</b>	HOME Unprogrammed
	<b>Needs Addressed</b>	RENTAL HOUSING (APARTMENTS, ETC.) HOMELESS HOMEOWNERSHIP SINGLE FAMILY HOUSING REHABILITATION
	<b>Funding</b>	HOME: \$462,033
	<b>Description</b>	Towards high priorities; potentially affordable housing or rehabilitation, Aurora @ Home Tenant Based Rental Assistance (TBRA), etc.
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	To be determined
	<b>Location Description</b>	To be determined



	<b>Planned Activities</b>	<p>To be determined. The City of Aurora has already received over \$1,600,000 in HOME Program Income between January to September 2016, so this PI and the additional \$260,794 in HOME Unprogrammed will be able to fund high priority projects. In addition to Paris Family Housing being approved for 9% LIHTCs, two other developments were awarded 4% LIHTCs/State Tax Credits:</p> <ol style="list-style-type: none"> <li>1. Alameda View Apartments - 116 units at Alameda and Chambers - up to \$975,000 in HOME has been approved as a Substantial Amendment to the 2015 Action Plan.</li> <li>2. Village at Westerly Creek 3 - 74 units at 850 Ironton - up to \$600,000 in HOME was requested at the October 11, 2016 Citizens Advisory Committee for Housing and Community Development (CHD). Pending the 30 day comment period Public Notice, this will be a Substantial Amendment to the 2016 Action Plan.</li> </ol>
21	<b>Project Name</b>	Aurora Interfaith Renovations Phase 2 - CDBG
	<b>Target Area</b>	ORIGINAL AURORA NEIGHBORHOOD REVITALIZATION STRATEGY
	<b>Goals Supported</b>	CDBG Unprogrammed
	<b>Needs Addressed</b>	HOMELESS PUBLIC SERVICES AND FACILITIES
	<b>Funding</b>	CDBG: \$275,000
	<b>Description</b>	Renovations to the Aurora Interfaith Community Services (AICS) Food and Clothing Bank Building at 1553 Clinton Street. The 2nd phase of renovations include: lobby expansion, renovations to the clothing room, break-room, and kitchenette, and renovations to the pantry and office, and other necessary capital improvements.
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Aurora Interfaith provides emergency services to approximately 4,000 or more homeless or low-moderate income clients annually. These emergency services include: a food bank, a clothing bank, utility assistance, bus tokens, prescriptions, school supplies, diapers, personal hygiene items, and other goods. AICS also provides case management, follow-up services and referrals for all new households receiving assistance.
	<b>Location Description</b>	The AICS building is located at 1553 Clinton Street, Aurora, CO, 80010, in the Original Aurora NRSA area.

	<b>Planned Activities</b>	See above
<b>22</b>	<b>Project Name</b>	Ability Connection - Creative Options for Early Childhood Education - CDBG
	<b>Target Area</b>	ORIGINAL AURORA NEIGHBORHOOD REVITALIZATION STRATEGY
	<b>Goals Supported</b>	CDBG Unprogrammed
	<b>Needs Addressed</b>	PUBLIC SERVICES AND FACILITIES
	<b>Funding</b>	CDBG: \$275,000
	<b>Description</b>	Renovations to the Early Childhood Education building at 1633 Florence Street, a Head Start/Early Head Start program to include: new roof and gutters, flooring, bathroom improvements, kitchen improvements, energy efficient lighting, accessibility improvements, windows replaced, parking improvements, sewer lines flushed, security improvements and other necessary capital needs.
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The student enrollment is approximately 132 students. 94% of the students come from low-moderate income families.
	<b>Location Description</b>	The center is located at 1633 Florence Street, Aurora, Colorado, 80010, in the Original Aurora NRSA area.
	<b>Planned Activities</b>	See above.

## AP-50 Geographic Distribution – 91.220(f)

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

As seen in the Appendices by the Low Moderate Income Area (LMA) census tract map, there are many areas of need throughout the City of Aurora. In general, the programs that the City of Aurora directly implements will be made available to all income eligible individuals and households throughout the City.

The City will seek to continue targeting programs within the Original Aurora area, which is also Aurora’s Neighborhood Revitalization Strategy Area (NRSA). The general boundaries of Original Aurora are Yosemite Street on the west, I-225 on the east, East 6th Avenue on the south, and the City border on the north (see map in Appendices).

### Geographic Distribution

Target Area	Percentage of Funds
ORIGINAL AURORA NEIGHBORHOOD REVITALIZATION STRATEGY	33

Table 8 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

The programs funded and implemented by the Community Development Division, especially the Housing Rehabilitation and Home Ownership Assistance Programs (HOAP), are available to assist income eligible households city-wide. Even so, the area of greatest need continues to be Original Aurora. The City will continue to target resources in the Original Aurora neighborhoods, in pursuit of the goals and objectives set forth in the established Neighborhood Revitalization Strategy. Seven out of the City’s nine racially/ethnically Concentrated Areas of Poverty (RCAPs) are in this area (see map in Appendices).

### Discussion

The City has six goals for the Original Aurora NRSA with anticipated resources noted below for 2017. These total an estimated \$1,755,000 for programs/projects specific to the area, as well as the many in-house housing programs that are targeted to the area, which are not estimated at this time, but will be reported in subsequent annual reports. Therefore, at this time it is known that about 33% of the estimated \$5,344,670 in CDBG, HOME and ESG funding over the next year will be allocated to the NRSA for specific projects, but an even greater amount flows in through individual HOAP loans and

rehabilitation projects.

Foster a Supportive Business Environment:

- Commercial Renovation - \$600,000

Promote Homeownership

- A portion of the HOAP loans will be targeted to the area.

Improve the Housing Stock

- A portion of the Single Family Rehabilitation programs (Emergency Repairs, Handicap Accessibility, Radon Mitigation, Hazard Tree Removal Grant Program, and Major HOME rehabilitation) will be targeted to the area.
- Neighborhood Support Team (Code Enforcement) - \$265,000

Improve the Neighborhood Setting

- Alley Paving - \$301,482
- Aurora Interfaith Renovations at 1553 Clinton Street - \$275,000
- Ability Connection Colorado Creative Options for Early Childhood Education at 1633 Florence Street - \$275,000

Strengthen the Economic Vitality of the Community

- Commercial Renovation (see above)

Engage and Empower the Community

- Original Aurora Renewal (OAR) outreach staff - \$90,000

NOTE: Paris Family Housing - 39 units of 2 and 3-bedroom units will be newly constructed at 1702 Paris Street. The City approved \$1,820,000 in HOME and NSP Program Income funding as a Substantial Amendment to the 2015 Action Plan and will commit the funding in 2017. The project is expected to be completed in the fall of 2018.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The number of households anticipated to be assisted include the following goals for year 3 (2017):

- Rental Assistance: 0-60% AMI

30 (25 through Aurora @ Home - a mix of 10-15 for Rapid Rehousing and 10-15 for Homelessness Prevention, 5 with Home of Our Own [HOOO])

- New Construction of multi-family: 0-60% AMI

177 units

13th Avenue Apartments 2 (part of the Mt. Nebo development), 177 units of 1, 2, and 3-bedroom units in four buildings, is currently under construction and will be completed in 2017. The City committed \$750,000 in HOME funding in December of 2015. Construction began in early 2016. \$712,500 was expended in 2016 and 5%, or \$37,500 is being held as retainage until completion.

Although the 2015-2019 Consolidated Plan anticipated 100-150 units of newly constructed affordable units during the five year period, with 25-30 units produced annually, it takes several years to approve/start up/complete a project. When 13th Ave. Apartments with 177 units is completed, the City will meet and exceed its goal of 100-150 units during 2015-2019. It is also anticipated that the 3 other multi-family developments will also be completed during the five year period, bringing the combined

total to 406:

- 13th Avenue Apartments 2 - 177
- Alameda View Apartments - 116
- Village at Westerly Creek 3 - 74
- Paris Family Housing - 39

- Rehabilitation of multi-family: 0-80% AMI:

0 (zero planned for 2017)

- Rehabilitation of single-family: 0-80% AMI:

78 (20 through Emergency Repairs, 8 through Handicap Accessibility, 15 through Radon Mitigation, 15 through Hazard Tree Removal, and 20 through HOME's Single Family Rehabilitation).

- Acquisition: 0-80% AMI

25 through HOAP loans

TOTAL = 133 (up to 310 with 13th Avenue Apartments completion)

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	20
Non-Homeless	105
Special-Needs	8
Total	133

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	30
The Production of New Units	0
Rehab of Existing Units	78
Acquisition of Existing Units	25

Annual Action Plan  
2017

One Year Goals for the Number of Households Supported Through	
Total	133

**Table 10 - One Year Goals for Affordable Housing by Support Type**

**Discussion**

See above

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The Housing Authority of the City of Aurora (AHA) had only one remaining public housing project, Buckingham Gardens which had 65 senior/disabled units. With the completion of the redevelopment of Buckingham Gardens into the Village at Westerly Creek 1 and 2, all residents have been relocated within the newly constructed units, and the remaining Buckingham Gardens has been demolished.

The Village at Westerly Creek 3 was awarded 4% LIHTC and State Tax Credits in 2016 and will begin construction of 74 new units in 2017. The development will include 50 units of larger units for families and 24 one-bedroom units for seniors. Six (6) of these 74 units will be new public housing units with Housing Choice Vouchers.

### **Actions planned during the next year to address the needs to public housing**

N/A

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

N/A

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

N/A

### **Discussion**

N/A



## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The Aurora City Council continues to prioritize addressing homelessness as one of its top priorities, and with its collaborative partners, continues to grow and expand homelessness initiatives and programs. The Aurora City Council approved \$1,500,000 annually in proceeds from the Marijuana Sales Tax for a three year period, totaling \$4,500,000 (2016-2018), to be allocated towards homeless needs. The City hired its first Homelessness Programs Director in August of 2016 who will coordinate efforts to address the needs of homeless persons and persons at risk of homelessness on a full-time basis.

The City and its collaborative partners are active with Metro Denver Homeless Initiative (MDHI), the HUD designated Continuum of Care (CoC) for the region. MDHI is participating in HUD's 25 Cities Initiative to identify through a Vulnerability Index (VI) tool the most vulnerable persons to connect with vouchers and to house. 25 Cities is helping to guide the development of a Coordinated Assessment and Housing Placement System (CAHPS). The Cities of Denver and Aurora, MDHI, and the Metro Mayors Caucus (MMC) were awarded an IBM Smarter Cities Technology grant to have the computer systems assessed by experts. AUMHC-PATH has noted that chronically homeless individuals have had great success in being matched with vouchers and units; they've had more clients placed in the past year than in the previous 4 years combined.

Aurora @ Home also made great strides in 2016. In addition to the city's CDBG and ESG funding of the rental assistance program, the city provided \$60,000 in General Funds and \$50,000 in HOME, for a total of almost \$210,000. On behalf of Aurora @ Home, Aurora Mental Health Center (AUMHC) in partnership with AHA was awarded almost \$360,000 in MDHI's CoC 2015 SuperNOFA funds to serve 15-20 additional families. The grant funds will be available in late 2016 and covers rental assistance and an additional Navigator. Finally, Aurora @ Home, through AHA and Aurora Public Schools, was awarded HOME funding by the State in 2016 to serve an additional 15 families. The Aurora @ Home program has grown from 25 families to 60 families.

Challenges to finding affordable units continued. In an effort to assist households in finding apartments, a part-time Landlord Recruitment Specialist position was created and a person was hired in early 2016. Additional funding from the City's Marijuana Sales Tax of \$45,000 allowed the Landlord Recruitment Specialist to become a full-time position.

Aurora @ Home has developed a close relationship with Arapahoe County services and all families that are eligible to receive TANF are doing so at this time. Arapahoe County assigned an employment specialist from "Arapahoe/Douglas Works!" to work with the program for 2.5 days per week. A VISTA member joined the team in November of 2015 and has devoted most of 2016 to focus on infrastructure

needs in the Aurora @ Home program.

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Of the first \$1,500,000 in Marijuana Sales Tax funding from 2016, \$395,000 has been allocated for projects which are geared towards street outreach:

- \$40,000 for a street outreach van for AUMHC-PATH
- \$40,000 for a street outreach van for Comitis Crisis Center
- \$95,000 for street outreach staffing and for Comitis Crisis Center operations
- \$220,000 to Comitis Crisis Center to continue the operations of Colfax Community Network (CCN), which does outreach to families living in motels and a variety of other programs including after-school and summer camp programs.

The City and its partners have begun to plan for a Day Resource Center which is expected to open in June of 2017.

The City's CDBG funding will continue to provide \$18,000 to AUMHC's PATH program which does street outreach to unsheltered persons. Comitis will continue to be funded with ESG funding which also conducts street outreach to youth in Aurora. The Aurora Community Outreach Team (ACOT) van will continue to drive around on cold weather nights to help unsheltered persons come in from the cold, or if services are refused, provide supplies. Aurora Warms the Night will continue to receive \$25,000 in CDBG funding for motel vouchers on severe weather nights.

**Addressing the emergency shelter and transitional housing needs of homeless persons**

The City and the collaborative partners will strategically plan for both short term and long term needs.

Comitis will continue to receive ESG funding, and \$236,000 in General Funds for 40 additional beds for single men and women to be open 24/7, year-round. The funding covers the 24/7 staffing plus limited day drop-in services, including personal hygiene, counseling, mental health and substance abuse. Comitis has been operating at or above capacity almost every night since opening the converted beds. On cold weather nights, overflow has been accommodated within the facility. Aurora Warms the Night continues to provide motel vouchers on cold weather nights. The Aurora Community Outreach

Team (ACOT) bus helps to transport people to shelter and to provide basic supplies.

Gateway Battered Women's Services continues to receive ESG funding for their shelter in Aurora. The agency provides emergency shelter to victims of domestic violence and counseling services and resources.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The city and the Aurora @ Home collaborative will continue to plan a pipeline of Permanent Supportive Housing/Affordable Housing projects, continue the Aurora @ Home program of rapid rehousing/homelessness prevention, participate with MDHI in the 25 Cities Initiative and Coordinated Assessment and Housing Placement System (CAHPS), as well as MDHI's current landlord recruitment strategy, and plan for bridge housing until more units come on-line.

The City's new "Wellness" Mental Health Court and AUMH's Triage program are underway to address:

- Housing for Municipal court clients with mental illness
- Housing for frequent users of the health care system and mental health facilities with mental illness

A group home, funded with 2015 HOME, to address the Wellness Court clients opened in 2016 with beds for six males. City Council is funding the operations with \$60,000 in City general funds.

Additionally, FUP vouchers will continue to help youth exiting foster care. AHA received an additional 15 Veteran Affairs Supportive Housing (VASH) vouchers, bringing their total to 100 VASH vouchers. Finally, meetings have begun to address the discharge of medically fragile homeless persons on the Fitzsimons/Anschutz Medical Campus - University of Colorado.

A chart dated June 16, 2016 describes the Continuum of Care Inventory in Aurora in the Appendices, with highlights of recent awards.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services,**

**employment, education, or youth needs.**

Aurora @ Home will continue to provide homelessness prevention assistance to families with case management and navigation.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

An Analysis of Impediments to Fair Housing Choice (AI) was prepared for Aurora by a consultant, EVStudio, in 2014, prior to the 2015-2019 Consolidated planning process in order to better inform the City on potential impediments before beginning the Housing Needs Assessment. The AI was then updated with the most recent housing data found in the 2015-2019 Consolidated Plan after the Consolidated Plan was finalized in the summer of 2015. Staff awaited consultation comments from the National Fair Housing Association (NFHA) and the Denver Metro Fair Housing Center (DMFHC), as well as the information on the Zoning Code Update and the Infill Fee Incentive Proposal. The AI was submitted to HUD in July of 2016, and the City has not received any concerns or requests for revisions from HUD.

The 2015-2019 Consolidated Plan and 2017 Action Plan are addressing four of the impediments throughout the Plans. Impediment 5 is discussed in the next Section.

**IMPEDIMENT 1: LACK OF VARIETY/SUPPLY OF AFFORDABLE RENTAL UNITS FOR EXTREMELY LOW AND VERY LOW-INCOME POPULATIONS: (discussed throughout plans)**

**IMPEDIMENT 2: THE AFFORDABLE UNITS ARE OFTEN SUBSTANDARD AND LOCATED IN LESS DESIRABLE NEIGHBORHOODS**

The City has continued to prioritize consistent funding for its core housing rehabilitation programs. The City also began a Radon Mitigation program, one of the first of its kind in the country to address this health issue. The City has also funded renovations for multi-family rental projects. The City's Multi-Family Systematic Housing Inspection Program, described below, helps to ensure minimum standards for maintenance, health and safety. The City's Westerly Creek Village/Montview Corridor Plan and Urban Renewal Area, also described below, is helping to revitalize the Original Aurora area.

**IMPEDIMENT 3: NEED FOR ADDITIONAL SUPPORT FOR COUNSELING ON REQUIREMENTS TO OBTAIN HOUSING FOR AT RISK POPULATIONS**

HOAP homebuyer seminars provide information to participants regarding the home-buying process, including a session pertaining to Fair Housing rights. Participants of the HOAP seminars receive a copy of the Fair Housing Guide and class instruction on who to call with a complaint.

HOAP staff has been expanding into rental counseling for at-risk populations: the number of clients provided rental counseling in 2015 grew in 2015 to 577 (more than double from the 277 in 2012). HOAP staff also provided financial fitness classes open to homeowners, homebuyers, and renters.

**IMPEDIMENT 4: LACK OF VARIETY/SUPPLY OF HOUSING OPTIONS FOR AT-RISK POPULATIONS, AS WELL**

AS LOW TO MODERATE INCOME POPULATIONS (discussed throughout plans)

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

IMPEDIMENT 5: REGIONALLY AND UNIVERSALLY, GOVERNMENT REGULATIONS AND FEES ARE IMPEDIMENTS TO FAIR HOUSING CHOICE FOR EXTREMELY LOW, VERY LOW, AND LOW-MODERATE INCOME POPULATIONS

Strategy 1. The City of Aurora should continue to support projects that provide a variety of new affordable units for extremely low, very low, and low-moderate income populations by providing development incentives, lowering development fees and allowing higher density, such as the City's water tap fee reduction for both single-family and multi-family units, as well as the park impact fee reduction for multi-family units in the TOD zoning district. The City is reviewing an Infill Fee Incentive Proposal. Update: City Council adopted the Infill Fee Incentive Proposal in August of 2016 and it will soon go into effect for residential developments of eight units or less.

Strategy 2. The City of Aurora should continue to consider waiving or reducing design requirements for projects that create affordable units, such as the City's reduction to the exterior masonry requirement from 50% to 15%. Anticipated to be completed in 2017, the City's Zoning Code Update is addressing these design requirements.

Strategy 3. The City of Aurora should continue the implementation of flexible zoning districts, such as the Sustainable Infill and Redevelopment (SIR) and the TOD zoning districts which modify density, lot and other requirements for projects that create or retain affordable units. There is substantial land area potentially available for these zoning districts. The City's Zoning Code Update will improve upon the existing flexible zoning districts and add new types of uses for a wider variety of housing types.

Strategy 4. The City of Aurora should support projects by investing applicable resources into projects that provide and rehabilitate affordable units.

Actions taken in 2016 and planned for 2017:

In 2014, the City's Planning and Development Department began a comprehensive update of the City's Zoning Code. The City hired Clarion Associates for this comprehensive update which is being rolled out over 2015-2017. Community Development staff has provided recommendations and strategies from the 2015-2016 AI and will provide input throughout the update process. CD staff has also held discussions with Planning and other City staff on waivers to lower development costs for specific projects.

City CD staff met twice with the Colorado Housing and Finance Authority (CHFA) to discuss modifications

that could be made to the proposed Paris Street Apartments for re-submittal for 9% LIHTCs in 2016, as well as to coordinate with CHFA on other future projects in the City's robust pipeline. The meetings have been very productive in terms of discussing specific waivers, such as reducing parking requirements to 1:1 and waiving balcony requirement in urban/in-fill areas. The meetings have also been important for the City to develop a relationship with CHFA and to keep them abreast of the City's highest priorities.

### **Discussion:**

As noted under Impediment 2, the City established the Multi-Family Systematic Housing Inspection Program in 1993 as a means to ensure the City's multi-family housing meets minimum standards for maintenance, health and safety. The program supports the overall goal of safe and decent housing for tenants and reduces the burden typically placed on tenants to advocate continually for corrections of substandard housing conditions. The program also benefits managers and property owners providing an ongoing opportunity to assess property conditions and make corrections prior to the need for more costly repairs.

New multi-family properties are scheduled for inspection five years from initial occupancy. After an inspection, and if necessary, a re-inspection is conducted to ensure all repairs are corrected. After the final re-inspection is completed the property owner is sent a letter informing them when their next systematic inspection will be in two to five years.

More details on the City's Inspection Program can be found at:

[http://icma.org/en/icma/knowledge\\_network/documents/kn/Document/100143/Auroras\\_MultiFamily\\_Systematic\\_Housing\\_Inspection\\_Program](http://icma.org/en/icma/knowledge_network/documents/kn/Document/100143/Auroras_MultiFamily_Systematic_Housing_Inspection_Program)

The Original Aurora area is also seeing renewal efforts through the Westerly Creek Village and Montview Corridor Comprehensive Plan Amendment (2012) and the establishment of the Westerly Creek Village Urban Renewal Plan Area (URA) (2013).

Since the Urban Renewal Plan was adopted, City staff has been engaged with potential developers within the URA to further implement the Plan. Funding to clean up the former Stanley Aviation site was approved in 2014, and plans are progressing to redevelop the site for community shopping needs. The Stanley Marketplace will be a "food-centric, community-inspired marketplace" coming in late 2016 to the old 22-acre Stanley Aviation campus near East 25th Avenue and Dallas Street.

A key urban renewal area property planned for open space was acquired by Aurora Water to be part of the Lower Westerly Creek Flood Control Improvement Project. Fulton, Iola, and Kingston Streets have opened between Westerly Creek Village and Denver's Stapleton community, linking the metro Denver area's two largest cities.

Finally, Forest City, master developer for Stapleton, is building 322 single-family (attached and detached)

homes south of 26th Avenue between Fulton and Moline in Aurora. These homes will range from \$250,000 to \$450,000. The development will include completion of the park planned east of Westerly Creek and west of the two-acre park at 26th and Fulton.



## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The City will continue to implement the actions as previously described.

### **Actions planned to address obstacles to meeting underserved needs**

In addition to all of the housing, homeless/at-risk services, and community development efforts in the Original Aurora NRSA already described, the following activities carried out by the City and its various community partners address underserved needs:

#### Neighborhood Support Division

Code officers provide monthly trainings at the City's HOAP seminars on City ordinances related to new property ownership.

Code Officers from Team One perform code enforcement and systematic multi-family housing inspections, mobile home inspections, site plan inspections, and zoning inspections within the Original Aurora NRSA. The team provides organizational development assistance in the NRSA. They also secure vacant buildings in order to ensure integrity, diminish opportunities for criminal activity, and to enhance neighborhood safety working alongside with the Aurora Police Department, Aurora Fire Department and the Building Department. Finally, officers conduct code enforcement presentations to NANO meetings, Del Mar Neighborhood meetings, and attended Del Mar Association Neighborhood Watch meetings.

#### Community Relations Division

Aurora is a majority minority city. Over half of Colorado's refugees live in the North Aurora area. There are over 130 languages spoken in Aurora Public Schools. The Community Relations Division advocates the effective use of available human, community and social service resources, by providing cultural awareness training, translator/interpreter services, information, referrals and resources; and coordinating programs to meet the needs of Aurora's diverse community. They also conduct diversity training and facilitated the following groups:

1. Aurora Community of Faith
2. Aurora Human Relations Commission
3. Aurora Immigrant & Refugee Task Force
4. Aurora Key Community Response Team to assist in times of potential civil disorder
5. Martin Luther King Jr. Commemoration
6. Multicultural Program
7. Veteran's Affairs Commission
8. Hosted Community Race Forum Discussions

## **Actions planned to foster and maintain affordable housing**

Actions are discussed throughout the plan. The City will also research if there are any expiring tax credit or other properties that may revert to market-rate. If any are found, the City will discuss potential options with the owners on keeping these properties affordable.

## **Actions planned to reduce lead-based paint hazards**

Community Development program lead-based paint activities include the following:

- Continuing education for Community Development staff, contractors and their crews to use safe work practices and other protections that reduce the risk of creating lead-based paint hazards during housing rehabilitation;
- Lead Hazard inspections, laboratory evaluations, clearance, testing materials, and all other expenses relating to lead hazard evaluations;
- Lead Hazard Reduction, including, but not limited to paint stabilization, repairing defective surfaces, removing loose paint and applying new paint; interim controls to temporarily control lead-based paint hazards; standard treatments as defined by Title X of the regulation, and; abatement measures to permanently control lead based paint or lead-based paint hazards; and
- Testing for elevated blood levels in children living in lead hazardous homes where rehabilitation activities are taking place under the Single Family Rehabilitation Program, when determined necessary by Community Development Division staff.

According to the Colorado Department of Public Health and Environment (CDPHE) elevated blood levels of 10 or above are considered high and would require additional testing, and levels of 40--45 would require medication. Due to State of Colorado privacy laws, the CDPHE cannot release specific addresses to local jurisdictions.

The City of Aurora Rehabilitation Programs, including Single-Family, Emergency Repair, and Handicapped Accessibility, and the Home Ownership Assistance Program (HOAP) use CDBG and HOME grant funding for lead hazard containment and removal in properties assisted through the programs. These programs provide lead screening in pre-1978 properties and lead removal and/or containment in the properties that tested positive for high levels of lead.

Aurora's Rehabilitation specialists have received training relating to lead-based paint and are aware that lead in paint becomes a hazard when it is released through deterioration on outside walls, through abrasion on windows, floors, and stairs, through impact from the motion of doors, or through disturbance during rehabilitation. The Rehabilitation Specialists have also taken part in HUD-sponsored

training seminars on lead-based paint and are Colorado State Certified Risk Assessors.

### **Actions planned to reduce the number of poverty-level families**

In 2017, the City of Aurora will continue reducing the number of poverty level families through its community development programs that focus on providing decent and safe housing. The City administers a set of programs that “proactively” provides financial opportunities and knowledge for poverty level families to come out of poverty. They include the Pre-Purchase Counseling, Educational Seminars, Homeownership Assistance Loans, and the Home of Our Own Program (HOOO - Tenant-Based Rental Assistance), and many more previously described new initiatives.

In addition to the programs described above, the City also administers a set of programs that assists those families that are in danger of falling into poverty by providing useful information and intermediary services with lenders and creditors. They include Foreclosure Prevention Counseling, Pre-Foreclosure Sale Counseling, Reverse Mortgage Counseling, and Educational Seminars.

### **Actions planned to develop institutional structure**

The Community Development Division of Aurora’s Neighborhood Services Department is the designated Lead Agency responsible for administering programs covered by the 2015-2019 Consolidated Plan and associated Action Plans. The CD Division ensures compliance with program and comprehensive planning requirements, as well as coordinates the public outreach.

CD maintains a hierarchy of staff who are responsible for meeting all federal, state and local regulations with respect to their individual program responsibilities. The CD manager, HOAP and Rehabilitation program supervisors, financial analyst, planner, and administrative technician meet at least twice per month to discuss these issues. Checklists, duplicate reviews and established policies and procedures are integrated into each project.

Aurora continues to implement priorities, objectives, and tasks outlined in the Consolidated and Action Plans with extensive consultation between citizens, the Housing Authority of the City of Aurora (AHA), housing and human service providers, and other City agencies. The agencies and organizations that coordinate activities and programs that address housing and community development needs support and complement each other in a proactive manner in order to overcome gaps in institutional structure and enhance coordination.

City agencies, including the CD Division, Development Services Division, Aurora Business Development Center (ABDC) and Neighborhood Support (Code Enforcement) Division, routinely participate in public forums to get resident feedback on neighborhood issues and concerns. These on-going outreach efforts assist in the development of community priorities, identify neighborhood concerns and issues, and allow

City departments to market their programs and inform the public about City code and other policies.

**Actions planned to enhance coordination between public and private housing and social service agencies**

The Aurora @ Home Collaborative partners will continue to expand the coordination of housing and services that was tested in the rapid rehousing/homelessness prevention pilot program. The Governing Board has completed a revised strategic plan for future actions. The revised plan now includes all homeless and at-risk populations.

As previously described, the City's new Homelessness Programs Director will coordinate initiatives to address homelessness and those at-risk of homelessness, and coordination of the \$4,500,000 in Marijuana Sales Tax funding for these initiatives over the next three years.

**Discussion:**

See above.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

**Introduction:**

The City receives CDBG, HOME and ESG and follows the specific program requirements as follows:

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	70,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>70,000</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	95.00%

#### Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City does not administer any other forms of investment that are not described in § 92.205(b) of

the HOME Rule.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

A portion of 2017 HOME will be used for the Home Ownership Assistance Program (HOAP), which provides down payment and closing cost assistance to first-time, income qualified homebuyers.

Loan amounts less than \$15,000 in HOME funds require a five (5) year affordability period that relate to the resale/recapture of the property. The City uses the recapture method for HOAP loans. In accordance with § 92.254 of the HOME rule, the method of recapture of these funds will be through loan repayment by the borrowers of the entire amount of the HOME investment through sale or conveyance of the property that previously received the HOME investment, subject to available Net Proceeds. Net Proceeds is defined as the Sales Price minus the Superior non-HOME debt minus Closing Costs.

See Attachments - 1) HOAP webpage information, and 2) Procedure L for HOME Recapture Provisions for HOAP Loans.

Resale restrictions in keeping with § 92.254 of the HOME rule are imposed upon newly constructed for-sale housing developed by Habitat Community Housing Development, Inc. (HCHD), a previously certified CHDO for the City of Aurora. HCHD records a covenant that provides them the first option to repurchase the property if, within the HOME affordability period, the home ceases as the primary residence of the buyer. HCHD is then responsible for selling the home at an affordable price to another HOME-qualified low-income owner/occupant.

See attachments - 1) Exhibit A for New Construction for Homeownership and 2) Declaration of Deed Restriction and Covenant.

Fair Return on Investment Definition: If a homeowner sells the subject property at any time during the contractually obligated HOME Resale Affordability Period, the City of Aurora, Community Development Division, will establish a standard of fair return as a percentage of the change in median sales prices over the period of ownership based on comparable sales in the vicinity (neighborhood) of the subject property.

The City's policy determines that a fair return to the seller would be their initial out of pocket investment plus the cost of documented eligible upgrades, such as installation of new 90% efficiency furnace, new E-star rated windows and additions to the homes square footage, plus 50% of the remaining net proceeds available after the City recovers the initial down payment and closing cost subsidy. An example is described later.

The City of Aurora considers that a reasonable range of low-income eligible buyers would in the 0-

80% median income range. In order to ensure affordability for the next buyer of the HOME Resale property, the City of Aurora may provide down payment or second mortgage assistance, first mortgage interest write downs or other mechanisms that enhance affordability, assuming that these programs still exist in their current form at the time of the resale activity.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

See above. An example on Fair Return is described below:

Original Purchase:	\$100,000
Eligible Improvements:	\$10,000
Appreciation of Property:	\$10,000
New Sale Value:	\$120,000
Less 1st Mortgage Pay-off	(90,000)
Less 2nd Mortgage Pay-off	(10,000)
Balance Net Proceeds =	\$20,000
Less Eligible Improvements:	(10,000)
Remaining Net Proceeds:	\$10,000
50 % to Seller:	(5,000)
50% to the City:	(5,000)
Balance:	\$0.00

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City of Aurora does not use HOME funds to refinance existing debt secured by multi-family housing that is being rehabilitated with HOME funds. Therefore, no refinancing guidelines are required pursuant to § 92.206(b) of the HOME Rule.

**Emergency Solutions Grant (ESG)  
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

The City follows the December 5, 2011 HUD Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) rules and standards for providing ESG assistance. In accordance with HEARTH, the City has written the attached Policies and Procedures for the Aurora @ Home "Rapid Rehousing" and "Homelessness Prevention" activities.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Metro Denver Homeless Initiative (MDHI) is the Continuum of Care that has begun to establish a Coordinated Assessment and Housing Placement System (CAHPS); however, it has not been completed. MDHI is participating in HUD's 25 Cities Initiative and is testing a tool called the VI-SPADT which uses a Vulnerability Index for prioritizing services and housing. This VI-SPADT tool is specific for chronically homeless individuals and veterans. The VI-SPADT is being used as a model, and all or portions of it may be adapted or modified for other homeless populations, such as youth and families with children.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The attached memo describes the process for making sub-awards and how the ESG is allocated to non-profits. All non-profits allocated ESG funding must have staff capacity to meet the HMIS data entry requirements of ESG.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The City of Aurora's Collaborative Ten Year Plan to address homelessness, called the Aurora @ Home Plan, has one member on the Operations Committee that is formerly homeless. All agencies receiving ESG funds have formerly homeless board members. Additionally, the 2015-2019 Consolidated Planning process specifically targeted and engaged homeless participants during the evening Focus Group.

5. Describe performance standards for evaluating ESG.

The City has preliminarily adopted HUD's 2014 Objectives for evaluating ESG performance standards. These standards are attached. Of the seven HUD Objectives, four are applicable to



measuring participants in the Aurora @ Home Rapid Rehousing/Homelessness Prevention program for families with children:

- Increase the percentage of participants remaining in CoC-funded permanent housing projects for at least six months to 80% or more.
- Increase the percentage of participants in all CoC funded projects that are employed at program exit to 20% or more.
- Increase the percentage of participants in all CoC funded projects that obtain mainstream benefits at program exit to 56% or more.
- Increase the percentage of participants in all CoC-funded projects that obtained or increased income from other sources (i.e. cash benefits) at program exit to 54% or more.

The Regional ESG members of MDHI are currently developing objectives and performance standards for the COC. The group is also discussing ways to evaluate performance through HMIS.

The Aurora @ Home Program uses the four standards above as a guide for program outcomes. In 2015, the program served 24 families with children. Sixteen (16) families were in the rapid rehousing (RRH) program for homeless families, and 8 families in the homelessness prevention (HP) program for at-risk families. The average family includes 1 adult with 3 children; 15 out of the 16 RRH families are female headed households.

Outcomes: Ten (10) participants were employed and were working either part-time or full-time. Of these, three participants increased their income. One person will begin their job in 2016. Two are exempt from working due to verified disability. One family lost their income, due to no longer working. All families that are eligible to receive Temporary Aid to Needy Families (TANF) are doing so at this time.

Compliance to Program Guidelines was a challenge for two households. One participant reported she was working and upon verification it was discovered she was not. The housing navigator is working on re-defining her goals and determining her rental portions. The second household was being referred to a Substance Abuse treatment program with one of the Collaborative agencies.

All these families share one common barrier to remaining stably housed and that is lack of income. The families either lack employment and/or are underemployed (employed part time and/or paid at a rate that does not allow them to be self-sufficient). Other barriers include mental health issues, substance use issues, and lack of child care.

In response to the largest barrier, lack of employment/underemployment noted above, Arapahoe County assigned an employment specialist from Arapahoe/Douglas Works! to work with the program participants half-time. This employment specialist accompanies the navigator on home visits. A VISTA member joined the team in November of 2015 has devoted most of 2016 to focus on educational and infrastructure needs for the program.

**Attachments:**

**CONTINUUM OF CARE IN AURORA – Updated June 16, 2016**

**Emergency Shelters, Temporary & Transitional Housing, Rapid Re-Housing (RRH), Homelessness Prevention (HP) & Permanent Supportive Housing (PSH) Inventory**

Agency	Emergency	Temporary (usu 3-6 mos.)	Transitional (up to 2 yrs.)	Rapid Rehousing	Homelessness Prevention	Permanent Supportive	Description/Capacity
Arapahoe House	(29)					(Part of 71)	(100 beds/vouchers not counted as noted below) EMERG: 29 beds at Detoxification center – not specifically for homeless PSH: 71 Section 8 permanent housing vouchers for Metro Denver, some in Aurora
Aurora@Home Collaborative Housing Providers: AUMHC, AHA, & Community Housing Partners (CHP)				60 to 65	Inc. in RRH		60-65 – short to medium term rental assistance & case management:  AHA - 30 RRH/HP families (inc. ArCO HOME, CoA HOME/CDBG, CoA General, and recently awarded Colorado Division of Housing HOME)  AUMHC – RECENT: 20-25 RRH families (MDHI SuperNOFA)  CHP - RECENT: 10 RRH families at Plaza Townhomes at Macon/Moline (CoA ESG)
Aurora Mental Health Center (AUMHC)			52			266	318 beds/vouchers/units: TRANS: 52 beds: 15-beds at Aurora Veterans Home; 15-beds at John Thomas House for adults; 16-beds at Nome St for prison re-entry program/Arapahoe jail program RECENT: 6-beds at Ursula for Wellness Court with Judicial Division PSH: 266 beds/vouchers/units: 10-beds at Fitzsimons Recovery Apts. for homeless adults; 8-beds at Mrachek House for persons with dev. dis. & mental illness; 16-beds at Hanover Street for adults; 24-units at the Ruth Campbell Apartments; 138-scattered site Section 8 vouchers. 40- Shelter + Care vouchers 10- Tenant based Rental Assistance vouchers - 8 at one site, 2 scattered NEW 20-25 vouchers – Chronic/adult – MDHI SuperNOFA Bonus
Colorado Coalition for the Homeless (CCH): Forest Manor						16	PSH: 86 affordable units at Forest Manor Apartments of which 16 are permanent supportive housing units that serve severe mentally ill persons who were formerly homeless
Housing Authority of the City of Aurora (AHA)			15	18		135	168 vouchers/RRH TRANS:15 Family Unification Program (FUP) vouchers for Youth RRH: 18 families CCH’s Family RRH – MDHI SuperNOFA PSH: 135 vouchers: 85+ 15 RECENT = 100 Veterans Affairs Supportive Housing (VASH) vouchers 35 Family Unification Program (FUP) vouchers for Families
Gateway Battered Women’s Services	24	15					39 beds total for domestic violence shelter, plus cribs: EMERG/OVERNIGHT: 24 beds are emergency TEMP: 15 beds are longer term up to 120 days
Mile High Behavioral Healthcare/Comitis Crisis Center	81	40	18				Shelter and services for 139 beds & overflow during cold weather: EMERG/OVERNIGHT: 81: 25 beds for families 48 beds for single men and women 8 moveable TEMP: 40: 32 beds for TANF families, domestic violence 8 beds for 2 <sup>nd</sup> chance TRANS: 18 beds for female vets & families - up to 2 years
<b>TOTAL</b>	<b>105 Bed</b>	<b>55 Bed</b>	<b>85 Bed/Vouc</b>	<b>78 to 83</b>	<b>Inc. in RRH</b>	<b>417 – 343 are voucher; 74 are Bed/ Units</b>	<b>TOTAL 740-745 beds/vouchers/units of which:</b> <b>245 are emergency/temp./transitional=“Homeless”</b> <b>495-500 are Rapid Rehousing/Homelessness Prevention/Permanent Supportive = not counted as “Homeless” in PIT</b>





Select Language ▼

► Living Here

- Book an Event or Facility
- Education
- Events
- Giving Back
- Home Improvement

► Housing & Community Resources

- Down Payment Assistance
- Foreclosure Assistance

► Home Ownership Assistance Program (HOAP)

- Neighborhood Stabilization Program (NSP)
- Reverse Mortgages
- Seminars for Homeowners
- Homelessness Assistance Programs

Keep Aurora Clean

- Neighborhood Resources
- Other Utilities

Parking & Mobility Program

Pets & Wildlife

Property Information

Public Safety

Road, Park & Tree Upkeep

Residential Property Maintenance

Senior Resources

Trash & Recycling

Water

Youth Resources

## Home Ownership Assistance Program (HOAP)

[Questions about this Topic?](#)

Tweet 1

**2016 HOAP Income Guidelines - Revised March 2016**  
at the bottom of this page\*

- *Would you like a better understanding of the purchase process?*
- *Do you need assistance with the down payment and closing costs?*
- *Are you in default on your mortgage loan?*
- *Are you a senior homeowner looking for extra income from your home?*



Aurora's Home Ownership Assistance Program (HOAP) offers a variety of housing-related counseling services as well as educational seminars and financial assistance to help qualified, first-time homebuyers.

Other programs include: commercial and home rehabilitation, emergency repair, handicap accessibility, and various public facilities projects.

Since 1985, HOAP has been dedicated to making home ownership a reality for Aurora's low and moderate-income families. As a HUD-approved counseling agency, the HOAP program offers free pre-purchase, foreclosure, pre-foreclosure sale, and reverse equity mortgage counseling, as well as financial assistance to homebuyers. The HOAP staff conducts educational seminars to first-time homebuyers (in English and Spanish), which covers the process of buying and owning a home. It is *mandatory* to attend a HUD-approved homebuyer seminar prior to applying for financial downpayment assistance. HOAP staff also acts as a referral service for residents to other service providers within the community.

**HOAP Housing Counselors provide:**

- [Pre-Purchase Counseling](#)
- [Foreclosure Prevention Counseling](#)
- [Pre-Foreclosure Sale Counseling](#)
- [Educational Seminars](#)
- [Loan Programs For First-Time Homebuyers](#)
- [Reverse Mortgage Counseling](#)

2016 [Home Buyer Educational Seminar Schedule](#)

2016 [Spanish Home Buyer Educational Seminar Schedule](#)

**To attend a seminar call: 303-739-7966. To book a one-on-one appointment call: 303-739-7900; or 303-739-7914.**

[HOAP Guidelines For Lenders](#)

[HOAP Guidelines For Realtors](#)

**\* PROGRAM DESCRIPTION**

**CITY OF AURORA - HOME OWNERSHIP ASSISTANCE PROGRAM**

Founded in 1984, the City of Aurora's Home Ownership Assistance Program (HOAP) is dedicated to making affordable housing a realization for low to moderate-income families in Aurora. **This is a one-time assistance per family program.**

**NEW REQUIREMENTS FOR CLOSINGS OCCURING ON/AFTER 04-01-2016:**

UPCOMING EVENTS

Apr 19 Financial Fitness  
MLK Library

May 17 Financial Fitness  
MLK Library

Jun 21 Financial Fitness  
MLK Library

[View All Events](#)



- TO RESERVE HOAP FUNDING BUYER MUST PRESENT A FULLY SIGNED CONTRACT ALONG WITH A SIGNED COPY OF THE SELLER'S OCCUPANCY CERTIFICATION FORM.
- BUYER MUST HAVE VERIFIABLE SAVINGS EQUAL TO 2 MONTHS ESTIMATED PITI + HOA SHOWING ON 2 MOST RECENT CONSECUTIVE BANK STATEMENTS. SEASONED FUNDS MAY INCLUDE EARNST MONEY DEPOSIT, CREDIT REPORT, APPRAISAL AND INSPECTION FEES.
- BUYER MUST HAVE VERIFIABLE AND CONTINUOUS 2 YEAR WORK HISTORY.
- BUYER MUST PROVIDE 2 MONTHS BANK STATEMENTS AT APPLICATION WITH NO INSUFFICIENT FUNDS CHARGES EVIDENT.
- CREDIT REPORTS WILL BE USED TO VERIFY BUYER'S DEBT OBLIGATIONS.
- DEBT TO INCOME RATIOS: 31% (P+I ONLY) FRONT AND 50% BACK END WILL BE ENFORCED.
- ALL INSPECTION CONDITIONS / REPAIRS MUST BE COMPLETED PRIOR TO LOAN CLOSING - NO FHA 203K LOANS ACCEPTED.

Buyer Eligibility

- The program will follow the above underwriting criteria for all prospective home buyers in accordance with the 2013 HOME Final Rule. Program underwriting will include Debt Ratios, Monthly Budget, Seasoned Savings and Sustainable Income Sources.
- Buyer meets HUD maximum income restrictions by household size: (This is defined as the number of people residing in the home including, but not limited to, all minor children, spouses, fiancés, roommates, relatives.)

1.....	\$44,750 5.....	\$69,050
2.....	\$51,150 6.....	\$74,150
3.....	\$57,550 7.....	\$79,250
4.....	\$63,900 8.....	\$84,350

- Buyer needs to qualify for the first mortgage according to the financial institutions guidelines. Purchase price limit currently \$228,000.
- Buyer must be under 80% of median income (as shown above). The City of Aurora projects out income for a 12 month period based on both pay stubs and VOE's. We will project the income based on future raises if stated on the Verification of Employment. Please feel free to call us to go over specific situations.
- Borrowers are allowed to have limited reserves (\$15,000).
- Buyer may not have owned a home within the past (3) years, as evidenced by providing copies of at least three (3) years tax return transcripts.

BORROWER REQUIREMENTS

- **The borrower is required to attend a one on one counseling session with housing counselor.**
- **The borrower needs to attend a MANDATORY free seminar held once a month.** A counseling certificate is issued by the City of Aurora when the borrower has completed the seminar. **A certificate is required in order for the borrower to receive funds from the City of Aurora.**
- HOAP reserves the right to refuse any loan based on any reason management deems appropriate. Written notice of loan denial will be provided.

Property Eligibility/Seller Requirements

- Property must be located within the City of Aurora.
- Property must be a Single Family Residence, Condominium or Townhome.

**A full written inspection report is required on all properties.** We will review this inspection for all health and safety items. Proof of repairs is required (receipts, etc.) prior to closing. In other words, we are unable to accept inspection conditions at the closing table. Community Development will ensure a 5 year certification of major systems through checking the AMANDA building permit system for the subject property along with a determination of the age of the furnace, water heater, plumbing, electrical and windows. If the major system cannot be certified as safe or is too old, Community Development will require replacement.

- Market value/purchase price is set through the financial institution's appraisal.
- A lead hazard screen is required on all pre-1978 properties.
- Due to HUD Regulations, (Handbook 1378, Tenant Assistance, Relocation and Real Property Acquisition Chapters 2 and 3), the City of Aurora Home Ownership Assistance Program cannot assist if the property is renter occupied. In other words, **THE PROPERTY NEEDS TO BE OWNER OCCUPIED OR VACANT AT THE TIME THE CONTRACT IS WRITTEN. IF VACANT, SELLER MUST PROVIDE EVIDENCE THAT THE TENANT WAS NOT DISPLACED. HOAP CANNOT ASSIST IF THE PROPERTY IS CURRENTLY TENANT OCCUPIED BECAUSE OF HIGH TENANT RELOCATION COSTS.**

- **The Voluntary Acquisition Letter** must be signed and dated by all sellers at least **24 hours prior to closing**. In other words, we are unable to accept the Acquisition letter at the closing table.

In accordance with HUD Regulations Handbook 1378, Chapter 5, Section 1, the City of Aurora must inform the seller that the City of Aurora **will not use its power of eminent domain to acquire the property if negotiations fail to result in an amicable agreement. Prior to the closing of the sale, the City of Aurora will provide the seller with a written estimate of the fair market value of the property.**

Program Guidelines

- The program offers Financial Assistance for the minimum required down payment, depending on the loan program (a maximum of 5% for conventional loans), and all allowable closing costs under HOAP guidelines up to a **maximum of \$10,000**. We do not pay for buy-downs or points. **We will not reimburse nor advance appraisal or credit report fees**. Please note that if borrower is able to put more than the minimum required down beyond allowable reserves, HOAP is unable to assist.
- Buyer participation in down payment/closing costs will be required based on the total loan package and buyers ability to pay their contribution of 1% of the purchase price towards the transaction. **HOAP will assist up to a maximum of 5% down payment.**
- The term of the second mortgage is thirty years, with simple interest of zero percent (0%). No monthly payments are required.
- Principal is due and payable in full upon sale of the property, with cash out refinance, transfer of ownership, failure on the part of the borrower to maintain home as principal place of residence, or payment in full of the first mortgage.
- There is no prepayment penalty. We also do not accept monthly or partial payments.
- A document recording fee of \$21 is charged, but there are no other discount points, origination fees or processing fees under this program.
- **In order to reserve funds, the borrower must have had a one on one counseling sessions as well as a fully executed contract.**

\*\*\*Program subject to funding availability and conditions are subject to change without notice.

**It is unlawful to discriminate in housing based on Race, Color, National Origin, Religion, Sex, Familial Status or Handicap.**

HOW TO RECOGNIZE HOUSING DISCRIMINATION

Under the Fair Housing Act, it is against the law to:

- Refuse to rent or sell you housing
- Tell you that housing is unavailable when in fact it is available
- Show you apartments or homes only in certain neighborhoods
- Set different terms, conditions, or privileges for property sale or rental
- Provide different housing services or facilities
- Advertise housing to preferred groups of people only
- Refuse to provide you with information regarding mortgage loans, deny you a mortgage loan, or impose different terms or conditions on a mortgage loan
- Deny you property insurance
- Conduct property appraisals in a discriminatory manner
- Refuse to make reasonable accommodations for persons with a disability if the accommodation may be necessary to afford such person a reasonable and equal opportunity to use and enjoy a dwelling
- Fail to design and construct housing in an accessible manner
- Harass, coerce, intimidate, or interfere with anyone exercising his / her fair housing rights

Seller's Occupancy Certification & Preliminary Value Estimate

## Procedure L

### **Subject:** HOME Recapture Provisions for HOAP Loans

- The original 2nd “Deed of Trust” and “HOME Affordability Agreement” are left with the title company for notarization and filing with the county and the \$16.00 filing fee is added to the closing costs. After filing, it is mailed to the Community Development office and is to be put in the office safe.
- Copies of HOAP Note, Deed, HOME Affordability Agreement, Truth in Lending Statement and First Mortgage Note, Deed-of-Trust, HUD 1 Settlement Statement, and HOME Voucher Request are placed in the client(s) file in the Closing Data & Legal Documents section.
- After the accounting department draws down funds from the HUD IDIS Funding System after the project is closed, the HOAP processor / administrative assistant will notify each borrower via regular mail what the appropriate affordability period is and when it will end. The letter will remind borrowers that they must live in the property the entire affordability period or sell the property so that City of Aurora, Community Development Division may recapture loan funds based on net proceeds.
- Every year during the 5-year HOME affordability period, the Community Development Division will mail principle residence certification documents to all HOME assisted borrowers to verify that they are still occupying the property. These documents must be returned to Community Development in the postage paid envelopes provided or be considered in non-compliance with HUD HOME Regulations.
- When a homeowner is non-compliant with the initial principle residency certification mailing, it is necessary the 2<sup>nd</sup> Demand Notice is sent 1<sup>st</sup> Class mail with return postage paid allowing 30 days for the homeowner’s response. If there is no response to the second mailing, the 3<sup>rd</sup> Notice of Demand is sent certified mail (return receipt requested) offering another 30 day response period to the homeowner.
- If there is no client response to the 3<sup>rd</sup> Demand Notice, Community Development Staff will attempt a physical inspection of the subject premises. If contact is made with the homeowner the occupancy certification will be signed at that time and placed in the client file. If there is no response after the physical inspection the file will be referred to the Community Development Director for further legal action.

Several points must be emphasized to clarify certain aspects of the HOME funding requirements:

- Every HOME-funded loan requires that the borrower must reside in the property until the 5-year HOME affordability period has expired.
- The 5-year HOME affordability period begins when the HOME funds are drawn down from the U.S. Treasury after completion of the loan funding and the project is closed, not from the date of the loan closing. HOAP will issue a letter after closing specifying the exact dates of the affordability period.

- During the 5-year HOME affordability period the borrower must reside in the property and submit to annual occupancy verification.
- If the owner leaves the property during the 5-year HOME affordability period, or if the borrower fails or refuses to provide the annual occupancy verification, they would be considered in non-compliance and would be required to **move back into the property** or **sell the property** so that the City of Aurora may recapture the loan subject to available Net Proceeds.
- Net Proceeds = Sales Price minus Superior non-HOME debt minus Closing Costs
- Net proceeds, if any available, will be accepted as a final settlement of the HOME debt.



## EXHIBIT A – Scope of Services / New Construction for Homeownership

- C. **Project Affordability Period.** The CHDO shall insure that all affordable units identified in Paragraph 4A of this Scope of Service continue to be used to provide owner-occupied housing for low-income persons and/or families for TEN (10) years from the date of project closeout in HUD's Integrated Disbursement & Information System (IDIS). The City will issue a letter confirming IDIS close out and establishing the start of the Affordability Period.
- D. **Affordability Enforcement / Resale.** Purchase price and beneficiary income requirements must be enforced by deed restriction or covenants running with the land. Affordability restrictions apply without regard to the term of any loan or mortgage or transfer of ownership and may terminate only upon foreclosure or transfer in lieu of foreclosure or assignment of an FHA insured mortgage to HUD. The affordability restrictions shall be revived according to the original terms if, during the original affordability period, the owner of record before the termination event, or any entity that includes the former owner or those with whom the former owner has or had family or business ties, obtains an ownership interest in the project or property.

The CHDO shall submit documents to be used to enforce the HOME Resale Restrictions to the City for approval prior to execution and close of initial sale.

### 5. PROPERTY STANDARDS.

#### A. Code Requirements

**New Construction Projects:** At the time of completion, all new construction projects assisted with HOME funds must meet all applicable state and local code, ordinance, and zoning requirements. If no state and local codes apply, at a minimum the project must meet one of the following national model codes: ICBO, BOCA, SBCCI, CABO or FHA Minimum Property Standards. Additionally, all new construction projects must meet International Energy Conservation Code (IECC) requirements AND handicapped accessibility requirements, where applicable.

- B. **Fair Housing Act and Section 504.** HOME-assisted construction must also meet the accessibility standards of the Fair Housing Act and Section 504. For multi-family housing projects, including new construction or substantial rehabilitation projects with 15 or more units, Section 504 requires that at least five percent of units (or at least one, whichever is greater), be made handicap accessible according to the uniform Federal Accessibility Standards. An additional two percent of the units in such a project shall be accessible for persons with hearing or vision impairments. To the maximum extent feasible, these units are to be evenly distributed throughout the project site and be sufficient range of size when compared to other units. The owner or manager of the housing units must make available information regarding the availability of handicap accessible units to eligible individuals.

- 6. **TIME OF PERFORMANCE.** The Project shall commence upon the full and proper execution of this Contract and the completion of the appropriate environmental review, and shall be completed on or before December 31, 2012. However, the project time of performance may be extended by unilateral amendment, subject to mutual agreement of the City and CHDO. To initiate the extension process, the CHDO shall submit a written request to the City at least 60 days prior to December 31, 2012 and shall include a full justification for the extension.
- 7. **PROJECT BUDGET.** The Development and Sources and Uses budgets for this project are attached to this Agreement as Exhibit B. All HOME funds under this agreement shall be applied strictly to acquisition, asbestos abatement, and demolition.
- 8. **PAYMENT SCHEDULE.** HOME PROGRAM funds shall be made available to the CHDO subject to the terms and conditions of this agreement, and documentation evidencing the propriety of the proposed use of HOME PROGRAM Funds with each draw-down request. HOME PROGRAM Funds shall be disbursed to the CHDO in the following manner described:

## DECLARATION OF DEED RESTRICTION AND COVENANT

THIS DECLARATION OF DEED RESTRICTION AND COVENANT is made this 23rd day of September 2009, by \_\_\_\_\_ ("Homeowner"), the fee simple owner of certain property further described herein.

### RECITALS:

WHEREAS, Homeowner is the beneficiary of expenditure of federal funds pursuant to the Home Investment Partnership Program ("HOME Program"), which were used for the purchase of the following described real property in the County of Adams, State of Colorado (the "Property"):

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

Also known as:

WHEREAS, the Homeowner, as the beneficiary of the expenditure of HOME Program funds, has agreed to record a deed restriction and covenant that runs with the Property to ensure that certain affordability and occupancy requirements are met.

NOW, THEREFORE, the following is established as a deed restriction and covenant running with the Property:

1. **Affordability Requirements.** The use of the Property shall comply with the affordability requirements established by the U.S. Department of Housing and Urban Development ("HUD"), which are currently set forth in 24 CFR Section 92.254, including, as follows:

A. **Occupancy Limitations.** The Property must be the principal residence of Homeowner and Homeowner's family throughout the period of affordability, unless the property is resold pursuant to Section B. below.

B. **Resale Restrictions.** In the event of any resale prior to the expiration of the period of affordability, the Property shall be sold only to a buyer whose family qualifies as a low-income family and such family must use the Property as its principal residence unless the period of affordability has expired. A family is considered low income if the household income is at or below 80% of the median income for the Denver area as determined by HUD (adjusted annually) at the time of contract to purchase.

The price at resale shall provide the Homeowner (or subsequent owner) a fair return on investment (including the owner's investment and any capital improvement) and ensure that the housing will remain affordable to a reasonable range of low-income homebuyers.

2. **Term.** The affordability requirements stated in this Deed Restriction and Covenant shall encumber the Property from September 23, 2009 through and including September 23, 2029<sup>2019</sup> ("the period of affordability") and shall not be amended or modified without the express written consent of the City of Aurora, Community Development Division.


3. **Enforcement.** The provisions of this Deed Restriction and Covenant may be enforced by City of Aurora and/or HUD, or appropriate representatives thereof.

Homeowner, \_\_\_\_\_

STATE OF COLORADO )  
DENVER COUNTY *Denver* ) ss.

The foregoing instrument was acknowledged before me by \_\_\_\_\_  
\_\_\_\_\_ this 23<sup>rd</sup> day of September 2009.

Witness my hand and official seal.  
My commission expires: \_\_\_\_\_



\_\_\_\_\_  
Notary Public



AURORA SENTINEL  
PROOF OF PUBLICATION

STATE OF COLORADO  
COUNTY OF ARAPAHOE }ss.

I JAMES S. GOLD, do solemnly swear that I am the PUBLISHER of the AURORA SENTINEL; that the same is a weekly newspaper published in the County of Arapahoe, State of Colorado and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said County of Arapahoe for a period of more than fifty-two consecutive weeks prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 30, 1923, entitled "Legal Notices and Advertisements," or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period of 1 consecutive insertion; and that the first publication of said notice was in the issue of said newspaper dated June 23 A.D. 2016 and that the last publication of said notice was in the issue of said newspaper dated June 23 A.D. 2016.

I witness whereof I have hereunto set my hand this 23 day of June.



Subscribed and sworn to before me, a notary public in the County of Arapahoe, State of Colorado, this 23 day of June A.D. 2016.



Notary Public

MELANIE COKER  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20164022849  
MY COMMISSION EXPIRES JUNE 15, 2020

**NOTICE OF PUBLIC HEARINGS**

The City of Aurora's Citizen's Advisory Committee on Housing and Community Development (CHD) will hold two Public Meetings on Tuesday, July 12, 2016 at 6:00 p.m. on Housing and Community Development priorities and funding proposals for the 2017 Community Development Block Grant (CDBG), Home Investment Partnership Act (HOME), and Emergency Solutions Grant (ESG) Programs.

The first Public Meeting to hear proposals will be held:  
Tuesday, July 12, 2016  
6:00 p.m.  
Martin Luther King Library Building  
Akron / Clinton Rooms  
9898 E. Colfax Avenue  
Aurora, CO 80010

The second Public Meeting to review proposals and provide funding recommendations will be held:  
Tuesday, July 19, 2016  
6:00 p.m.  
Martin Luther King Library Building

Akron / Clinton Rooms  
9898 E. Colfax Avenue  
Aurora, CO 80010

The public is invited to attend these meetings and citizens will be provided with an opportunity to speak on Housing and Community Development issues and priorities.

The facility is accessible and can accommodate persons with disabilities. Please call the Community Development Division staff at (303) 739-7900 at least 48 hours in advance if you require language translation services or need special accommodations for these Public Meetings, as well as for written documents. For hearing or speech impaired residents, please call 7-1-1 for the Colorado Relay Number.

For more information on the Community Development Division and the CDBG, HOME, and ESG programs, please visit the City's website at: <https://www.aurora.gov/LivingHere/HousingandCommunityResources/index.htm>.

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Aurora Sentinel

AURORA SENTINEL  
PROOF OF PUBLICATION

STATE OF COLORADO  
COUNTY OF ARAPAHOE }ss.

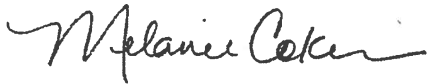
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I witness whereof I have hereunto set my hand this 23 day of June.



Subscribed and sworn to before me, a notary public in the County of Arapahoe, State of Colorado, this 23 day of June A.D. 2016.



Notary Public

MELANIE COKER  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20164022849  
MY COMMISSION EXPIRES JUNE 15, 2020

AVISO DE AUDIENCIAS PUBLICAS

La Ciudad de Comité Asesor de Ciudadanos de Aurora sobre Vivienda y Desarrollo Comunitario (CHD) celebrará dos reuniones públicas el Martes 12 de Julio de 2016 a las 6:00 pm sobre las prioridades y propuestas de financiamiento para los siguientes programas: 2017 Community Development Block Grant (CDBG), Home Investment Partnership Act (HOME) y Emergency Solutions Grant (ESG).

La primera reunión pública para escuchar las propuestas se llevará a cabo:  
Martes, Julio 12, 2016  
6:00 p.m.  
Edificio Martin Luther King Library  
Habitaciones Akron / Clinton  
9898 E. Colfax Avenue  
Aurora, CO 80010

La segunda reunión pública para examinar las propuestas y formular recomendaciones de financiación se llevará a cabo:  
Martes, Julio 19, 2016  
6:00 p.m.  
Edificio Martin Luther King Library  
Habitaciones Akron / Clinton  
9898 E. Colfax Avenue  
Aurora, CO 80010

El público está invitado a asistir a estas reuniones y los ciudadanos se le proporcionará la oportunidad de hablar sobre los problemas y prioridades de Vivienda y Desarrollo Comunitario.

La instalación es accesible y puede acomodar a las personas con discapacidad. Por favor, llame al personal de la División de Desarrollo de la Comunidad al (303) 739-7900 por lo menos 48 horas de anticipación si necesita servicios de traducción o necesita adaptaciones especiales para estas reuniones públicas, así como para los documentos escritos. Para residentes con discapacidad de audición o el habla, por favor llame al 7-1-1 para el Número de Relé Colorado.

Para obtener más información sobre la División de Desarrollo de la Comunidad y de los programas CDBG, HOME, ESG, por favor visite el sitio web de la Ciudad en: <https://www.auroragov.org/LivingHere/HousingandCommunityResources/index.htm>.

Publication: June 23, 2016  
Aurora Sentinel

AURORA SENTINEL  
PROOF OF PUBLICATION

STATE OF COLORADO  
COUNTY OF ARAPAHOE }ss.

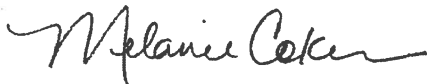
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That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period of 1 consecutive insertion; and that the first publication of said notice was in the issue of said newspaper dated June 30 A.D. 2016 and that the last publication of said notice was in the issue of said newspaper dated June 30 A.D. 2016.

I witness whereof I have hereunto set my hand this 30 day of June.



Subscribed and sworn to before me, a notary public in the County of Arapahoe, State of Colorado, this 30 day of June A.D. 2016.



Notary Public

MELANIE COKER  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20164022849  
MY COMMISSION EXPIRES JUNE 15, 2020

NOTICE OF PUBLIC HEARINGS

The City of Aurora's Citizen's Advisory Committee on Housing and Community Development (CHD) will hold two Public Meetings on Tuesday, July 12, 2016 and Tuesday, July 26, 2016 at 6:00 p.m. on Housing and Community Development priorities and funding proposals for the 2017 Community Development Block Grant (CDBG), Home Investment Partnership Act (HOME), and Emergency Solutions Grant (ESG) Programs.

The first Public Meeting to hear proposals will be held:  
Tuesday, July 12, 2016  
6:00 p.m.  
Martin Luther King Library Building  
Akron / Clinton Rooms  
9898 E. Colfax Ave.  
Aurora, CO 80010

The second Public Meeting to review proposals and provide funding recommendations will be held:  
Tuesday, July 26, 2016  
6:00 p.m.  
Martin Luther King Library Building  
Akron / Clinton Rooms  
9898 E. Colfax Ave.  
Aurora, CO 80010

The public is invited to attend these meetings and citizens will be provided with an

opportunity to speak on Housing and Community Development issues and priorities.

The facility is accessible and can accommodate persons with disabilities. Please call the Community Development Division Staff at (303) 739-7900 at least 48 hours in advance if you require language translation services or need special accommodations for these Public Meetings, as well as for written documents. For hearing or speech impaired residents, please call 7-1-1 for the Colorado Relay Number.

For more information on the Community Development Division and the CDBG, HOME, and ESG programs, please visit the City's website at: <https://www.aurora.gov.org/LivingHere/HousingandCommunityResources/index.htm>.

Publication: June 30, 2016  
Aurora Sentinel

AURORA SENTINEL  
PROOF OF PUBLICATION

STATE OF COLORADO  
COUNTY OF ARAPAHOE }ss.

I JAMES S. GOLD, do solemnly swear that I am the PUBLISHER of the AURORA SENTINEL; that the same is a weekly newspaper published in the County of Arapahoe, State of Colorado and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said County of Arapahoe for a period of more than fifty-two consecutive weeks prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 30, 1923, entitled "Legal Notices and Advertisements," or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period of 1 consecutive insertion; and that the first publication of said notice was in the issue of said newspaper dated June 30 A.D. 2016 and that the last publication of said notice was in the issue of said newspaper dated June 30 A.D. 2016.

I witness whereof I have hereunto set my hand this 30 day of June.



Subscribed and sworn to before me, a notary public in the County of Arapahoe, State of Colorado, this 30 day of June A.D. 2016.



Notary Public

MELANIE COKER  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20164022849  
MY COMMISSION EXPIRES JUNE 15, 2020

**AVISO DE AUDIENCIAS PUBLICAS**

La Ciudad de Comité Asesor de Ciudadanos de Aurora sobre Vivienda y Desarrollo Comunitario (CHD) celebrará dos reuniones públicas el Martes 12 de Julio de 2016 y Martes, 26 de Julio 2016 a las 6:00 pm sobre las prioridades y propuestas de financiamiento para los siguientes programas: 2017 Community Development Block Grant (CDBG), Home Investment Partnership Act (HOME) y Emergency Solutions Grant (ESG).

La primera reunión pública para escuchar las propuestas se llevará a cabo:  
Martes, Julio 12, 2016  
6:00 p.m.  
Edificio Martin Luther King Library  
Habitaciones Akron / Clinton  
9898 E. Colfax Ave.  
Aurora, CO 80010

La segunda reunión pública para examinar las propuestas y formular recomendaciones de financiación se llevará a cabo:  
Martes, Julio 26, 2016  
6:00 p.m.  
Edificio Martin Luther King Library  
Habitaciones Akron / Clinton  
9898 E. Colfax Ave.  
Aurora, CO 80010

El público está invitado a asistir a estas reuniones y los ciudadanos se le proporcionará la oportunidad de hablar sobre los problemas y prioridades de Vivienda y Desarrollo Comunitario.

La instalación es accesible y puede acomodar a las personas con discapacidad. Por favor, llame al personal de la División de Desarrollo de la Comunidad al (303) 739-7900 por lo menos 48 horas de anticipación si necesita servicios de traducción o necesita adaptaciones especiales para estas reuniones públicas, así como para los documentos escritos. Para residentes con discapacidad de audición o el habla, por favor llame al 7-1-1 para el Número de Relé Colorado.

Para obtener más información sobre la División de Desarrollo de la Comunidad y de los programas CDBG, HOME, ESG, por favor visite el sitio web de la Ciudad en: <https://www.auroragov.org/LivingHere/HousingandCommunityResources/index.htm>.

Publication: June 30, 2016  
Aurora Sentinel

# REQUEST FOR PUBLICATION

TO: CITY CLERK'S OFFICE DATE: 10/3/2016

FROM: Signy Mikita DEPARTMENT: Neighborhood Services,  
Community Development

SUBJECT: 2017 Action Plan - 30 day Public Notice for comment period

- Original Document \*
- Amended Document - Original Document Transmitted on: \_\_\_\_\_
- Emergency or Pre-Publication \*

Requested by: \_\_\_\_\_ Department: \_\_\_\_\_

*\*Please submit TWO copies of document to be published.*

**DATE(S) FOR PUBLICATION:**

*(Note: If document is to be published more than once, indicate each date.)*

10/13/2016  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**NUMBER OF PROOFS OF PUBLICATION:** 2

*(Note: The total should include (1) to City Clerk for Central Records, plus the number needed for your Department.)*

**SPECIAL INSTRUCTIONS:**

Please publish both the English and Spanish Public Notices.

**=KEEP A COPY OF THIS FORM FOR YOUR RECORDS=**



## PUBLIC NOTICE

The City of Aurora's Draft 2017 Annual Action Plan will be available for public review and comment for a 30 day period from October 14 to November 12, 2016.

The Final 2017 Action Plan will be submitted to the U.S. Department of Housing and Urban Development (HUD) by November 15, 2016.

The 2017 Action Plan is the third year of the 2015-2019 Consolidated Plan and serves as the City of Aurora's formal application to HUD for CDBG, HOME and ESG funding proposals for 2017. The City anticipates that these projects will not cause displacement of existing households. The 2015-2019 Consolidated Plan is designed to create a link between the identified needs of Aurora's low to moderate-income and special needs populations and the resources of HUD's Community Development Block Grant (CDBG), Home Investment Partnership (HOME) and Emergency Solutions Grant (ESG) funding and other public/private investments. The Five Year Plan establishes objectives and strategies to address the needs over the next five years in three areas: provide decent housing, provide a suitable living environment, and provide expanded economic opportunities.

The 2017 Action Plan will be available for review at the City of Aurora's Community Development Division on the second floor of 9898 E. Colfax Avenue, Aurora, Colorado, 80010, and in the lobby of the Martin Luther King, Jr. (MLK) Library on the first floor of the same facility address. The facility is accessible and can accommodate persons with disabilities. Please contact Anita Burkhart of the Community Development Division Staff at 303-739-7900 or [aburkhar@auroragov.org](mailto:aburkhar@auroragov.org) if you require language translation services or need special accommodations, as well as for written documents. For hearing or speech impaired residents, please call 7-1-1 for the Colorado Relay Number. The plan will also be posted on the City's website at: <https://www.auroragov.org/LivingHere/HousingandCommunityResources/index.htm>.

All comments should be submitted in writing by November 12, 2016 to Anita Burkhart, City of Aurora, Community Development Division, 9898 E. Colfax Avenue, Aurora, Colorado, 80010; or [aburkhar@auroragov.org](mailto:aburkhar@auroragov.org). For questions and additional information please contact Anita Burkhart at the above address or call 303-739-7900.

The Citizen's Advisory Committee on Housing and Community Development (CHD) for the City of Aurora held its Public Hearings on the proposals for the 2017 Action Plan on July 12, 2016 and subsequent decision making meeting on July 26, 2016. The CHD presented its final funding recommendations to the Aurora City Council at a meeting open to the public on September 21, 2016. The CHD recommended the following estimated funding amounts for the 2017 Action Plan to the Aurora City Council:

2017 HUD CDBG Funding:	\$2,724,758
2017 CDBG Program Income:	\$70,000
2017 HUD HOME Funding:	\$912,330
2017 HOME General Fund Match:	\$205,275
2017 HOME Program Income:	\$600,000
2017 HUD ESG Funding:	\$239,252
<b>TOTAL ESTIMATED 2017 FUNDING:</b>	<b>\$4,751,615</b>

Publication: October 13, 2016: Aurora Sentinel

## AVISO PÚBLICO

El Plan de Acción Preliminar 2017 de la Ciudad de Aurora estarán disponibles para su revisión y comentarios públicos durante un período de 30 días a partir del 14 Octubre a la vez del 12 Noviembre, 2016.

El Plan de Acción Final 201 se presentarán al Departamento de Vivienda y Desarrollo Urbano (HUD) de los Estados Unidos el 15 de Noviembre de 2016.

El Plan de Acción 2017 es el tercera año del Plan Consolidado 2015-2019 y sirve como la solicitud formal de la Ciudad Aurora propuestas de financiación a HUD para CDBG, HOME y ESG para el 2017. La ciudad anticipa que estos proyectos no causarán el desplazamiento de los hogares existentes. El Plan Consolidado 2015-2019 está diseñado para crear un enlace entre las necesidades identificadas de la población de Aurora de ingresos bajos a moderados y poblaciones con necesidades especiales y los recursos de la Comunidad para el Desarrollo de HUD (CDBG), Home Investment Partnership (HOME) y fondos de Emergency Solutions Grant (ESG ) y otras inversiones públicas / privadas. El plan quinquenal establece objetivos y estrategias para hacer frente a las necesidades en los próximos cinco años, en tres áreas: proporcionar una vivienda digna, proporcionar un ambiente de vivienda adecuado, y proporcionar mayores oportunidades económicas.

El Plan de Acción 2017 estarán disponibles para su revisión en la Ciudad de la División de Desarrollo de la Comunidad de Aurora en el segundo piso de 9898 E. Colfax Avenue, Aurora, Colorado, 80010, y en el vestíbulo del Centro Martin Luther King, Jr. Biblioteca (MLK) en el primer piso de la misma dirección de instalación. La instalación es accesible y puede acomodar a las personas con discapacidad. Por favor, póngase en contacto con Anita Burkhart del personal de la División de Desarrollo de la Comunidad al 303-739-7900 o [aburkhar@auroragov.org](mailto:aburkhar@auroragov.org) si necesita servicios de traducción o necesita adaptaciones especiales, así como para los documentos escritos. Para residentes con discapacidad de escuchar o residentes con problemas para hablar, por favor llame al 7-1-1 para obtener el Número de Relé de Colorado. El plan también se publicará en la página web de la Ciudad en: <https://www.auroragov.org/LivingHere/HousingandCommunityResources/index.htm>.

Todos sus comentarios deben ser presentados por escrito el 12 de Noviembre del 2016 y a Anita Burkhart, Ciudad de Aurora, División de Desarrollo Comunitario, 9898 E. Colfax Avenue, Aurora, Colorado, 80010; o [aburkhar@auroragov.org](mailto:aburkhar@auroragov.org). Para cualquier duda o información adicional, por favor póngase en contacto con Anita Burkhart en la dirección arriba o llame al 303-739-7900.

El Comité de Asesoramiento del Ciudadano de Vivienda y Desarrollo Comunitario (CHD) para la ciudad de Aurora celebró su audiencias pública sobre las propuestas para el Plan de Acción 2017 el 12 de Julio 2016 y el encuentro subsecuente para hacer decisiones el 26 de Julio 2016. La CHD presentó su última recomendaciones de financiación al Consejo de la Ciudad de Aurora en una reunión abierta al público el 21 de Septiembre de 2016. La CHD recomendó las siguientes cantidades de financiación estimadas para el Plan de Acción 2017 para el Consejo de la Ciudad de Aurora:

2017 HUD CDBG Funding / Financiación:	\$2,724,758
2017 CDBG Program Income / Ingreso de Programa:	\$70,000
2017 HUD Home Funding / Financiación de Viviendas:	\$912,330
2017 HOME General Fund Match / Partido de Fondos Generales:	\$205,275
2017 HOME Program Income / Ingreso de Programa:	\$600,000
<u>2017 HUD ESG Funding / Financiación:</u>	<u>\$239,252</u>
FINANCIAMIENTO TOTAL ESTIMADO PARA EL 2017:	\$4,751,615

Publicación: el 13 de Octubre, 2016: Aurora Sentinel

**Application for Federal Assistance SF-424**

\* 1. Type of Submission:

- Preapplication  
 Application  
 Changed/Corrected Application

\* 2. Type of Application:

- New  
 Continuation  
 Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

06/21/2017

4. Applicant Identifier:

84-730555-K

5a. Federal Entity Identifier:

n/a

5b. Federal Award Identifier:

B-17-MC-08-0002

**State Use Only:**

6. Date Received by State:

7. State Application Identifier:

n/a

**8. APPLICANT INFORMATION:**

\* a. Legal Name:

City of Aurora

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

84-6000564

\* c. Organizational DUNS:

6234059090000

**d. Address:**

\* Street1:

15151 E. Alameda Parkway

Street2:

\* City:

Aurora

County/Parish:

Arapahoe

\* State:

CO: Colorado

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

80012-1555

**e. Organizational Unit:**

Department Name:

Neighborhood Services

Division Name:

Community Development

**f. Name and contact information of person to be contacted on matters involving this application:**

Prefix:

Mrs.

\* First Name:

Anita

Middle Name:

\* Last Name:

Burkhart

Suffix:

Title:

Community Development Manager

Organizational Affiliation:

\* Telephone Number:

303-739-7924

Fax Number:

303-739-7925

\* Email:

aburkhar@auroragov.org

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development (HUD)

**11. Catalog of Federal Domestic Assistance Number:**

14.218

CFDA Title:

Community Development Block Grants/Entitlement Grants

**\* 12. Funding Opportunity Number:**

CDBG

\* Title:

Community Development Block Grant

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

2017 Community Development Block Grant (CDBG) Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="2,793,736.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="70,000.00"/>
* g. TOTAL	<input type="text" value="2,863,736.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- Yes
- No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:   
Middle Name:   
\* Last Name:   
Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative: 

\* Date Signed:

**Application for Federal Assistance SF-424**

\* 1. Type of Submission:

- Preapplication  
 Application  
 Changed/Corrected Application

\* 2. Type of Application:

- New  
 Continuation  
 Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

06/21/2017

4. Applicant Identifier:

84-730555-K

5a. Federal Entity Identifier:

n/a

5b. Federal Award Identifier:

M-17-MC-08-0201

**State Use Only:**

6. Date Received by State:

7. State Application Identifier:

n/a

**B. APPLICANT INFORMATION:**

\* a. Legal Name:

City of Aurora

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

84-6000564

\* c. Organizational DUNS:

6234059090000

**d. Address:**

\* Street1:

15151 E. Alameda Parkway

Street2:

\* City:

Aurora

County/Parish:

Arapahoe

\* State:

CO: Colorado

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

80012-1555

**e. Organizational Unit:**

Department Name:

Neighborhood Services

Division Name:

Community Development

**f. Name and contact information of person to be contacted on matters involving this application:**

Prefix:

Mrs.

\* First Name:

Anita

Middle Name:

\* Last Name:

Burkhart

Suffix:

Title:

Community Development Manager

Organizational Affiliation:

\* Telephone Number:

303-739-7924

Fax Number:

303-739-7925

\* Email:

aburkhar@auroragov.org

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development (HUD)

**11. Catalog of Federal Domestic Assistance Number:**

14.230

CFDA Title:

HOME Investment Partnership Act/Entitlement Grants

**\* 12. Funding Opportunity Number:**

HOME

\* Title:

HOME Investment Partnership Act

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

2017 HOME Investment Partnership Act (HOME) Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="894,392.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="600,000.00"/>
* g. TOTAL	<input type="text" value="1,494,392.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- Yes
- No

If "Yes", provide explanation and attach

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\*\* I AGREE

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**Authorized Representative:**

Prefix:  \* First Name:   
Middle Name:   
\* Last Name:   
Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative: 

\* Date Signed:



### Application for Federal Assistance SF-424

\* 1. Type of Submission:

- Preapplication  
 Application  
 Changed/Corrected Application

\* 2. Type of Application:

- New  
 Continuation  
 Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

06/21/2017

4. Applicant Identifier:

84-730555-K

5a. Federal Entity Identifier:

n/a

5b. Federal Award Identifier:

E-17-MC-08-0005

#### State Use Only:

6. Date Received by State:

7. State Application Identifier:

n/a

#### 8. APPLICANT INFORMATION:

\* a. Legal Name:

City of Aurora

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

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\* c. Organizational DUNS:

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Department Name:

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\* Last Name:

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Suffix:

Title:

Community Development Manager

Organizational Affiliation:

\* Telephone Number:

303-739-7924

Fax Number:

303-739-7925

\* Email:

aburkhar@auroragov.org

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development (HUD)

**11. Catalog of Federal Domestic Assistance Number:**

14.231

CFDA Title:

Emergency Solutions Grant (ESG)

**\* 12. Funding Opportunity Number:**

ESG

\* Title:

Emergency Solutions Grant (ESG)

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

2017 Emergency Solutions Grant (ESG) Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="245,303.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="245,303.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

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- No

If "Yes", provide explanation and attach

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Delete Attachment

View Attachment

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\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:   
Middle Name:   
\* Last Name:   
Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative: 

\* Date Signed:

## CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** --The jurisdiction will affirmatively further fair housing.

**Uniform Relocation Act and Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

**Anti-Lobbying** --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.

  
\_\_\_\_\_  
Signature of Authorized Official

06/21/2017  
Date

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City Manager  
Title

## Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

**Following a Plan** -- It is following a current consolidated plan that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2016, 2017, 2018 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

**Compliance with Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

**Compliance with Laws** -- It will comply with applicable laws.

  
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Signature of Authorized Official

06/21/2017  
Date

City Manager  
Title

**Specific HOME Certifications**

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

**Eligible Activities and Costs** -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

**Subsidy layering** -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

  
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Signature of Authorized Official

06/21/2017  
Date

City Manager  
Title

## **Emergency Solutions Grants Certifications**

The Emergency Solutions Grants Program recipient certifies that:

**Major rehabilitation/conversion/renovation** – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

**Essential Services and Operating Costs** – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

**Renovation** – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for these individuals.

**Matching Funds** – The recipient will obtain matching amounts required under 24 CFR 576.201.

**Confidentiality** – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

**Homeless Persons Involvement** – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

**Consolidated Plan** – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.



**Discharge Policy** – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

  
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Signature of Authorized Official

06/21/2017  
Date

City Manager  
Title

## **APPENDIX TO CERTIFICATIONS**

### **INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:**

#### **Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.