

Grantee: State of Colorado

Grant: B-11-DN-08-0001

July 1, 2012 thru September 30, 2012 Performance Report



Grant Number:

B-11-DN-08-0001

Obligation Date:**Award Date:****Grantee Name:**

State of Colorado

Contract End Date:

03/11/2014

Review by HUD:

Submitted - Await for Review

Grant Amount:

\$6,518,947.00

Grant Status:

Active

QPR Contact:

Alison O'Kelly

Estimated PI/RL Funds:**Total Budget:**

\$6,518,947.00

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

The State of Colorado NSP3 selection criteria was designed following HUD's instructions to ensure the funds produce the greatest impact possible in stabilizing neighborhoods, and with a preference for affordable rental housing. Our method began by narrowing the NSP3 data for Colorado to areas with a HUD NSP3 Need Score (risk score) of 17-20. These areas were then cross-referenced with Colorado-specific data on current foreclosure, rental affordability and vacancy rates, which demonstrate a continuation of the trends resulting from the years of high foreclosure rates in Colorado; a heightened need for affordable rental housing statewide. Households recovering from a previous foreclosure transition into rental housing, increasing the need for affordable units in all of the income brackets targeted by the Neighborhood Stabilization Program. The resulting influx of former homeowners into the rental market creates a greater disparity between the already insufficient number

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>> City of Aurora:
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How Fund Use Addresses Market Conditions:

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>>Weld County: <http://www.greeley-weldha.org/LinkClick.aspx?link=Application+NSP+Fort+Lupton.doc&tabid=2846&mid=5694>The State of Colorado utilizes a tiered approach to determine the distribution of funding to most effectively target its funds in areas where projects will result in a substantial impact for the neighborhood. The approach includes three tiers utilized to narrow areas targeted as follows:
>
>TIER ONE:
>The first tier of targeting determination utilized the above data sources and methodology to narrow eligible census tracts and block groups to a smaller number of target areas from which applications for project funding will be considered. Each of these target areas received HUD NSP3 Need Scores (risk scores) of 17-20. Proposed projects with NSP3 Need Scores below 17 may be considered, where a submitted project serves to greatly impact a neighborhood in proximity to a neighborhood with a higher risk score. In considering project applications, the combined need score associated with selected projects is used to ensure an overall average score of 17-20 for the entire State program, ensuring the minimum 17 averaged need score for Colorado. Cross-referencing criteria used in the selection process for the State's program include HUD NSP3 Need score, impact score and REO numbers, project type, population to be served, funds leveraged, project location, and rehabilitation/construction standards. Upon selection of eligible projects, additional tiers of funding preference are determined.
>
>Applications for projects were solicited and accepted by the State March 17 - May 20, 2011, and were submitted and reviewed using the following:
>Division of Housing Grants and Loans Application: <http://dola.colorado.gov/cdh/developers/index.htm>
>HUD NSP3 Mapping Tool: <http://www.huduser.org/NSP/NSP3.html>
>NSP3 Application Criteria Checklist for Colorado Program:
>http://dola.colorado.gov/cdh/NSP/NSP3/CO_NSP3FundingApplication_checklist.xls
>
>Cross-referencing the focused areas of greatest need with Colorado-specific data on current foreclosure, rental affordability and vacancy rates confirmed the continued validity of the determination to shift the focus of our NSP1 program toward multi-family rental projects. The State's NSP3 program will continue this focus with NSP3 and use its funds to approve and support applications for multi-family rental projects only. NOTE: Applications for single-family projects were accepted and considered ONLY in the City of Colorado Springs NSP3 entitlement areas, as supported by the City.
>
>Following the receipt of applications submitted with the Division of Housing Grants and Loans Application, the NSP3 Application Criteria Checklist, and maps generated from the HUD NSP3 Mapping Tool, applications undergo internal review using the Division of Housing's (DOH) standard project assessment criteria by the DOH NSP team to consider potential success and longterm impact to result from the selection and funding of each project. Following this review, a substantial amendment is made to the Action Plan, entering specific project activities in DRGR, and submitting the further tiered targeted areas of greatest need by combining mapping tool results from the applications for all projects to be funded. Projects moving forward will then be reviewed by the State Housing Board before contracts/grants are awarded. The maps for the targeted areas of greatest need and projects selected for inclusion plan are included in this substantial amendment.
>
>TIERS TWO and THREE:
>Following the receipt of applications for eligible projects within Tier One Areas of Greatest Need, the State has selected nine (9) targeted neighborhoods for our NSP3 activities, including those selected in conjunction with the City of Colorado Springs. These neighborhoods have been divided into two further tiers, creating the second and third tiers of our determination process. The State of Colorado, in conjunction with the City of Colorado Springs prioritizes funding for projects in Tier Two areas, with the option of expanding into the Tier Three areas in the City of Colorado Springs, if and when necessary. Through the course of the program during the funding period of availability, an additional round of applications may be solicited for projects in tier two or tier three areas, or the original tier one eligible areas, statewide, at the discretion of



State and City of Colorado Springs leadership.

>PROJECT NAME	TOTAL HOUSING UNITS	NSP3 NEED SCORE	NSP3 IMPACT SCORE
>TIER TWO			
>Otero, Rocky Ford	957	19.58	3
>Adams, Welby/Thornton	3,333	19.54	 37
>Colorado Springs, Woodbine	2,253	18.06	6
>Colorado Springs, Park Hill (Tract 21.02)	1,911	19	12
>Colorado Springs, Stratton Meadows (Tract 29)	2,985	20	16
>Colorado Springs, South Academy (Tract 54)	2,197	20	16
>TIER THREE			
>Colorado Springs, Citadel Mall (Tract 20)	3,056	17	12
>Colorado Springs, Pikes Peak Park (Tract 53)	1,408	19	11
>Colorado Springs, Prospect Park (Tracts 22 & 27)	3,161	17	16
>TOTAL	21,261	18.67	129

Ensuring Continued Affordability:

The State will mirror the minimum affordability period of the federal HOME Investment Partnership Program, 24 CFR 92.252(a), (c) (e) and (f), and 92.254. The long-term affordability period is based on the dollar amount of final direct subsidy (i.e., the amount of the NSP assistance that enabled the homebuyer to purchase the dwelling unit) in the project and specific regulations for addressing the issues of the sale of a property prior to the end of the long-term affordability period, known as recapture apply. The minimum affordability period is listed below:

- >• Up to \$15,000 = 5 years
- >• \$15,001 - \$40,000 = 10 Years
- >• Over \$40,000 = 15 Years
- >• New Construction = 20 Years
- >• Multifamily = 30 Years

>NOTE: The 30-year affordability period will apply to all projects funded with the State's NSP3 funds, with the exception of any single-family projects funded with the funds administered on behalf of Colorado Springs.

Definition of Blighted Structure:

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>>Weld County: <http://www.greeley-weldha.org/LinkClick.aspx?link=Application+NSP+Fort+Lupton.doc&tabid=2846&mid=5694> State Statutory Description of Blight:
>"Slum area" means an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, and which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding or the existence of conditions which endanger life or property by fire or other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and is detrimental to the public health, safety, morals, or welfare (31-25-103 C.R.S. 1973, as amended.)
>
>The State recognizes the definition of "blight" as an area which, by reason of the presence of a substantial number of slum, deteriorated, or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, unsanitary or unsafe conditions, unusual conditions of title rendering the title non-marketable, or the existence of conditions which endanger life or property by fire and other causes, or any combination of factors, substantially impairs or arrests the sound growth of the municipality, retards the provision of
>housing accommodations or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare in its present condition and use (31-15-103 C.R.S., 1973, as amended). The State also accepts local determinations of blight.
>
>Blighted Structure:
>A blighted structure has one or more of the following conditions:
>(1) Physical deterioration of buildings or improvements;
>(2) Abandonment;
>(3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial buildings;
>(4) Significant declines in property values or abnormally low property values relative to other areas in the community;
>(5) Known or suspected environmental contamination;
>(6) The public improvements throughout the area are in a general state of deterioration.

Definition of Affordable Rents:

Rents that are the lesser of the Section 8 Fair Market Rents periodically established by U.S. Department of Housing and Urban Development, or rents which are 30 percent of adjusted income for households up to 120 percent of area median income minus tenant paid utilities.

Housing Rehabilitation/New Construction Standards:

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>>Weld County: <http://www.greeley-weldha.org/LinkClick.aspx?link=Application+NSP+Fort+Lupton.doc&tabid=2846&mid=5694>All entities receiving funds where housing rehabilitation is proposed will be required to verify that they have adopted written Rehabilitation Standards. Written Rehabilitation Standards establish the standards for the rehabilitation work that will bring substandard housing into compliance with the property standard. The written rehabilitation standard prescribes the methods and materials to be used in rehabilitation. The written rehabilitation standards are sometimes referred to as "specs," or specifications, and include details such as the grade of lumber to be used, the number of nails per square foot, the type of material that can or cannot be used for doors serving as fire exits, the distribution pattern and material of roofing tiles, etc.

>
>The written Rehabilitation Standard provides a common basis for contractor bids. This is particularly important because, by ensuring that all contractors are bidding work using identical methods and materials, it enables the entity managing the rehabilitation to make an accurate determination of the cost
>reasonableness of bids. By holding all contractors to a single rehabilitation standard, consistent, high quality rehabilitation work is assured.

>
>Where rehabilitation to the property is needed, the property must be free from any defects that pose a danger to the health or safety of occupants before occupancy and not later than six months after property transfer. Within two years of property transfer to the homebuyer, the property must meet all applicable local codes, rehabilitation standards, ordinances and zoning ordinances, or at a minimum, HQS, at the time of project completion. All construction projects (rehabilitation and new construction) assisted with
>NSP funds must meet local codes, rehabilitation standards, ordinances and zoning ordinances. In the absence of local requirements, projects must meet the following:

- >-- One of three model codes&mdashUniform Building Code (ICBO); National Building Code (BOCA); Standard Building Code (SBCC)
- >-- Council of American Building Officials One to Two Family Code (CABO);
- >-- Minimum Property Standards (MPS) in 24 CFR 200.925 or 200.926.

>
>The Colorado NSP program requires rehabilitation that increases energy efficiency or provides for renewable energy, and complies with HUD's requirements for NSP3:

- >-- All gut rehabilitation or new construction (i.e., general replacement of the interior of a building that may or may not include changes to structural elements such as flooring systems, columns or load bearing interior or exterior walls) of residential buildings up to three stories must be designed to meet the standard for Energy Star Qualified New Homes.
- >-- All gut rehabilitation or new construction of mid -or high-rise multifamily housing must be designed to meet American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Standard 90.1-2004, Appendix G plus 20 percent (which is the Energy Star standard for multifamily buildings piloted by the Environmental Protection Agency and the Department of Energy).
- >-- Other rehabilitation must meet these standards to the extent applicable to the rehabilitation work undertaken, e.g., replace older obsolete products and appliances (such as windows, doors, lighting, hot water heaters, furnaces, boilers, air conditioning units, refrigerators, clothes washers and dishwashers) with Energy Star labeled products.
- >-- Water efficient toilets, showers, and faucets, such as those with the WaterSense label, must be installed.
- >-- Where relevant, the housing should be improved to mitigate the impact of disasters (e.g., earthquake, hurricane, flooding, fires).

Vicinity Hiring:

The locations of the funded projects/activities were determined through the course of the selection process described above, within the Tier One areas of greatest need. The locations for each planned activity are detailed therein, and the overall locations for the State NSP3 program are Tier Two areas of greatest need, including Rocky Ford (Otero County), Thornton (Weld, Adams County), and the City of Colorado Springs. Vicinity hiring requirements will be complied with and detailed in conjunction with the Section 3 provisions of procurement materials for each project.



Procedures for Preferences for Affordable Rental Dev.:

The State of Colorado NSP3 selection criteria was designed following HUD's instructions to ensure the funds produce the greatest impact possible in stabilizing neighborhoods, and with a preference for affordable rental housing. Our method began by narrowing the NSP3 data for Colorado to areas with a HUD NSP3 Need Score (risk score) of 17-20. These areas were then cross-referenced with Colorado-specific data on current foreclosure, rental affordability and vacancy rates, which demonstrate a continuation of the trends resulting from the years of high foreclosure rates in Colorado; a heightened need for affordable rental housing statewide. Households recovering from a previous foreclosure transition into rental housing, increasing the need for affordable units in all of the income brackets targeted by the Neighborhood Stabilization Program. The resulting influx of former homeowners into the rental market creates a greater disparity between the already insufficient number

of available affordable rental units in Colorado communities, and the number of households competing for them with lowered household income. These trends match HUD NSP3 Need data, and support the State's decision to use all of its program funds to undertake multi-family rental projects. By focusing the data prior to accepting applications for potential projects statewide, the State can prioritize opportunities to fund projects that will serve populations at the lowest incomes in communities in the State that will be most benefitted by rental housing.

>> For NSP1 the City of Colorado Springs entered an Intergovernmental Joint Cooperation Agreement (IGA) with the State of Colorado for all NSP funds to be administered on behalf of Colorado Springs by the State. A continuation of this agreement has been executed to continue the partnership, whereby the State will administer the \$1,420,638 awarded to the City in NSP3. Colorado Springs projects will undertake the same application and selection process as the balance of the State with NSP3, with the exception that single-family projects will also be accepted and considered for the Colorado Springs entitlement area. No single-family projects will be considered or funded by the State of Colorado NSP3 program, with the exception of those identified in partnership with the City of Colorado Springs for use of their dollars.

>> HUD's NSP3 mapping tool will be utilized by funding applicants to identify the areas in which their projects are located as areas of greatest need in the State, and as areas where a visible impact can be achieved with the proposed number of units in the project. The maps of the selected projects will be included in a June 2011 substantial amendment to be submitted following the selection process, including areas targeted in Colorado Springs as selected in partnership between the State and the City. The mapping tool is available online at: <http://www.huduser.org/NSP/NSP3.html>.

>> Data sources and Continuation of Intergovernmental Joint Cooperation Agreement available online at: <http://dola.colorado.gov/cdh/NSP3SubstantialAmend.htm>

>> NSP3 Plans and need information for Colorado NSP3 Entitlement Communities available online at:

>> Adams County: <http://www.co.adams.co.us/documents/page/NSP3%20Substantial%20Amendment.pdf>

>> City of Aurora: https://www.auroragov.org/AuroraGov/Departments/Neighborhood_Services/Community_Development/index.htm?ssSourceNodeId=962&SourceSiteId=621

>> City of Colorado Springs: <http://www.springsgov.com/Page.aspx?NavID=3223>

>> City and County of Denver: <http://www.denvergov.org/oed/DenverOfficeofEconomicDevelopment/HousingAssistance/NeighborhoodStabilizationProgram/tabid/435906/Default.aspx>

>> City of Greeley: <http://greeleygov.com/CommunityDevelopment/Documents/UrbanRenewal/APPLICATION%20DRAFT%20for%20web.pdf>

>> City of Pueblo: <http://www.pueblo.us/index.aspx?nid=250>

>> Weld County: <http://www.greeley-weldha.org/LinkClick.aspx?link=Application+NSP+Fort+Lupton.doc&tabid=2846&mid=5694> Narrative in sections "Summary of Distribution and Uses of NSP Funds" and "How Fund Use Addresses Market Conditions" above details the procedures for preferences for affordable rental development, which is the focus of the State's program outside those dollars administered on behalf of the City of Colorado Springs.

Meeting Low-Income Target:

> To meet HUD income and affordability requirements for NSP, CDOH will ensure that activities that purchase and redevelop abandoned or foreclosed-upon residential properties are directed to only those individuals or families whose incomes do not exceed 120% of area median income.

> Low Income Set-Aside:

> The State of Colorado's program is designed with selection criteria prioritizing projects with the majority, or all of their funds targeting households at or below 50% AMI. Maximum preference for the "population served" section of the criteria checklist are awarded to projects serving ONLY populations at or below 50% AMI, with preference decreasing as the income levels of intended beneficiaries increase.

> The funds administered for the City of Colorado Springs will be available for Colorado Springs projects serving households up to 120% Area Median Income, including households at or below 50% AMI. Projects will be selected in conjunction between the State and the City to ensure funds are targeted accordingly to meet the overall requirement to serve households at or below 50% AMI.



Grantee Contact Information:

NSP3 Program Administrator Contact Information:

Alison O'Kelly
 >NSP Program Specialist
 >Colorado Department of Local Affairs, Division of Housing
 >1313 Sherman Street, Room 500
 >Denver, Colorado 80203
 alison.okelly@state.co.us
 >303-866-3409

All attachments and appendices (including data sources, instructions for use of NSP3 Mapping Tool, and selection criteria checklist), as well as the maps and planning data for targeted areas, and the public comments received in February and in June 2011, for the State of Colorado and City of Colorado Springs NSP3 Substantial Amendment are available online at:
 ><http://www.colorado.gov/cs/Satellite/DOLA-Main/CBON/1251596410863>

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$6,518,947.00
Total Budget	\$0.00	\$6,518,947.00
Total Obligated	\$0.00	\$3,495,468.00
Total Funds Drawdown	\$184,415.31	\$1,199,161.48
Program Funds Drawdown	\$184,415.31	\$1,199,161.48
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$184,415.31	\$1,199,161.48
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$977,842.05	\$0.00
Limit on Admin/Planning	\$651,894.70	\$47,545.23
Limit on State Admin	\$0.00	\$47,545.23

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$651,894.70	\$651,893.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,629,736.75	\$3,739,814.00

Overall Progress Narrative:



In Q3 2012, the State of Colorado and City of Colorado Springs NSP3 program made predevelopment progress on all three multi-family projects, and the feasibility of one project is likely to be deemed impractical to be continued as planned in relation to the NSP3 expenditure and occupancy timeline. See the individual activities for detailed progress narratives.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
01, Multi-Family Acquisition/Rehab and Redevelopment	\$166,728.77	\$5,867,054.00	\$1,151,616.25
02, Single Family Acquisition and Rehab	\$0.00	\$0.00	\$0.00
03, Administration	\$17,686.54	\$651,893.00	\$47,545.23
9999, Restricted Balance	\$0.00	\$0.00	\$0.00



Activities

Grantee Activity Number: 01

Activity Title: Multi-Family Rental Acq/Rehab LH25

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

01

Projected Start Date:

03/01/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Planned

Project Title:

Multi-Family Acquisition/Rehab and Redevelopment

Projected End Date:

03/01/2014

Completed Activity Actual End Date:

Responsible Organization:

Colorado Department of Local Affairs Division of Housing

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2012

N/A

To Date

\$211,525.00

Total Budget

\$0.00

\$211,525.00

Total Obligated

\$0.00

\$0.00

Total Funds Drawdown

\$0.00

\$0.00

Program Funds Drawdown

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00

Colorado Department of Local Affairs Division of Housing

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Multi-Family Acquisition and Rehabilitation for Rental/Multi-Family Acquisition, Demolition, and Redevelopment for Rental Housing The State will select and fund projects proposing to undertake one of the following:

>

- >1. Acquisition and rehabilitation of foreclosed multi-family housing,
- >2. Acquisition and demolition of blighted structures for the redevelopment of new multi-family units, or
- >3. Acquisition of vacant properties for the purposes of developing new affordable rental housing.

All completed units will be made available as rental units that maintain long-term affordability, mirroring the HOME affordability requirements listed above. Units will target primarily households with incomes at or below 50% of AMI. Funding may be provided for projects designed to serve households with a mix (range) of incomes, providing the majority of the units target households at or below 50% of AMI, and sufficient funds are leveraged from other sources to ensure additional projects can be funded with the State's NSP3 dollars to ensure a majority of units funded serve households at or below 50% of AMI. This activity will benefit income-qualified persons by preserving existing affordable housing, and improving the conditions and energy efficiency, or by increasing the number of safe, affordable rental units in the targeted communities. Overall, the projects undertaken in this activity will serve the ever-growing need for affordable rental housing for the lowest-income brackets, which are increasing in number through the result of the foreclosure crisis and current economic position. NOTE: An estimated 20-100 units serving households at or below 50% AMI is the anticipated performance measure (for the proposed beneficiaries table above).

Location Description:

The locations of the funded projects/activities were determined through the course of the selection process described above, within the Tier One areas of greatest need. The locations for this activity are Tier Two areas of greatest need, including Rocky



Ford (Otero County), Thornton (Welby, Adams County), and the City of Colorado Springs. Vicinity hiring requirements will be complied with and detailed in conjunction with the Section 3 provisions of procurement materials for each project.

Activity Progress Narrative:

As reported in previous quarters, this activity is established as a "holding" activity for funds as yet not awarded to a particular project. In Q4 2012 a portion of these funds will likely be re-programmed into the 11-333 LH25 activity (Tri-County Housing, Melonaire), following the review of a request for additional funds, anticipated by the State since the original application.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/20
# of Multifamily Units	0	0/20

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/20	0
# Renter Households	0	0	0	0/0	0/0	0/20	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 02

Activity Title: Multi-Family Rental Acq/Rehab LMMH

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

01

Projected Start Date:

03/01/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Multi-Family Acquisition/Rehab and Redevelopment

Projected End Date:

03/01/2014

Completed Activity Actual End Date:

Responsible Organization:

Colorado Department of Local Affairs Division of Housing

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$364,954.00
Total Budget	\$0.00	\$364,954.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Colorado Department of Local Affairs Division of Housing	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Multi-Family Acquisition and Rehabilitation for Rental/Multi-Family Acquisition, Demolition, and Redevelopment for Rental Housing The State will select and fund projects proposing to undertake one of the following:

- >
- > 1. Acquisition and rehabilitation of foreclosed multi-family housing,
- > 2. Acquisition and demolition of blighted structures for the redevelopment of new multi-family units, or
- > 3. Acquisition of vacant properties for the purposes of developing new affordable rental housing.

All completed units will be made available as rental units that maintain long-term affordability, mirroring the HOME affordability requirements listed above. Units will target primarily households with incomes at or below 50% of AMI. Funding may be provided for projects designed to serve households with a mix (range) of incomes, providing the majority of the units target households at or below 50% of AMI, and sufficient funds are leveraged from other sources to ensure additional projects can be funded with the State's NSP3 dollars to ensure a majority of units funded serve households at or below 50% of AMI. This activity will benefit income-qualified persons by preserving existing affordable housing, and improving the conditions and energy efficiency, or by increasing the number of safe, affordable rental units in the targeted communities. Overall, the projects undertaken in this activity will serve the ever-growing need for affordable rental housing for the lowest-income brackets, which are increasing in number through the result of the foreclosure crisis and current economic position. NOTE: An estimated 20-100 units serving households at or below 50% AMI is the anticipated performance measure (for the proposed beneficiaries table above).

Location Description:

The locations of the funded projects/activities were determined through the course of the selection process described above, within the Tier One areas of greatest need. The locations for this activity are Tier Two areas of greatest need, including Rocky Ford (Otero County), Thornton (Welby, Adams County), and the City of Colorado Springs. Vicinity hiring requirements will be complied with and detailed in conjunction with the Section 3 provisions of procurement materials for each project.



Activity Progress Narrative:

As reported in previous quarters, this activity is established as a "holding" activity for funds as yet not awarded to a particular project.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/20
# of Multifamily Units	0	0/20

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/0	0/20	0
# Renter Households	0	0	0	0/0	0/0	0/20	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 03

Activity Title: Single Family Acq/Rehab/Resale - Colorado Springs

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

02

Projected Start Date:

03/01/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Single Family Acquisition and Rehab

Projected End Date:

03/01/2014

Completed Activity Actual End Date:

Responsible Organization:

Colorado Department of Local Affairs Division of Housing

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2012

N/A

To Date

\$0.00

Total Budget

\$0.00

\$0.00

Total Obligated

\$0.00

\$0.00

Total Funds Drawdown

\$0.00

\$0.00

Program Funds Drawdown

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00

Colorado Department of Local Affairs Division of Housing

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

This activity is undertaken solely for the anticipated single family projects in the City of Colorado Springs NSP3 program, to be administered by the State of Colorado under the Continuation of Joint Cooperation Agreement. In keeping with the State's prioritization of multi-family rental projects for the balance of the State, no applications for single family projects will be accepted from areas outside of the Colorado Springs entitlement area for NSP3. In partnership with the City of Colorado Springs the State will select and fund projects proposing to undertake one of the following: 1. Acquisition and rehabilitation of foreclosed single-family housing, or 2. Acquisition and demolition of blighted structures for the redevelopment of new single-family units, or 3. Acquisition of vacant properties for the purposes of developing new affordable for-sale, workforce housing. All completed units will be made available as for-sale units for owner-occupant households that maintain long-term affordability, mirroring the HOME affordability requirements listed above. Units will target primarily households with incomes 51-120% of AMI. This activity will benefit income-qualified persons by targeting specific neighborhoods in Colorado Springs to increase the availability of affordable housing, and improving the conditions and energy efficiency. Prospective buyers will be required to attend a minimum of eight hours of HUD-certified homebuyer counseling provided by a certified counselor as part of the project proposal. The project partner selected will acquire and rehabilitate foreclosed or abandoned, vacant single family units and sell them to income-eligible owner-occupant homebuyers. The applicants will be encouraged to leverage NSP funds where possible, and projects leveraging other sources of funds will receive higher preference in the selection process conducted by the City and State.

Location Description:

The locations of the funded single family projects/activities in the City of Colorado Springs were determined through the course of the selection process described above. The primary locations for this activity are Tier Two areas of greatest need, followed (if and where necessary) by Tier Three areas of greatest need, all in the City of Colorado Springs. Vicinity hiring requirements will be complied with and detailed in conjunction with the Section 3 provisions of procurement materials for each project.



Activity Progress Narrative:

This activity is maintained as a holding place in the event any future single family projects are considered. At this time, all program funds for the City of Colorado Springs entitlement have been awarded to one multi-family project (11-331 Greccio Housing - Woodbine Apartments).

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/5
# of Singlefamily Units	0	0/5

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 04

Activity Title: Administration

Activity Category:

Administration

Project Number:

03

Projected Start Date:

03/01/2011

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

03/01/2014

Completed Activity Actual End Date:

Responsible Organization:

Colorado Department of Local Affairs Division of Housing

Overall

	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$651,893.00
Total Budget	\$0.00	\$651,893.00
Total Obligated	\$0.00	\$651,893.00
Total Funds Drawdown	\$17,686.54	\$47,545.23
Program Funds Drawdown	\$17,686.54	\$47,545.23
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$17,686.54	\$47,545.23
Colorado Department of Local Affairs Division of Housing	\$17,686.54	\$47,545.23
Match Contributed	\$0.00	\$0.00

Activity Description:

Administration of NSP3 Activities and Reporting

Location Description:

Administration activities will be carried out in the delivery of activities 1-3 in the areas of greatest need as identified in Tiers Two and Three.

Activity Progress Narrative:

Funds drawn in this reporting period reflect costs incurred in administration of existing contracts and technical assistance, application review and project development of projects to be funded in the coming quarter.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: 11-331 Greccio Housing - Woodbine Apts: LH25

Activity Title: Use B - Acquisition and Rehab Multi-Family

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

01

Projected Start Date:

01/13/2012

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Multi-Family Acquisition/Rehab and Redevelopment

Projected End Date:

03/11/2014

Completed Activity Actual End Date:

Responsible Organization:

Greccio Housing Unlimited, Inc.

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$997,289.00
Total Budget	\$0.00	\$997,289.00
Total Obligated	\$0.00	\$997,289.00
Total Funds Drawdown	\$0.00	\$683,029.98
Program Funds Drawdown	\$0.00	\$683,029.98
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$683,029.98
Greccio Housing Unlimited, Inc.	\$0.00	\$683,029.98
Match Contributed	\$0.00	\$0.00

Activity Description:

Greccio, Housing Unlimited, Inc. was awarded a NSP III grant to acquire and rehabilitate the 36-unit Woodbine Apartments located approximately one mile east of Downtown Colorado Springs, Colorado. The property went through foreclosure sale, and Greccio, Housing Unlimited, Inc. currently has a contract on the property. It contains 24 one-bedroom, 9 two-bedroom, and 3 three-bedroom apartments, built in 1964 in a three-story garden style building with internal hallways. The current vacancy of 55% is attributed to the former owner's financing difficulties and will allow renovation to begin immediately without relocation issues. Current tenants meet income qualifications below 50 percent AMI. Greccio, Housing Unlimited, Inc.'s core mission targets the low and very low income population with 75% of their tenants at or below 50% AMI. The goal is to acquire and rehabilitate with 30 to 40 percent loan to value, so that debt service and operating cost requirements allow them to charge the lowest possible rents. Their traditional clients have been those transitioning from homelessness, the elderly, disabled, and veterans readjusting from duty. They have recently identified an underserved population of young adults aging out of their adolescent environments, and have expanded their team of cooperating service providers to include Urban Peak and Teens With Promise. Tenants of the Woodbine Apartments will also benefit from Greccio, Housing Unlimited, Inc. Resident Enrichment Program.

Location Description:

2020 E. Bijou Street
>Colorado Springs, CO 80909

Activity Progress Narrative:

No funds were drawn on this activity in Q3 2012, though substantial progress has been made by the grantee in the reporting period. Procurement of contractors was underway for rehabilitation of the property, and bid analysis was in progress at the end of the quarter. The majority of rehabilitation work will be completed in the coming two quarters.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/28
# of Multifamily Units	0	0/28

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number:	11-331 Greccio Housing - Woodbine Apts: LMMH
Activity Title:	Use B - Acquisition and Rehab Multi-Family

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

01

Projected Start Date:

01/13/2012

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Multi-Family Acquisition/Rehab and Redevelopment

Projected End Date:

03/11/2014

Completed Activity Actual End Date:

Responsible Organization:

Greccio Housing Unlimited, Inc.

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$281,286.00
Total Budget	\$0.00	\$281,286.00
Total Obligated	\$0.00	\$281,286.00
Total Funds Drawdown	\$0.00	\$261,810.27
Program Funds Drawdown	\$0.00	\$261,810.27
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$261,810.27
Greccio Housing Unlimited, Inc.	\$0.00	\$261,810.27
Match Contributed	\$0.00	\$0.00

Activity Description:

Greccio, Housing Unlimited, Inc. was awarded a NSP III grant to acquire and rehabilitate the 36-unit Woodbine Apartments located approximately one mile east of Downtown Colorado Springs, Colorado. The property went through foreclosure sale, and Greccio, Housing Unlimited, Inc. currently has a contract on the property. It contains 24 one-bedroom, 9 two-bedroom, and 3 three-bedroom apartments, built in 1964 in a three-story garden style building with internal hallways. The current vacancy of 55% is attributed to the former owner's financing difficulties and will allow renovation to begin immediately without relocation issues. Current tenants meet income qualifications below 50 percent AMI. Greccio, Housing Unlimited, Inc.'s core mission targets the low and very low income population with 75% of their tenants at or below 50% AMI. The goal is to acquire and rehabilitate with 30 to 40 percent loan to value, so that debt service and operating cost requirements allow them to charge the lowest possible rents. Their traditional clients have been those transitioning from homelessness, the elderly, disabled, and veterans readjusting from duty. They have recently identified an underserved population of young adults aging out of their adolescent environments, and have expanded their team of cooperating service providers to include Urban Peak and Teens With Promise. Tenants of the Woodbine Apartments will also benefit from Greccio, Housing Unlimited, Inc. Resident Enrichment Program.

Location Description:

2020 E. Bijou Street
>Colorado Springs, CO 80909

Activity Progress Narrative:

No funds were drawn on this activity in Q3 2012, though substantial progress has been made by the grantee in the reporting period. Procurement of contractors was underway for rehabilitation of the property, and bid analysis was in progress at the end of the quarter. The majority of rehabilitation work will be completed in the coming two quarters.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/10
# of Multifamily Units	0	0/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/8	0/8	0
# Renter Households	0	0	0	0/0	0/8	0/8	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: 11-332 Adams County HA - Welby Station: LH25

Activity Title: Use E - Redevelopment

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

01

Projected Start Date:

01/13/2012

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Multi-Family Acquisition/Rehab and Redevelopment

Projected End Date:

03/11/2014

Completed Activity Actual End Date:

Responsible Organization:

Adams County Housing Authority

Overall

	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,775,000.00
Total Budget	\$0.00	\$1,775,000.00
Total Obligated	\$0.00	\$1,022,400.00
Total Funds Drawdown	\$65,910.78	\$94,344.31
Program Funds Drawdown	\$65,910.78	\$94,344.31
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$65,910.78	\$94,344.31
Adams County Housing Authority	\$65,910.78	\$94,344.31
Match Contributed	\$0.00	\$0.00

Activity Description:

Adams County Housing Authority (ACHA) has been awarded an NSP3 grant of \$2,500,000 for the acquisition, on-site infrastructure and soft costs in preparation for the construction planned for the land at 88th and Welby Road in Thornton. This property will be known as Welby Station and is next to the site of the future north line of the light rail. Welby Station Apartments will be developed in two phases, the first of which shall be approximately 119 units of affordable and mixed-income apartments rented to households with incomes at or below 120% of Area Median Income (AMI). 85 units or 71% percent of these funds must serve households having incomes at or below 50% of AMI. This Project will benefit the State by stabilizing communities through the purchase, construction and rental of abandoned or foreclosed properties. The units will be located within a Division of Housing (DOH) designated census block group(s) serving one of the areas of HUD-designated NSP 3 greatest need within the State. This project is the first of a two phase development project and will be built to Enterprise Green Communities standards and will include amenities such as washer-dryers and dishwashers. Site amenities will include clubhouse and playground. Project financing will include NSP, HOME, CDBG, Low-Income Housing Tax Credits (LIHTC) and ACHA (public housing disposition) funds. The primary strategy is to seek 9% LIHTC financing within one to two rounds. Should 9% credits not be available by Round 1 2012, ACHA intends to develop a smaller 40-unit Phase 1 with 4% credits and 100% project-based Section 8 to meet the NSP deadline for unit delivery. ACHA would then continue to seek 9% credits for subsequent development of the second phase. This activity qualifies under 24 CFR 570.202 and 570.201(a) as a State's Direct Action per Section 1497 of the Wall Street Reform and Consumer Protection Act of 2010 [Dodd-Frank Act] (Pub. L. 111&ndash203), Vol. 75., No. 201, G. State's Direct Action

Location Description:

88th Avenue/Welby Road
>Thornton, CO 80229

Activity Progress Narrative:



Funds drawn on this activity in Q3 2012 reflect reimbursement of expenses incurred by the grantee in project design by architect and engineer, and representation by the owner's representative. The third, and final application for 9% LIHTC was submitted and rejected, simultaneously with the delay in completion of entitlement infrastructure on the property. Following discussion regarding realistic completion of the project in concert with NSP expenditure deadlines, the State, ACHA and its partner agencies determined in this quarter to deobligate a portion of the awarded funds in order to re-program them into another project in the county. Following the payment of any outstanding invoices from pre-development consultants, the balance of this activity will be deobligated. This project is anticipated to continue on a longer timeline, with other potential sources of funds supporting the development.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/85
# of Multifamily Units	0	0/85

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/85	0/0	0/85	0
# Renter Households	0	0	0	0/85	0/0	0/85	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 11-332 Adams County HA - Welby Station: LMMH

Activity Title: Use E - Redevelopment

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

01

Project Title:

Multi-Family Acquisition/Rehab and Redevelopment

Projected Start Date:

01/13/2012

Projected End Date:

03/11/2014

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Adams County Housing Authority

Overall

	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$725,000.00
Total Budget	\$0.00	\$725,000.00
Total Obligated	\$0.00	\$417,600.00
Total Funds Drawdown	\$26,921.31	\$38,535.01
Program Funds Drawdown	\$26,921.31	\$38,535.01
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$26,921.31	\$38,535.01
Adams County Housing Authority	\$26,921.31	\$38,535.01
Match Contributed	\$0.00	\$0.00

Activity Description:

Adams County Housing Authority (ACHA) has been awarded an NSP3 grant of \$2,500,000 for the acquisition, on-site infrastructure and soft costs in preparation for the construction planned for the land at 88th and Welby Road in Thornton. This property will be known as Welby Station and is next to the site of the future north line of the light rail. Welby Station Apartments will be developed in two phases, the first of which shall be approximately 119 units of affordable and mixed-income apartments rented to households with incomes at or below 120% of Area Median Income (AMI). 85 units or 71% percent of these funds must serve households having incomes at or below 50% of AMI. This Project will benefit the State by stabilizing communities through the purchase, construction and rental of abandoned or foreclosed properties. The units will be located within a Division of Housing (DOH) designated census block group(s) serving one of the areas of HUD-designated NSP 3 greatest need within the State. This project is the first of a two phase development project and will be built to Enterprise Green Communities standards and will include amenities such as washer-dryers and dishwashers. Site amenities will include clubhouse and playground. Project financing will include NSP, HOME, CDBG, Low-Income Housing Tax Credits (LIHTC) and ACHA (public housing disposition) funds. The primary strategy is to seek 9% LIHTC financing within one to two rounds. Should 9% credits not be available by Round 1 2012, ACHA intends to develop a smaller 40-unit Phase 1 with 4% credits and 100% project-based Section 8 to meet the NSP deadline for unit delivery. ACHA would then continue to seek 9% credits for subsequent development of the second phase. This activity qualifies under 24 CFR 570.202 and 570.201(a) as a State's Direct Action per Section 1497 of the Wall Street Reform and Consumer Protection Act of 2010 [Dodd-Frank Act] (Pub. L. 111&ndash203), Vol. 75., No. 201, G. State's Direct Action

Location Description:

88th Avenue/Welby Road
>Thornton, CO 80229

Activity Progress Narrative:



Funds drawn on this activity in Q3 2012 reflect reimbursement of expenses incurred by the grantee in project design by architect and engineer, and representation by the owner's representative. The third, and final application for 9% LIHTC was submitted and rejected, simultaneously with the delay in completion of entitlement infrastructure on the property. Following discussion regarding realistic completion of the project in concert with NSP expenditure deadlines, the State, ACHA and its partner agencies determined in this quarter to deobligate a portion of the awarded funds in order to re-program them into another project in the county. Following the payment of any outstanding invoices from pre-development consultants, the balance of this activity will be deobligated. This project is anticipated to continue on a longer timeline, with other potential sources of funds supporting the development.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/34
# of Multifamily Units	0	0/34

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/34	0/34	0
# Renter Households	0	0	0	0/0	0/34	0/34	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number:	11-333 Tri-County Housing - Melonaire Apts: LH25
Activity Title:	Use E - Redevelopment

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

01

Projected Start Date:

01/13/2012

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Multi-Family Acquisition/Rehab and Redevelopment

Projected End Date:

03/11/2014

Completed Activity Actual End Date:

Responsible Organization:

Tri-County Housing, Inc.

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$756,000.00
Total Budget	\$0.00	\$756,000.00
Total Obligated	\$0.00	\$62,500.00
Total Funds Drawdown	\$36,948.34	\$36,948.34
Program Funds Drawdown	\$36,948.34	\$36,948.34
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$36,948.34	\$36,948.34
Tri-County Housing, Inc.	\$36,948.34	\$36,948.34
Match Contributed	\$0.00	\$0.00

Activity Description:

Tri-County Housing, Inc. received an NSP III grant of \$1,512,000 to substantially rehabilitate the Melonaire Apartments in Rocky Ford. It was originally built in 1964 with 26 units in two 2-story buildings. The property was purchased in 2003 with the intent to rehabilitate it, but found that it needed extensive asbestos and lead based paint remediation. They were able to secure funding to completely gut the structures, but not to rebuild the units. All that is left is two cinder block shells with roofs, door/window frames, exterior stairs to the second floor, and the structure of the second floor. Tri-County Housing, Inc. proposes to redesign the units to better meet current market needs, and so will reduce the number of units (to 18) in order to provide larger units and to add 3 bedroom units. In response to the recently completed Housing Needs Assessment for the area, half of the units will be affordable at 50% AMI &ndash the rest will be for 80% & 120% AMI.

Location Description:

908 Washington Street
>Rocky Ford, CO 81067

Activity Progress Narrative:

In Q3 2012 the expenditures reflect the costs incurred in procuring and contracting with development consultants (Community Resources and Housing Development Corporation - CRHDC) and Architect and Engineer, as well as the contract with the market analyst. The first 30% of the Developer Fee for this project was paid out (per contract) following the execution of these contracts.

As anticipated by the State at original award, following the completion of said feasibility and cost analysis, the grantee submitted a request to the State for additional NSP3 funds (to be funded from the Multi-Family LH25 "holding" activity). This application will be reviewed and submitted for an increased award in Q4 2012.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/9
# of Multifamily Units	0	0/9

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/9	0/0	0/9	0
# Renter Households	0	0	0	0/9	0/0	0/9	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 11-333 Tri-County Housing - Melonaire Apts:
LMMH

Activity Title: Use E - Redevelopment

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

01

Projected Start Date:

01/13/2012

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Multi-Family Acquisition/Rehab and Redevelopment

Projected End Date:

03/11/2014

Completed Activity Actual End Date:

Responsible Organization:

Tri-County Housing, Inc.

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2012

N/A

To Date

\$756,000.00

Total Budget

\$0.00

\$756,000.00

Total Obligated

\$0.00

\$62,500.00

Total Funds Drawdown

\$36,948.34

\$36,948.34

Program Funds Drawdown

\$36,948.34

\$36,948.34

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$36,948.34

\$36,948.34

Tri-County Housing, Inc.

\$36,948.34

\$36,948.34

Match Contributed

\$0.00

\$0.00

Activity Description:

Tri-County Housing, Inc. received an NSP III grant of \$1,512,000 to substantially rehabilitate the Melonaire Apartments in Rocky Ford. It was originally built in 1964 with 26 units in two 2-story buildings. The property was purchased in 2003 with the intent to rehabilitate it, but found that it needed extensive asbestos and lead based paint remediation. They were able to secure funding to completely gut the structures, but not to rebuild the units. All that is left is two cinder block shells with roofs, door/window frames, exterior stairs to the second floor, and the structure of the second floor. Tri-County Housing, Inc. proposes to redesign the units to better meet current market needs, and so will reduce the number of units (to 18) in order to provide larger units and to add 3 bedroom units. In response to the recently completed Housing Needs Assessment for the area, half of the units will be affordable at 50% AMI &ndash the rest will be for 80% & 120% AMI.

Location Description:

908 Washington Street
>Rocky Ford, CO 81067

Activity Progress Narrative:

In Q3 2012 the expenditures reflect the costs incurred in procuring and contracting with development consultants (Community Resources and Housing Development Corporation - CRHDC) and Architect and Engineer, as well as the contract with the market analyst. The first 30% of the Developer Fee for this project was paid out (per contract) following the execution of these contracts.

As anticipated by the State at original award, following the completion of said feasibility and cost analysis, the grantee submitted a request to the State for additional NSP3 funds (to be funded from the Multi-Family LH25 "holding" activity). This application will be reviewed and submitted for an increased award in Q4 2012.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/9
# of Multifamily Units	0	0/9

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/9	0/9	0
# Renter Households	0	0	0	0/0	0/9	0/9	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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