

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 8/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>Housing Authority of the City of Aurora</u> PHA Code: <u>CO 052</u> 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): <u>01/2012</u>													
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>120</u> Number of HCV units: <u>1187</u>													
<b>3.0</b>	<b>Submission Type</b> <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only													
<b>4.0</b>	<b>PHA Consortia</b> <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 <table border="1"> <tr> <th>PH</th> <th>HCV</th> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table>		PH	HCV						
PH	HCV													
	PHA 1:													
	PHA 2:													
	PHA 3:													
<b>5.0</b>	<del>5-Year Plan.</del> Complete items 5.1 and 5.2 only at 5-Year Plan update.													
<b>6.0</b>	<b>PHA Plan Update</b> (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <ol style="list-style-type: none"> <li>Eligibility, Selection and Admissions Policies, including Deconcentration and Waiting List Procedures. We created Amendment II to ACOP, which added to the policy a clarification on AHA's position of focusing on rental payment history versus a credit check when determining admission to a Public Housing program for the disabled.</li> <li>Financial Resources.</li> <li>Rent Determination.</li> <li>Operation and Management.</li> <li>Grievance Procedures.</li> <li>Designated Housing for Elderly and Disabled Families. Amendment III to ACOP removes the references for the "near elderly," a segment of the population that is not served at our Buckingham Gardens property.</li> <li>Community Service and Self-Sufficiency.</li> <li>Safety and Crime Prevention.</li> <li>Pets.</li> <li>Civil Rights Certification.</li> <li>Fiscal Year Audit.</li> <li>Asset Management.</li> </ol> (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.  AHA Corporate Office 10745 E. Kentucky Avenue, Aurora, CO 80012													

7.0	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p> <p>HUD approved the disposition of the Buckingham Gardens (BG) public housing units in February 2011. The disposition, and eventual demolition and redevelopment of the 130-unit site will occur over a 5-year period. From March – July 2011, the public housing residents in 10 townhomes were provided with HUD Tenant Protection Vouchers to provide them with long-term rental assistance. They were then given extensive relocation counseling and financial assistance to move to suitable replacement housing. In July 2011, these 10 units were disposed and removed from the Public Housing program, and the units were demolished in August 2011.</p> <p>In their place, a new 55-unit senior mid-rise building is being constructed with an anticipated opening in September 2012. After construction is complete, 55 existing BG public housing residents will be eligible to move to the new apartment building, which has been approved for HUD Project-Based Vouchers.</p> <p>After 55 BG units are vacated, 55 existing units will be disposed from the public housing rolls, and 2 additional BG buildings will be demolished. The second phase of construction will consist of an additional 65 units, which will then be built, with the remaining 65 public housing tenants relocated to the second building, and the disposition and demolition of the last 65 units of public housing will be completed. This second phase of construction is anticipated to commence in 2013 and be completed by the end of 2015.</p>																																																																								
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p>																																																																								
8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> 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.</p>																																																																								
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> 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.</p>																																																																								
8.3	<p><b>Capital Fund Financing Program (CFFP).</b>  <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. <i>We will NOT be using any of those funds to repay debt.</i></p>																																																																								
9.0	<p><b>Housing Needs.</b> 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.</p> <p>“The mismatch in Colorado is largest at the lowest income levels. Statewide, there are 1.8 households for every unit affordable to households earning less than \$10,000 per year. There are 2.1 households for every unit affordable to households earning less than \$15,000 per year, and 1.9 households for every unit affordable to households earning less than \$20,000 per year.”</p> <p>This information comes from “Housing Need and Rent Burden in Colorado and its Metropolitan Areas,” by the Colorado Department of Local Affairs, Division of Housing, June 16, 2011. It also provides charts for Rent Burdens in Colorado that indicate in the Denver-Aurora-Broomfield area (or the AHA jurisdiction), 23.19% of households are paying 50% or more towards housing, and 38.48% on top of that are paying more than 35% of their income towards housing. This indicates the need for affordable housing is as desperate as ever with a total of almost 62% of all households in the jurisdiction qualifying as “rent burdened,” or paying 30 percent or more of income towards housing. They also provide us with this “mismatch” chart indicating (based on gross income) the following needs:</p> <p style="text-align: center;"><b>Table 11: Availability of rental housing, Denver-Aurora-Broomfield Metropolitan Statistical Area</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Income level</th><th>Maximum monthly rent affordable to a household living below income level</th><th>Rental Units available at rent level or below</th><th>Renter Households living below the income level</th><th>Number of renter households per affordable rental unit</th><th>No. of units available per 100 renter households</th><th>Income level as % of area renter median income: \$33090</th><th>Income level as % of overall area median income: \$59932</th></tr> </thead> <tbody> <tr> <td>\$10,000</td><td>\$250</td><td>18,818</td><td>40,480</td><td>2.2</td><td>46</td><td>30%</td><td>17%</td></tr> <tr> <td>\$15,000</td><td>\$375</td><td>25,828</td><td>68,034</td><td>2.6</td><td>38</td><td>45%</td><td>25%</td></tr> <tr> <td>\$20,000</td><td>\$499</td><td>39,582</td><td>92,142</td><td>2.3</td><td>43</td><td>60%</td><td>33%</td></tr> <tr> <td>\$25,000</td><td>\$624</td><td>76,095</td><td>117,174</td><td>1.5</td><td>65</td><td>76%</td><td>42%</td></tr> <tr> <td>\$35,000</td><td>\$875</td><td>174,781</td><td>163,184</td><td>0.9</td><td>107</td><td>106%</td><td>58%</td></tr> <tr> <td>\$50,000</td><td>\$1,250</td><td>268,530</td><td>218,315</td><td>0.8</td><td>123</td><td>151%</td><td>83%</td></tr> <tr> <td>\$75,000</td><td>\$1,875</td><td>313,618</td><td>269,610</td><td>0.9</td><td>116</td><td>227%</td><td>125%</td></tr> <tr> <td>\$100,000</td><td>\$2,499</td><td>325,997</td><td>310,475</td><td>1.0</td><td>105</td><td>302%</td><td>167%</td></tr> </tbody> </table>	Income level	Maximum monthly rent affordable to a household living below income level	Rental Units available at rent level or below	Renter Households living below the income level	Number of renter households per affordable rental unit	No. of units available per 100 renter households	Income level as % of area renter median income: \$33090	Income level as % of overall area median income: \$59932	\$10,000	\$250	18,818	40,480	2.2	46	30%	17%	\$15,000	\$375	25,828	68,034	2.6	38	45%	25%	\$20,000	\$499	39,582	92,142	2.3	43	60%	33%	\$25,000	\$624	76,095	117,174	1.5	65	76%	42%	\$35,000	\$875	174,781	163,184	0.9	107	106%	58%	\$50,000	\$1,250	268,530	218,315	0.8	123	151%	83%	\$75,000	\$1,875	313,618	269,610	0.9	116	227%	125%	\$100,000	\$2,499	325,997	310,475	1.0	105	302%	167%
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Survey Year	Survey Quarter	Market Area	Average Rent	Median Rent	Vacancy Rate
2009	4	"Arapahoe County"	847.95	775.82	5.3
2010	1	"Arapahoe County"	841.03	804.38	3.8
2010	4	"Arapahoe County"	889.67	829.84	6.6

From Department of Local Affairs, Colorado, Division of Housing, "Denver Metro Area Multi-family Vacancy and Rent Survey"  
[https://dola.colorado.gov/vacancy\\_survey/metro\\_denver.jsf](https://dola.colorado.gov/vacancy_survey/metro_denver.jsf)

A vacancy survey is a snapshot in time of the rental conditions by market area and includes average and median rents, turnover and vacancy rates. The overall composite Arapahoe county vacancy rate for the market areas surveyed increased to 6.6 percent, compared to 5.3 percent for December 2010. A 5.0 percent vacancy rate is considered to be an equilibrium rate. The decrease in vacancy rates in the first quarter of 2010 reflects a smaller supply of units available, whereas the increase in the last quarter of 2010 reflects more units on the market. If you combine this information with the previous chart ("Table 11" from "Housing Need and Rent Burden in Colorado and its Metropolitan Areas") you can see that the average rent requires a net income of over \$35,000 a year to fit the "affordable" category. This same survey source reports affordable housing is down to 3.3% vacancy as of the first quarter of 2011.

#### Housing Needs of the Public Housing Waiting List

	# of Families	% of Total Families
Waiting List Total	49	
Extremely Low Income (<=30% AMI)	41	83.67
Very Low Income (>30% but <=50% AMI)	7	14.29
Low Income (>50% but <80% AMI)	1	2.04
White	10	20.41
Hispanic	2	4.08
Black	22	44.9
Asian/Pacific Islander/Other	11	22.45
American Indian, etc.	1	2.04
Declined to Answer	6	12.24

The waiting list for our Housing Choice Vouchers has not been open since 2005. There are still currently 350 applicants that were received without preference information, so we have no further data on them.

#### Disproportionate Housing Needs of Families on Statewide Waiting Lists by Ethnic Group, 2010 From Department of Local Affairs, Colorado, Division of Housing

Race or Ethnicity	Percent of Population	Percent of Waiting Lists
Other	2.5%	2.24%
Black	19.5%	19.46%
Native American	2%	1.81%
Asian Pacific	4.5%	4.34%
White	72%	72.15%
Total	100.0%	100.0%

In comparison, our numbers show a much more diverse scale of minority interest for our available units.

In Colorado, according to the 2010 Census, the race and ethnicity breakdown is:

White persons, percent, 2010	81.3%
Black persons, percent, 2010	4.0%
American Indian and Alaska Native persons, percent, 2010	1.1%
Asian persons, percent, 2010	2.8%
Native Hawaiian and Other Pacific Islander, percent, 2010	0.1%
Persons reporting two or more races, percent, 2010	3.4%
Persons of Hispanic or Latino origin, percent, 2010	20.7%
White persons not Hispanic, persons, 2010	70.0%

The Colorado Demographic Section projects that by the year 2020, 14% of Colorado's population will be 65 or older. As seniors age, they need special housing programs that provide services and housing units.

Source: Department of Local Affairs, Colorado, State Demography Office [https://dola.colorado.gov/demog\\_webapps/pag\\_parameters.jsf](https://dola.colorado.gov/demog_webapps/pag_parameters.jsf)

Age Group:	Year:	Area:	Total:	Male:	Females:
65 to 90+	2011	Arapahoe	62,336	26,699	35,637
65 to 90+	2012	Arapahoe	66,942	28,997	37,945

**The Census data for Colorado shows:**

Persons 65 years old and over, percent, 2009 10.6%

According to the most recent report from the Social Security Administration (SSA), the average Social Security payment for a retired worker in the beginning of 2011 was \$1177 per month, while average rent for a one bedroom affordable apartment (if available) was \$560 per month according to the 2011 quarterly apartment survey referenced from Colorado DOLA. A one-person household would be paying 50% of their income if Social Security were their only source of income. A one bedroom market unit jumps up to \$762 a month, or 64.75% of that income. The 2011 Fair Market rate for a one bedroom unit in this jurisdiction is \$796.

According to information gathered by the Colorado Department of Human Services Supportive Housing and Homeless Programs, there are an estimated 34,100 persons age 18 - 64 in Colorado receiving SSI or SSDI. Of these, 17,000 are already housed in affordable housing units. Math proves that this leaves 17,100 persons with disabilities who need affordable housing.

**Housing Needs of Persons with Disabilities**

	Persons Receiving SSI/SSDI	Disabled Persons in Subsidized Housing	Persons not Housed in Subsidized Units
Colorado	39,144	13,450	11,504

**Supportive Housing and Homeless Programs, Follow-Up Study of Housing Needs of Low-Income Populations in Colorado**

Disability statistics from the U.S. Census Bureau's 2006 American Community Survey indicate that in Arapahoe County 6 percent of the population has a physical disability. For non-physical disabilities, the amount is about 5 percent, leading us to have up to 11 percent of the population of our jurisdiction with a disability that may require accommodations. As of the 2009 Arapahoe County Community Development Consolidated Plan, there was estimated less than 3500 homes available for the developmentally disabled. The Arapahoe/Douglas Mental Health Network found an unmet need for 150 units for persons with mental illnesses.

While that plan indicated that current Public Housing residents are being well served by the Public Housing Authorities, it adds that, "As the PHA residents age, however, there may be increased needs for supportive services and accessibility improvements."

**9.1** **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.

**10.0** 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**

1. Apply for additional rental vouchers if available.

- We applied for and received 50 VASH (Veterans Affairs Supportive Housing) vouchers. The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program combines Housing Choice Voucher (HCV) rental assistance for homeless veterans with case management and clinical services provided by the Department of Veteran's Affairs (VA). VA provides these services for participating veterans at VA medical centers (VAMCs) and community-based outreach clinics.
- We also applied for and received 50 FUP (Family Unification Program) vouchers. The Family Unification Program (FUP) is a program under which Housing Choice Vouchers (HCVs) are provided to two different populations: Families for whom the lack of adequate housing is a primary factor in: a. The imminent placement of the family's child or children in out-of-home care, or b. The delay in the discharge of the child or children to the family from out-of-home care. There is no time limitation on FUP family vouchers. Youth at least 18 years old and not more than 21 years old who left foster care at age 16 or older and who lack adequate housing. FUP vouchers used by youth are limited, by statute to 18 months of housing assistance.

<p>2. Leverage private or other public funds to create additional housing opportunities: Assess the feasibility of mixed-use private redevelopment.</p> <ul style="list-style-type: none"> <li>• Please see goals #s B.2 and K for additional details.</li> </ul> <p>3. Acquire or build units or developments.</p> <ul style="list-style-type: none"> <li>• Please see goals #s B.2 and K for additional details.</li> </ul> <p><b>B. PHA Goal: Improve the quality of assisted housing</b></p> <p>1. Increase customer satisfaction.</p> <ul style="list-style-type: none"> <li>• With the creation of resident councils and the Resident Advisory Board (RAB) we have put tools in place to help set a direction for retention and satisfaction of our residents. In the last quarter of 2011 we will release questionnaires and surveys to better evaluate the impact of our efforts, and will utilize the data to drive our ongoing efforts to maintain this goal.</li> </ul> <p>2. Demolish or dispose of obsolete public housing.</p> <ul style="list-style-type: none"> <li>• Over the next 5 years, the Aurora Housing Authority will be completing a multi-phased process of demolishing its obsolete public housing and creating new, sustainable housing by accessing project-based Vouchers, the Low Income Housing Tax Credit, private and public grant funds, and other funding sources. The existing AHA public housing stock is 40 years old, and is economically, physically, and functionally obsolescent.</li> </ul> <p>3. Provide replacement vouchers.</p> <ul style="list-style-type: none"> <li>• The qualifying households within the family units at the Buckingham Gardens site that were marked for demolition were relocated in the first half of 2011 using Tenant Protection Vouchers issued from HUD.</li> </ul> <p><b>C. PHA Goal: Increase assisted housing choices</b></p> <p>1. Conduct ongoing outreach efforts to potential voucher landlords.</p> <ul style="list-style-type: none"> <li>• 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. We have had between 80 and 180 units available depending on the 30-day period.</li> </ul> <p>2. Convert public housing to vouchers.</p> <ul style="list-style-type: none"> <li>• As above - please see Goal B, part 3.</li> </ul> <p><b>D. PHA Goal: Provide an improved living environment</b></p> <p>1. Designate developments or buildings for particular resident groups (elderly, persons with disabilities)</p> <ul style="list-style-type: none"> <li>• The first two, new buildings (120 units total) to be built on what was the Buckingham Gardens public housing site will be designated for exclusive use by those who are elderly and/or who have disabilities.</li> </ul> <p>2. <del>Other: Maintain outreach to promote income mixing by assuring access for lower income families into dispersed housing units in higher income census tracts.</del></p> <ul style="list-style-type: none"> <li>• We have disposed of our dispersed housing. This goal is no longer valid.</li> </ul> <p><b>E. PHA Goal: Promote self-sufficiency and asset development of assisted households</b></p> <p>1. Provide or attract supportive services to improve assistance recipients' employability:</p> <ul style="list-style-type: none"> <li>• 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 family households.</li> </ul> <p>2. Provide or attract supportive services to increase independence for the elderly or families with disabilities:</p> <ul style="list-style-type: none"> <li>• 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.</li> </ul> <p><b>F. PHA Goal: Ensure equal opportunity and affirmatively further fair housing.</b></p> <p>1. Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.</p> <p>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.</p> <ul style="list-style-type: none"> <li>• All property management staff attends a number of fair housing courses annually and reads literature or attends seminars on updates monthly. Monthly reviews occur within the department to develop best practices.</li> </ul> <p><b>G. PHA Goals: Provide staff and commissioners with the tools necessary to effectively and efficiently execute their roles &amp; responsibilities</b></p> <ul style="list-style-type: none"> <li>• 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. Financial statements are reviewed at all levels of employee with fiduciary responsibility.</li> <li>• AHA has developed a compliance calendar to keep track of all reports required by investors as well as local, state, and federal funders. It is reviewed weekly and events are identified for completion.</li> <li>• AHA switched to Yardi Systems software in the last quarter of 2007, enabling the agency to administer programs with more efficiency and better reporting. A full time analyst assists the Accounting and Finance departments as well as Property Management to help improve reporting. A full time coordinator assists in training and maintenance of records.</li> <li>• 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.</li> <li>• AHA has secured new office space to replace the office on East Kentucky Ave to provide further room for growth and continued maintenance of current responsibilities. Activity on this goal kicked into the upswing upon award of the LIHTC in August 2010, and move dates look to be in the second quarter of 2012.</li> </ul> <p><b>H. PHA Goals: Commit Aurora Housing Authority resources to build community at AHA and AHA-managed properties.</b></p> <ul style="list-style-type: none"> <li>• AHA has worked with its residents to create Resident Councils at a number of AHA owned and/or managed properties and has created an active Resident Advisory Board.</li> <li>• AHA continues to employ two Community Builders, assisting in the representation of and bringing training and resources to our communities.</li> <li>• AHA worked with the Aurora Housing Corporation to bring the case management function of the Families in Transition</li> </ul>
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- program in-house for better observation and utilization of resources. Eleven families are being given services and housing through this program.
- AHA has put together a “Celebration of Success” event that brings together residents and those who have assisted residents in achieving goals of schooling, homeownership, and employment.

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

- 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.).
- 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.
- AHA has reviewed all jointly-owned properties with its partner Aurora Housing Corporation and made recommendations for sale or re-finance.

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

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

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

- AHA will redevelop the existing Buckingham Gardens public housing site for up to a maximum of 225 new units. Of the total, 130 units will be a replacement of existing public housing, and the remaining 95 units will be new housing for low- and moderate-income households.
- AHA is looking at different development scenarios for 5-acre vacant parcel at 30th & Peoria. In August 2011, AHA was awarded a Design/Development Charrette for the site. In October 2011, a team of architects, engineers, City planners, developers and other real estate professionals will convene to discuss affordable housing options to develop this land.

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

- AHA continues to look for opportunities to expand the Housing Choice Voucher program.
- 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.
- AHA held a Home Ownership Fair to inform the community of options available for home ownership

**M. PHA Goals: Strengthen agency infrastructure**

- 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 modules, and construction modules. The on-line time sheets have created better tracking of overtime and thus maintenance needs. The software modules require interdepartmental cooperation and design to function effectively.

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

- 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.
- For the new Village at Westerly Creek, AHA and Shaw Builders (the General Contractor) will be holding regular meetings for the existing public housing residents, as well as for neighbors, to discuss the construction progress.
- 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	<p><b>Required Submission for HUD Field Office Review.</b> 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. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> <li>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</li> <li>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</li> <li>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</li> <li>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) –</li> <li>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</li> <li>(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.</li> <li>(g) Challenged Elements</li> <li>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</li> <li>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</li> </ul>
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

**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)

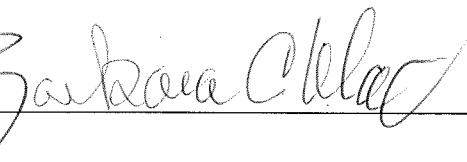
Name of Authorized Official

Barbara Cleland

Title

Board Chair

Signature



Date

10-14-2011



# 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)

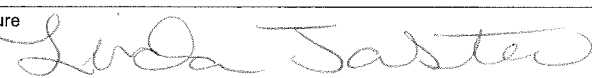
Name of Authorized Official

Linda Jaster

Title

Deputy Director

Signature

X 

Date

10/14/2011

# 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

Linda Jaster

Title

Deputy Director

Signature



Date (mm/dd/yyyy)

10/14/2011

## **ATTACHMENT A**

### **RESIDENT ADVISORY BOARD and PUBLIC NOTICE**

Aurora Housing Authority conducted a public hearing on **October 7<sup>th</sup>, 2011**, inviting the public and Resident Advisory Board to comment and participate concerning the Aurora Housing Authority (AHA) Public Housing Annual 2011 Plan. Notices were placed in publically accessible locations, word of mouth, print through the local newspaper, and via electronic postings on our website and social media.

All notices contained information on how residents can access the PHA Plan at the AHA office. To date, AHA has not received any responses via e-mail, mail or telephone concerning the AHA PHA Plans.

Therefore all Resident Advisory participants have been given the opportunity to comment on the Agency Plan via access to the document at the main office.

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

<b>Part I: Summary</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: CO06P05250109 Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant: 2012</b> <b>FFY of Grant Approval: 2012</b>	
<b>PHA Name: Housing Authority of the City of Aurora</b>					
<b>Type of Grant</b> <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	
<b>Line</b>	<b>Summary by Development Account</b>	<b>Original</b>	<b>Total Estimated Cost</b>	<b>Obligated</b>	<b>Total Actual Cost<sup>1</sup></b>
			<b>Revised<sup>2</sup></b>		<b>Expended</b>
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	1000.00			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	25500.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition	62897.00			
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	94345.00			
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> 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  
OMB No. 2577-0226  
Expires 4/30/2011

<b>Part I: Summary</b>		<b>FFY of Grant: 2012</b>	
<b>PHA Name:</b> Housing Authority of the City of Aurora	<b>Grant Type and Number</b> Capital Fund Program Grant No: CO06P05250109 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant Approval: 2012</b>	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	
<b>Type of Grant</b>	<input type="checkbox"/> Reserve for Disasters/Emergencies		
<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>	<b>Revised<sup>2</sup></b>	<b>Total Actual Cost<sup>1</sup></b>
	<b>Original</b>	<b>Obligated</b>	<b>Expended</b>
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)	1000.00	
20	Amount of Annual Grant: (sum of lines 2 - 19)	184742.00	
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		
<b>Signature of Executive Director</b> <i>Linda Suster</i> <b>Date</b> <i>10/14/2011</i> <i>For Craig Maroschky, Executive Director</i>		<b>Signature of Public Housing Director</b> _____ <b>Date</b> _____	

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

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

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

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

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.



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

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

# 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 I: Summary

Aurora Housing Authority CO 052			Aurora, Arapahoe, Colorado		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1	
	Development Number and Name	Work Statement for Year 1 FFY <u>2012</u>	Work Statement for Year 2 FFY <u>2013</u>	Work Statement for Year 3 FFY <u>2014</u>	Work Statement for Year 4 FFY <u>2015</u>	Work Statement for Year 5 FFY <u>2016</u>
B.	Physical Improvements Subtotal	<div>Actual Statement</div>	0	0		
C.	Management Improvements	<div></div>				
D.	PHA-Wide Non-dwelling Structures and Equipment	<div></div>	0	0		
E.	Administration	<div></div>	28,272	29,261		
F.	Other (Relocation)	<div></div>	93,282	92,689		
G.	Operations	<div></div>	1,000	1,000		
H.	Demolition	<div></div>	62,188	61,792		
I.	Development	<div></div>	0	0		
J.	Capital Fund Financing – Debt Service	<div></div>				
K.	Total CFP Funds	<div></div>	184,742	184,742		
L.	Total Non-CFP Funds	<div></div>				
M.	Grand Total	<div></div>	184,742	184,742		

**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2001**

[illegible]

**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2001**

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2012	Work Statement for Year 2013 FFY		Work Statement for Year: 2014 FFY			
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	Admin	1	28,272	Admin	1	29,261
Annual	Other (Relocation)	55 Residents	93,282	Other (Relocation)	65 Residents	92,689
Statement	Operations	1	1,000	Operations	1	1,000
	Demolition & Asbestos Abatement	3 Buildings	62,188	Demolition & ACM	3 Buildings	61,792
	Subtotal of Estimated Cost		\$183,742	Subtotal of Estimated Cost		\$183,742

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

[illegible]

**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2001**

[illegible]

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2001

[illegible]

<b>Operating Budget</b> Schedule of Positions and Compensation	<b>U.S. Department of Housing and Urban Development</b> Office of Public and Indian Housing OMB Approval No. 2577-0272 (exp. 08/31/2014)
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Public Reporting for this collection is estimated to average twenty minutes (.33 hours) per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number. Under current law, nonprofit organizations receiving federal tax exemptions are required to report to the IRS annually the names and compensation of their five current highest compensated employees. Public housing authorities receive significant direct federal funds, and to promote similar public transparency and to enhance oversight by HUD and by state and local authorities, the same information should be made available as to public housing authorities. Responses to the collection of information are required to obtain a benefit. The information does not lend itself to confidentiality.

List the Public Housing Agency's (PHA) five highest compensated employees who received reportable compensation and benefits from the organization and any related organizations for the most recent and completed calendar year. Upon completion, an appropriate representative shall sign and certify the the information provided in true and correct. See following page for complete instructions on completing the form.

**Section I:**

Name of Housing Authority	Aurora Housing Authority
PHA Code	CO 052
PHA Program(s)	Public Housing & Section 8 <input checked="" type="checkbox"/> Public Housing Only <input type="checkbox"/> Section 8 Only <input type="checkbox"/>

**Section II:**

(A)* Last Name	First Name, Middle Initial	(B) Title	(C)Reportable Compensation from the PHA and Related Organizations	(D) Contributions to Employee Benefit Plans & Deferred Compensation From the PHA and Related Organizations	(E) Other Compensation or Allowances	(F) Total Compensation and Benefits
Maraschky	Craig	Executive Director	\$ 124,800	\$ 6,326		\$ 131,126
Jaster	Linda	Deputy Director	\$ 93,475	\$ 6,160		\$ 99,635
Arney	Les	Director of Accounting	\$ 98,612	\$ 6,160		\$ 104,772
Neufeld	Elizabeth	Director of Development	\$ 90,000	\$ 6,326		\$ 96,326
Vanderwall	Penny	Director of Assisted Housing	\$ 86,881	\$ 6,326		\$ 93,207

The following individual hereby certifies that the above information is true and correct (Please type your name):

Linda Jaster, Deputy Director

HUD will prosecute false claims and statements. Such false statements and/or entries may be subject to criminal and/or civil penalties (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

\*The Department of Housing and Urban Development does not intend to publish the names of individuals reported on this form.

HUD-52725 (08/25/2011)