

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
-----------------------------------	---	--

1.0	PHA Information PHA Name: _Housing Authority of the City of Aurora_____ PHA Code: ____CO 052____ PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): _01/2010_____					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: __130_____ Number of HCV units: __1164_____					
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
					PH	HCV
	PHA 1:					
	PHA 2:					
	PHA 3:					
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.					
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: To develop and promote quality housing while supporting and encouraging economic opportunities leading to self-sufficiency and independence.					

5.2	<p>Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>A. PHA Goal: Expand the supply of assisted housing <i>Objectives:</i></p> <ol style="list-style-type: none"> 1. Apply for additional rental vouchers if available. 2. Reduce public housing vacancies: Not to exceed a 5% vacancy rate. 3. Leverage private or other public funds to create additional housing opportunities: Assess the feasibility of mixed-use private redevelopment. <p>B. PHA Goal: Improve the quality of assisted housing <i>Objectives:</i></p> <ol style="list-style-type: none"> 1. Improve public housing management: (PHAS score) <ul style="list-style-type: none"> • PHAS Physical Condition (REAC) - Passing score of 75 out of 100 points. • PHAS Financial Condition - Increase rent collection rate to 94%. • PHAS Management Operations -Vacant Unit Turnaround Time: Less than or equal to 20 days; Work Orders: Complete or abate 100% of emergency work orders within 24 hours and complete non-emergency work orders within an average of 25 days • PHAS Resident Survey – refer to “Increase Customer Satisfaction” below. • Improve tenant rent collection system through timely evictions for non-payment of rents as necessary. 2. Improve voucher management: (SEMAP score) <ul style="list-style-type: none"> • Maintain S8 High Performer Status: 90% or better • Maintain high lease up of 95% of utilization or budget authority. • Monitor budget authority and payment standard, reduce payment standard as necessary to ensure maximum program utilization. 3. Increase customer satisfaction: <ul style="list-style-type: none"> • Create a <i>Resident Services and Satisfaction Survey</i> - Achieve at least a score of 80% in all categories (maintenance and repair, communication, safety, services and neighborhood appearance). 4. Concentrate on efforts to improve specific management functions: <ul style="list-style-type: none"> • Develop strategies and training for PH managers and staff to improve rating on the Resident Service and Satisfaction Survey. 5. Demolish or dispose of obsolete public housing and provide replacement housing. 6. Provide replacement vouchers. 7. Study the feasibility of utilizing public/private partnerships for the redevelopment of public housing. <p>C. PHA Goal: Increase assisted housing choices <i>Objectives:</i></p> <ol style="list-style-type: none"> 1. Conduct outreach efforts to potential voucher landlords. 2. Provide Section 8 voucher mobility counseling. 3. Increase voucher payment standards. <p>D. PHA Goal: Provide an improved living environment <i>Objectives:</i></p> <ol style="list-style-type: none"> 1. Implement public housing security improvements. 2. Pursue developments or buildings for particular resident groups (elderly, persons with disabilities).
-----	---

<p>5.2 (continued)</p>	<p>E. PHA Goal: Promote self-sufficiency and asset development of assisted households <i>Objectives:</i> 1. Attract supportive services to improve assistance recipients' employability.</p> <p>F. PHA Goal: Ensure equal opportunity and affirmatively further fair housing <i>Objectives:</i> 1. Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability. 2. Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability. 3. Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required. 4. Continue on-going efforts to educate and provide information to the general population and to landlords. 5. Conduct on-going training to educate staff. 6. Build community ties with private and non-profit organizations to affirmatively further fair housing.</p> <p>G. PHA Goals: Provide staff and commissioners with the tools necessary to effectively and efficiently execute their roles & responsibilities</p> <p>H. PHA Goals: Commit Aurora Housing Authority resources to build community at AHA and AHA-managed properties.</p> <p>I. PHA Goals: Improve the quality and value of AHA and AHA-managed investments while meeting the housing needs of low income families</p> <p>J. PHA Goals: Continue an active partnership with the city on its efforts to revitalize neighborhoods.</p> <p>K. PHA Goals: Expand and diversify AHA and AHA-managed portfolio through acquisitions and new developments</p> <p>L. PHA Goals: Establish AHA policy to better meet unmet community needs</p> <p>M. PHA Goals: Strengthen agency infrastructure</p> <p>N. PHA Goals: AHA will develop and nurture a positive image in our community</p>
----------------------------	---

6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <ol style="list-style-type: none"> 1. Eligibility, Selection and Admissions Policies, including Deconcentration and Waiting List Procedures. No changes since last plan. 2. Financial Resources. No changes since last plan. 3. Rent Determination. No changes since last plan. 4. Operation and Management. No changes since last plan. 5. Grievance Procedures. No changes since last plan. 6. Designated Housing for Elderly and Disabled Families. No changes since last plan. 7. Community Service and Self-Sufficiency. No changes since last plan. 8. Safety and Crime Prevention. The PHA requests criminal records from local law enforcement agencies for screening purposes. This was incorrectly checked "no" in previous submissions and is not a change in our plan. 9. Pets. No changes since last plan. 10. Civil Rights Certification. No changes since last plan. 11. Fiscal Year Audit. No findings were reported in our most recent audit. 12. Asset Management. No changes since last plan. 13. Violence Against Women Act (VAWA). No changes since last plan. <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>AHA Corporate Office 10745 E. Kentucky Avenue, Aurora, CO 80012</p>
-----	---

7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>The Aurora Housing Authority has two pending CFRC (ARRA) grants in to the U.S. Department of Housing and Urban Development (HUD), who is anticipated to provide a response by October 2009. If the response from HUD is <u>not</u> favorable, the AHA will submit an application for disposition and demolition of all of its existing 131 units of public housing. Ten of the 131 public housing households will immediately receive vouchers and appropriate relocation assistance. Subsequent to relocation, these 10 units of public housing will be razed (along with some outlying buildings and parking lots) and 120 units in 2, mid-rise buildings for the seniors will be constructed. The new elevator-served buildings will be financed through a combination of public and private resources, by accessing a combination of the Low Income Housing Tax Credit (LIHTC), HOME funds, HUD Mixed Finance, conventional debt, and/or other funding sources.</p> <p>If the response from HUD regarding the CFRC grant is favorable, then the AHA will request the disposition of only 76 of its public housing units, and retain 55 units as public housing for seniors/disabled. As indicated previously, 10 of the 131 public housing households will immediately receive vouchers and appropriate relocation assistance. Subsequent to relocation, these 10 units of public housing will be razed (along with some outlying buildings and parking lots) and 120 units in 2 new, mid-rise buildings for the seniors will be constructed. Of these 120 units, 55 units (plus a senior community center) will continue to be public housing, and the construction would be funded with a combination of ARRA-CFRC grant funds and AHA disposition proceeds (from the 2006-2007 sale of its scattered site public housing). The remaining 65 units will be constructed using a combination of public and private resources, such as the LIHTC, HOME, conventional debt, and other funding sources.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. (attached)</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. (attached)</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>

Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

County Level Unemployment and Median Household Income for Colorado 2008

Name	Unemployment Rate (percent)								Median Household	% of State Median
	2001	2002	2003	2004	2005	2006	2007	2008	Income (2007)	HH Income
Colorado	3.8	5.7	6.1	5.6	5.1	4.4	3.9	4.9	\$55,517	100.00%
Adams County	4	6.3	7.2	6.5	5.8	4.9	4.4	5.5	\$52,544	94.60%
Arapahoe County	3.7	5.8	6.3	5.7	5.2	4.4	3.9	5	\$59,299	106.80%

Housing Needs of the Public Housing Waiting List

	# of Families	% of Total Families
Waiting List Total	544	
Extremely Low Income (<=30% AMI)	497	91.36
Very Low Income (>30% but <=50% AMI)	39	7.17
Low Income (>50% but <80% AMI)	8	1.47
White	173	31.8
Hispanic	17	3.13
Black	275	50.55
Asian/Pacific Islander/Other	35	6.43
American Indian, etc.	2	0.36
Declined to Answer	42	7.73

AFFORDABLE HOUSING VACANCIES BY APARTMENT TYPE

(In Percent)

Market		2006		2007				2008				2009			
Area	Apartment Type	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
All Colorado	Efficiency	14.3	13.3	11.3	10.0	8.4	9.3	10.4	5.7	6.4	7.0	7.6			
Metro Areas	One bedroom	3.2	4.6	5.4	3.4	5.6	4.3	8.1	4.8	4.9	4.8	5.0			
	Two bed, one bath	4.4	5.1	6.7	5.1	7.1	8.1	7.8	7.2	6.5	10.4	13.7			
	Two bed, two bath	4.7	5.9	6.3	6.0	6.1	5.5	5.6	7.4	7.6	8.0	7.7			
	Three bedroom	6.8	4.4	5.4	5.9	7.3	6.6	4.7	5.7	5.5	6.7	5.0			
	All	4.7	5.2	6.0	4.7	6.4	5.9	6.9	6.1	5.7	6.9	7.4			
Adams	Efficiency		15.0	26.3	17.5	0.0	0.0	9.1	9.1	0.0	4.4	15.9			
	One bedroom	1.9	6.9	7.2	5.5	4.1	4.6	3.7	3.7	3.1	2.6	4.7			
	Two bed, one bath	4.2	2.9	9.0	1.3	2.5	4.3	4.1	4.3	1.9	4.5	5.2			
	Two bed, two bath	2.9	8.2	5.8	6.5	6.4	3.1	5.4	5.6	13.5	11.7	6.2			
	Three bedroom	4.0	4.1	4.2	9.4	6.7	4.8	3.1	2.5	2.9	4.0	3.2			
Arapahoe	All	3.2	5.9	6.7	5.6	4.6	4.1	4.1	4.3	3.6	4.5	5.2			
	Efficiency		50.0	50.0	50.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
	One bedroom	1.5	6.3	11.7	3.0	5.9	6.3	8.3	6.1	8.7	3.6	3.8			
	Two bed, one bath	0.0	11.8	8.8	4.0	11.4	5.9	1.2	8.4	5.5	5.3	8.1			
	Two bed, two bath	1.7	8.8	11.6	9.7	8.0	5.3	6.3	7.5	5.4	6.4	10.6			
	Three bedroom	0.8	2.4	2.5	3.6	8.5	6.9	2.1	10.6	7.0	4.1	6.8			
	All	1.3	6.7	9.2	5.1	8.8	6.8	5.7	7.7	7.2	4.6	6.2			

AFFORDABLE HOUSING AVERAGE RENTS BY APARTMENT TYPE

(In Dollars)

Market		2006		2007				2008				2009			
Area	Apartment Type	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
All Colorado Areas	Efficiency	365.52	401.00	423.24	467.89	419.91	436.07	448.06	425.03	402.65	435.40	473.26			
	One bedroom	555.39	621.96	609.82	623.56	600.72	625.58	536.99	603.93	588.66	620.86	565.48			
	Two bed, one bath	593.77	658.44	672.93	686.51	669.37	685.93	682.84	678.67	630.68	683.58	693.51			
	Two bed, two bath	716.89	745.98	728.11	773.07	735.02	735.62	739.94	744.04	744.28	744.11	741.78			
	Three bedroom	760.41	810.18	800.27	815.46	821.14	825.48	821.20	825.01	798.86	813.13	814.86			
	All	637.05	680.43	680.05	687.56	669.27	686.51	659.26	675.29	653.14	682.00	658.12			
Adams	Efficiency		403.00	400.00	403.00	571.63	480.00	585.68	578.86	485.00	487.78	611.59			
	One bedroom	642.36	599.70	598.03	607.86	645.39	603.87	527.60	627.89	600.89	633.66	564.00			
	Two bed, one bath	691.56	594.36	666.66	665.49	664.68	665.46	661.80	665.92	676.00	732.67	697.89			
	Two bed, two bath	740.36	792.01	749.30	788.91	790.98	708.27	792.15	813.76	886.21	785.84	796.23			
	Three bedroom	855.40	846.74	828.55	847.99	830.47	827.35	823.86	855.40	911.41	884.09	796.65			
	All	739.68	703.28	705.70	694.84	715.66	683.23	682.39	726.13	701.74	725.71	665.70			
Arapahoe	Efficiency		420.00	443.00	480.00	571.00	570.00	571.00	562.50	597.00	571.00	571.00			
	One bedroom	316.21	624.38	619.89	616.88	640.28	661.54	646.79	631.16	649.12	565.23	561.11			
	Two bed, one bath	272.92	680.18	683.09	725.98	698.47	700.06	743.90	747.12	768.60	754.87	730.95			
	Two bed, two bath	660.38	778.13	773.37	779.79	719.74	801.95	762.21	778.15	778.03	793.22	792.76			
	Three bedroom	740.15	935.89	926.66	918.32	891.61	944.85	951.44	909.35	923.68	926.24	920.04			
	All	460.30	772.98	747.02	752.59	731.31	783.85	762.34	728.75	737.80	693.89	678.54			

Affordable Housing Median Rent by Market Area (in Dollars – by Quarter)

Market Area	2006-3	2006-4	2007-1	2007-2	2007-3	2007-4	2008-1	2008-2	2008-3	2008-4	2009-1
Colorado Metro	661.98	667.87	673.77	679.38	658.67	682.47	688	682.11	656.1	685.08	671.89
Adams	727.69	683.84	694.9	670.6	696.25	684.13	674.33	740.11	664.9	690.76	667.41
Arapahoe	418.33	734.56	749.68	761.86	735.63	747.21	755.63	724.15	740.12	724.36	690.17

Denver Metro Area Multifamily Vacancy and Rent Survey by Apartment Type 1st Quarter, 2009

Market Area	Apartment Type	Average Rent	Median Rent	Vacancy Rate
"Adams County"	"Efficiency"	577.47	521.4	6.3
"Arapahoe County"	"Efficiency"	565.86	520.67	3.4
"Adams County"	"1 Bedroom"	736.51	714.8	8.5
"Arapahoe County"	"1 Bedroom"	738.98	698.93	10.2
"Adams County"	"2 Bedrooms, 1 Bath"	811.43	781.2	8.2
"Arapahoe County"	"2 Bedrooms, 1 Bath"	805.67	774.87	8.8
"Adams County"	"2 Bedrooms, 2 Bath"	1006.93	970.46	8.4
"Arapahoe County"	"2 Bedrooms, 2 Bath"	1001.23	939.21	9.3
"Adams County"	"3 Bedrooms"	1204.98	1263.3	7
"Arapahoe County"	"3 Bedrooms"	1269.28	1202.94	13.1
"Adams County"	"Other"		825	
"Arapahoe County"	"Other"		890.44	
"Adams County"	"All Units"	863.63	804.19	8.4
"Arapahoe County"	"All Units"	859.01	811.29	9.7

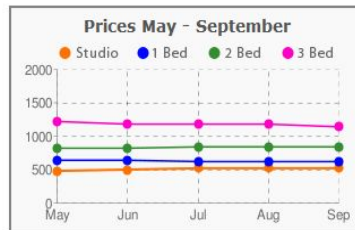
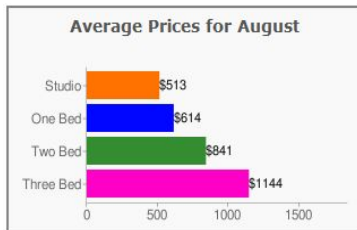
NUMBER OF HOUSEHOLDS BY INCOME CATEGORY

STATE, OWNERS & RENTERS, ALL TYPES, ALL AGES (10/10/2008)

Amount	2000	2005	2006	2007	2008	2009	2010
Under \$4,999	55,284	57,094	58,875	57,888	58,646	58,949	58,143
\$5,000-\$9,999	74,025	76,490	72,485	68,843	68,391	67,980	65,440
\$10,000-\$14,999	91,466	95,205	90,751	86,443	86,146	85,328	82,376
\$15,000-\$19,999	87,778	89,632	84,850	81,400	82,068	82,717	81,276
\$20,000-\$24,999	109,095	110,463	103,860	99,644	98,430	102,457	99,372
\$25,000-\$29,999	105,378	102,404	93,259	88,662	87,955	87,521	84,724
\$30,000-\$34,999	97,641	105,072	103,342	94,289	91,778	89,895	85,792
\$35,000-\$39,999	91,494	93,174	90,116	92,818	95,152	98,761	94,344
\$40,000-\$44,999	102,104	106,931	100,628	97,392	97,960	98,295	102,355
\$45,000-\$49,999	84,559	91,244	86,821	84,622	82,858	82,461	80,064
\$50,000-\$59,999	143,554	152,198	154,757	156,588	160,190	162,148	159,936
\$60,000-\$74,999	185,170	206,142	207,339	206,365	206,803	211,682	215,118
\$75,000-\$99,999	191,491	223,602	242,714	260,507	266,122	271,642	279,176
\$100,000-\$124,999	106,992	137,927	159,126	162,169	171,594	180,471	192,488
\$125,000-\$149,999	55,602	71,795	83,183	102,353	113,563	121,494	138,966
\$150,000-\$199,999	46,798	59,858	78,384	100,421	112,946	122,472	138,137
\$200,000 & over	44,390	61,926	73,097	83,076	90,140	98,578	114,569
Total	1,672,821	1,841,157	1,883,587	1,923,480	1,970,742	2,022,851	2,072,276
Median Income	\$46,309	\$49,609	\$53,671	\$57,008	\$58,489	\$59,686	\$62,951
Median Income	\$55,193	\$53,660	\$56,056	\$58,224	\$58,489	\$57,524	\$58,699

From "MyApartmentMap.Com"

Aurora, Colorado Rental Data (Static August averages for the entire city of Aurora)



Nearby City	Diff*	Dist
Montbello, CO	+16.84%	6m
Englewood, CO	+11.69%	9.3m
Centennial, CO	+12.38%	10.2m
Parker, CO	+15.19%	10.9m
Denver, CO	+10.67%	11.2m
Highlands Ranch, CO	+23.28%	12.2m
Littleton, CO	+9.09%	13.3m

*Diff between avg Aurora price and nearby city price.

Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

A. Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line.
- Reduce turnover time for vacated public housing units by outsourcing where appropriate.
- Seek replacement of public housing units lost to the inventory through mixed finance development.
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction.

Strategy 2: Increase the number of affordable housing units:

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed-finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.

B. Need: Specific Family Types: Families at or below 30% of median

Strategy: Target available assistance to families at or below 30 % of AMI

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Adopt rent policies to support and encourage work

C. Need: Specific Family Types: Families at or below 50% of median

Strategy: Target available assistance to families at or below 50% of AMI

- Adopt rent policies to support and encourage work

D. Need: Specific Family Types: The Elderly

Strategy: Target available assistance to the elderly:

- Apply for special-purpose vouchers targeted to the elderly, should they become available

E. Need: Specific Family Types: Families with Disabilities

Strategy: Target available assistance to Families with Disabilities:

- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities

Reasons for Selecting Strategies

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Evidence of housing needs as demonstrated in information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups

9.1

Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

A. PHA Goal: Expand the supply of assisted housing

Objectives:

1. Apply for additional rental vouchers if available. *Applications for HUD Specific Section 8 Housing Choice Vouchers will be submitted provided that HUD specific funding is available and AHA meets the criteria for the specific funding.*
2. Leverage private or other public funds to create additional housing opportunities: Assess the feasibility of mixed-use private redevelopment. *Please see goal #11 for additional details.*
3. Acquire or build units or developments. *Please see goal #11 for additional details.*

2. PHA Goal: Improve the quality of assisted housing

1. Increase customer satisfaction.
With the creation of resident councils and the Resident Advisory Board (RAB) we are putting tools in place to help set a direction for retention and satisfaction of our residents.
2. Demolish or dispose of obsolete public housing.
We are intending to redevelop the obsolete units of Buckingham Gardens.
3. Provide replacement vouchers.
The 10 households along Kentucky will be given HCV and provided with relocation services to move. Depending on our sources for the funding of the redevelopment of Buckingham Gardens, the 120 seniors may be given vouchers, or we may decide to continue to keep ½ of the units as public housing, or we may project-base the vouchers on to the new "Village at Westerly Creek". I am afraid I cannot be any more definitive about this until we hear about the ARRA grant of \$8.2 million for which we applied (we are to hear in late Sept or early Oct).

3. PHA Goal: Increase assisted housing choices

1. Conduct ongoing outreach efforts to potential voucher landlords: *Outreach activities to attract new voucher landlords continues, including owners of accessible units, is ongoing on a weekly basis through our landlord list and website.*
2. Convert public housing to vouchers: *as above – please see Goal 2, part 3.*

4. PHA Goal: Provide an improved living environment

1. Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
We continue to maintain high occupancy in our developments with resident restrictions, and as our redevelopment of Buckingham Gardens continues we are going to include these designations.
2. Other: Maintain outreach to promote income mixing by assuring access for lower income families into dispersed housing units in higher income census tracts.
We have disposed of our dispersed housing.

5. PHA Goal: Promote self-sufficiency and asset development of assisted households

1. Provide or attract supportive services to improve assistance recipients' employability:
Incorporated into our Family Services department is a Community Builder who works with local resources to help assist development of assets and self-sufficiency in our assisted households.
2. Provide or attract supportive services to increase independence for the elderly or families with disabilities:
Incorporated into our Family Services department is a Community Builder who works with local resources to help assist development of assets and self-sufficiency in our elderly and disabled households.

6. PHA Goal: Ensure equal opportunity and affirmatively further fair housing

1. Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.
2. Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability.
All property management staff attends a number of fair housing courses annually and reads literature or attends seminars on updates at least monthly.

7. PHA Goals: Provide staff and commissioners with the tools necessary to effectively and efficiently execute their roles & responsibilities

1. *AHA has made the monthly financial statements available for the previous month by the 10th of the following month. This allows staff to make decisions based on timely information.*
2. *AHA has developed a compliance calendar to keep track of all reports required by investors as well as local, state, and federal funders.*
3. *AHA switched to YARDI software in the last quarter of 2007, enabling the agency to administer programs with more efficiency and better reporting.*
4. *AHA continues to invest in the training and education of both commissioners and staff by making appropriate trainings accessible and taking advantage of trainings as they become available.*
5. *AHA continues to look for new office space to replace the office on East Kentucky Ave to provide further room for growth and maintenance of current responsibilities.*

10.0

8. PHA Goals: Commit Aurora Housing Authority resources to build community at AHA and AHA-managed properties.

1. *AHA has worked with its residents to create Resident Councils at a number of AHA owned and/or managed properties and has created a Resident Advisory Board.*
2. *AHA continues to employ two Community Builders, assisting in the representation of and bringing training and resources to our communities.*
3. *AHA worked with the Aurora Housing Corporation to bring the case management function of the Families in Transition program in-house for better observation and utilization of resources.*

9. PHA Goals: Improve the quality and value of AHA and AHA-managed investments while meeting the housing needs of low income families

1. *AHA has created Property Books for each property that includes warranty information, systems, vendors, number and size of units, a map, unit floor plan, and procedures (including but not limited to snow removal, emergency, etc.).*
2. *AHA has created Operations Manuals for the Property Management Department including rules for resident criteria, eligibility, standard leases, weekly reports, work order instructions and priorities, preventative maintenance, and property standards.*
3. *AHA has reviewed all jointly-owned properties with its partner Aurora Housing Corporation and made recommendations for sale or re-finance.*

10. PHA Goals: Become an active partner with the city on its efforts to revitalize neighborhoods.

1. *AHA continues to work closely with city staff on collaborative ventures.*

11. PHA Goals: Expand and diversify AHA and AHA-managed portfolio through acquisitions and new developments.

1. *AHA has submitted funding application for a Transformational Housing Program to be developed in 2010 and 2011. (Fulton Site)*
2. *AHA continues to work on the redevelopment of Buckingham Gardens.*
3. *AHA is looking at possible development scenarios for the 30th and Peoria project.*
4. *AHA worked closely with the city on the possible development of a Veterans Housing project.*
5. *AHA constructed a 38-unit multi-family housing complex in North Aurora (Trolley Park)*
6. *AHA worked with AHC to construct a 30-unit multi-family housing complex in North Aurora (Plaza Townhomes at Macon and Moline)*
7. *AHA worked with AHC to acquire and rehab a 68-unit multi-family housing complex in South Aurora (Townhomes at Toll Gate Creek)*
8. *AHA disposed of 80 Public Housing units. The proceeds will be used to re-develop Buckingham Gardens.*
9. *AHA completed the rehabilitation of the following multi-family housing units:*
Fletcher Gardens
Residences at First Avenue
Summersong Townhouses
Residences at Willow Park

12. PHA Goals: Establish AHA policy to better meet unmet community needs

1. *AHA continues to look for opportunities to expand the Housing Choice Voucher program.*
2. *AHA has reviewed and updated the Section 8 Administrative Plan and the Public Housing Admission and Occupancy Plan on an annual basis and as necessary or as would improve our compliance.*
3. *AHA held a Home Ownership Fair to inform the community of options available for home ownership*

13. PHA Goals: Strengthen agency infrastructure

1. *AHA has implemented a number of new software programs to assist in the day to day management of the organization – on-line time sheets, work order module, construction module*

14. PHA Goals: AHA will develop and nurture a positive image in our community

1. *AHA continues to be active in the community with a number of staff serving on non-profit boards, city commissions, and as volunteers in community functions.*
2. *AHA maintains a website to inform the community of AHA activities and successes.*

(b) Provide the PHA's definition of "significant amendment" and "substantial deviation/modification."

In accordance with 24 CFR §903.7(r)(2) which requires public housing authorities to identify the basic criteria the agency will use to determine a substantial deviation from its 5-Year Plan and significant amendments or modification to the 5-Year Plan and Annual Plan, the following definitions are used:

Substantial Deviation: A substantial change in the goals identified in the Five-Year Plan. For example, making a formal decision not to pursue a listed goal; or substituting an entirely different set of activities to achieve the goal.

Significant Amendment/Modification: Adding or eliminating major strategies to address housing needs and to major policies (e.g., policies governing eligibility, selection or admissions and rent determination) or programs (e.g., demolition or disposition, designation, homeownership programs or conversion activities); or modifying a strategy such that a substantial transfer of resources away from others is necessary in order to carry it out.

A Significant Amendment or Modification to the annual plan will be allowed with the consent of the RAB and by Resolution from the Board of Commissioners for the items not included in the Annual Plan.

Substantial Deviation/Modification from the 5 Year Plan will be allowed for emergency, health or safety issues or for unanticipated items not identified in the Annual Plan. Any changes identified above may be made with the consent of RAB and by Resolution from the board of Commissioners.

11.0 Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
- (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.
- (g) Challenged Elements
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

PHA Certifications of Compliance with PHA Plans and Related Regulations	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011
--	---

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 2009 , hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

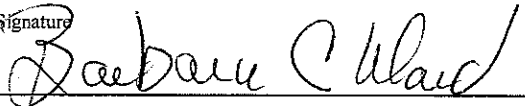
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Housing Authority of the City of Aurora, CO C0052
 PHA Name PHA Number/HA Code

☒ 5-Year PHA Plan for Fiscal Years 20 09 - 20 13

☒ Annual PHA Plan for Fiscal Years 20 09 - 20

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Barbara Cleland	Chair
Signature 	Date October 1, 2009

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

Housing Authority of the City of Aurora

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

10745 E. Kentucky Avenue
Aurora, Arapahoe County, Colorado 80012

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

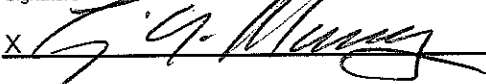
Name of Authorized Official

Craig Maraschky

Title

Executive Director

Signature

X 

Date

10/12/09

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Applicant Name

Housing Authority of the City of Aurora

Program/Activity Receiving Federal Grant Funding
Capital Fund Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an 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 an 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, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this 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.

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.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

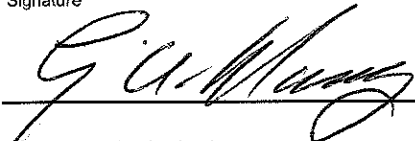
Craig Maraschky

Title

Executive Director

Signature

Date (mm/dd/yyyy)



10/12/09

Previous edition is obsolete

form HUD 50071 (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

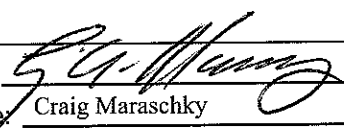
DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

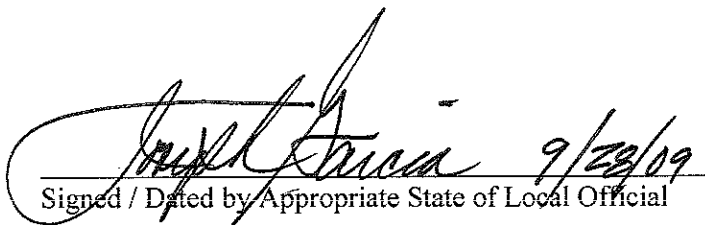
1. Type of Federal Action: <input type="checkbox"/> A a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> B a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> A a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 7	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: HUD	7. Federal Program Name/Description: Capital Fund Program CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: Craig Maraschky Title: Executive Director Telephone No.: (720) 251-2077 Date: 10/13/09	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan**

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

**Certification by State or Local Official of PHA Plans Consistency with
Consolidated Plan**

I, Joseph Garcia, the Manager of Community Development for the City of Aurora, certify that the Five Year and Annual PHA Plan of the Aurora Housing Authority is consistent with the Consolidated Plan of the City of Aurora, prepared pursuant to 24 CFR Part 91.


Signed / Dated by Appropriate State or Local Official 9/23/09

Civil Rights Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Civil Rights Certification**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Housing Authority of the City of Aurora

CO 052

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

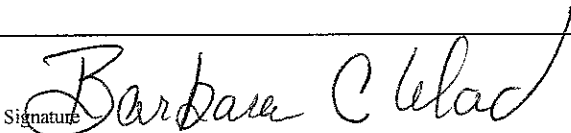
Name of Authorized Official

Barbara Cleland

Title

Chair

Signature



Date 10/01/2009

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

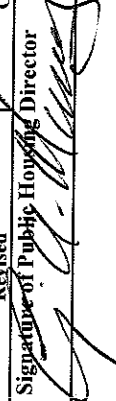
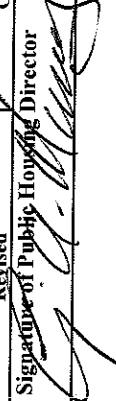
U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant:	
PHA Name:		Capital Fund Program Grant No. CO08P06250109		2010	
Aurora Housing Authority		Replacement Housing Factor Grant No:		FFY of Grant Approval:	
Date of CFFP:				2010	
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies			
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Original	Revised ²	Obligated	Total Actual Cost ¹
1	Total non-CFFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	1,000			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	25,500			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	145,600			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	7,825			
13	1475 Non-dwelling Equipment	4,078			
14	1485 Demolition	1,000			
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	1,000			
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	1,000			
20	Amount of Annual Grant: (sum of lines 2 – 19)	187,003			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary			
PHA Name: Aurora Housing Authority		Grant Type and Number Capital Fund Program Grant No: CO06P05250109 Date of CFFP: October 1, 2010	
		Replacement Housing Factor Grant No:	
		FFY of Grant: 2010	
		FFY of Grant Approval: 2010	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:			
<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report			
Type of Grant	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
Line	Original	Revised ²	Obligated
Signature of Executive Director		Date	
			
		Date 10/12/09	

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011

Part I: Summary

Part I: Summary			Locality Aurora Colorado				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
PHA Name/Number Aurora Housing Authority/CO 052			Work Statement for Year 2 FFY 2011		Work Statement for Year 3 FFY 2012		Work Statement for Year 4 FFY 2013		Work Statement for Year 5 FFY 2014	
	Development Number and Name	Work Statement for Year 1 FFY 2010								
A.	Buckingham Gardens CO 052001									
B.	Physical Improvements Subtotal	Annual Statement	135,691		124,286		116,286		133,386	
C.	Management Improvements									
D.	PHA-Wide Non-dwelling Structures and Equipment		14,000		16,250		6,000		5,000	
E.	Administration		25,500		26,392		27,316		28,272	
F.	Other		2,812		5,000		5,401		5,345	
G.	Operations		3,000		5,075		12,000		5,000	
H.	Demolition		3,000		5,000		10,000		5,000	
I.	Development		3,000		5,000		10,000		5,000	
J.	Capital Fund Financing -- Debt Service									
K.	Total CFP Funds		\$187,003		\$187,003		\$187,003		\$187,003	
L.	Total Non-CFP Funds									
M.	Grand Total		\$187,003		\$187,003		\$187,003		\$187,003	

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2010	Work Statement for Year 2011 FFY 2011			Work Statement for Year: 2012 FFY 2012		
	Development Buckingham Gardens CO 052001 General Description of Major Work Categories	Quantity	Estimated Cost	Development Buckingham Gardens CO 052001 General Description of Major Work Categories	Quantity	Estimated Cost
See	(B)Stairs replacement/Railing repair					
Annual	(B)Condenser units	10	4,600		10	4,600
Statement	(B)Gutters – clean (bids)				10	3,600
	(B)Siding repair (bids)				10	6,700
	(B)Signage – entry and bldg #s					
	(B)Kitchen remodel (Bldg A)					
	(B) Install shower surrounds	39	89,700		39	79,700
	(B) Replace hallway light fixtures	140	20,000			
	(B)Replace common area flooring	2	28,000			
	(B)Replace boiler					
	(B)Paint interior hallways					
	(B) Window replacements				285	52,087
	(B)Paint bldg exteriors					
	(D)Repair roof – maintenance shed	1	2,000			
	(D)Repair concrete sidewalks – 2,000 lf of 4' walks	1	10,000		1	9,000
	(D)Resurface parking lots					
	(D)Repair/replace sprinkler system	1	2,311		1	2,000
	(E) Administration	1	26,392		1	27,316
	(F) Other		1,000			500
	(G) Operations		1,000			500
	(H) Demolition		1,000			500
	(I) Development		1,000			500
	Subtotal of Estimated Cost		\$187,003	Subtotal of Estimated Cost		\$ 187,003

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2009	Work Statement for Year 2013 FFY 2013		Work Statement for Year: 2014 FFY 2014	
	Development Buckingham Gardens CO 052001 General Description of Major Work Categories	Quantity	Estimated Cost	Development Buckingham Gardens CO 052001 General Description of Major Work Categories
Sec	(B)Stairs replacement/Railing repair			
Annual	(B)Condenser units	10	4,600	
Statement	(B)Gutters – clean (bldgs)			10
	(B)Siding repair (bldgs)			10
	(B)Signage – entry and bldg #s			
	(B)Kitchen remodel (Bldg A)	7	29,400	
	(B) Install shower surrounds	26	59,800	
	(B) Replace hallway light fixtures	5	26,500	26
	(B)Replace common area flooring			
	(B)Replace boiler			3
	(B)Paint interior hallways			1
	(B) Window replacements			5
	(B)Paint bldg exteriors			
	(D)Repair roof – maintenance shed	1	2,000	
	(D)Repair concrete sidewalks – 2,000 lf of 4' walks	1	10,000	
	(D)Resurface parking lots	2	22,431	
	(D)Repair/replace sprinkler system			
	(E) Administration	1	28,272	
	(F) Other		1,000	1
	(G) Operations		1,000	
	(H) Demolition		1,000	
	(I) Development		1,000	
	Subtotal of Estimated Cost		\$ 187,003	Subtotal of Estimated Cost
				\$ 187,003