

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
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1.0	PHA Information PHA Name: <u>Housing Authority of the City of Aurora</u> PHA Code: <u>CO 052</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2015</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>65</u> Number of HCV units: <u>1198</u>				
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	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. A. PHA Goal: Expand the supply of assisted housing. 1. <i>Objective: Apply for additional rental vouchers.</i> <u>2010-2014 Strategies Progress Report:</u> <ul style="list-style-type: none"> • 2011 received 55 Tenant Protection Vouchers to replace demolished Public Housing for Village of Westerly Creek I. • Will apply for 65 Project-Based Vouchers for Village of Westerly Creek II in fall 2014. • Received 85 VASH vouchers between 2010-2013 (i.e., Phase 1 – 50, Phase 2 – 25, and Phase 3 – 10). • Applied for and received 50 FUP vouchers in 2011. <u>2015-2019 Strategies</u> <ul style="list-style-type: none"> • Determine whether additional VASH vouchers are available to be Project-Based (approximately 25-50 vouchers total). • Apply for additional rental vouchers as NOFA's are announced and when appropriate (e.g., additional FUP, VASH, FSS, etc.). 2. <i>Objective: Leverage private or other public funds to create additional housing opportunities.</i> B. PHA Goal: Improve the quality of assisted housing 1. <i>Objective: Improve voucher management: (SEMAP score).</i> <u>2010-2014 Strategies Progress Report</u> <ul style="list-style-type: none"> • Maintained Section 8 High Performer Status of 90% or better • Maintain high lease up of 95% of utilization or budget authority. • Successfully monitor budget authority and payment standard. <u>2015-2019 Strategies</u> <ul style="list-style-type: none"> • Continue to maintain Section 8 High Performer Status of 90% or better • Continue to maintain high lease up of 95% of utilization or budget authority. • Continue to successfully monitor budget authority and payment standard. 				

2. *Objective: Increase customer satisfaction:*

2010-2014 Strategies Progress Report

- Provided in-house training around customer services skills and Trauma Informed Care.
- Provided an all-staff training in 2010 on communication skills and conflict resolution presented by *The Conflict Center*.
- Continued the Resident Councils/Associations at 4 AHA owned family properties and 2 AHA owned senior/disabled properties.
- Continued the Resident Advisory Board representing residents living at Buckingham Gardens (Public Housing).

2015-2019 Strategies

- Create and Implement a *Resident Satisfaction Survey* for Assisted Housing and all AHA owned and operated properties. - Achieve at least a score of 80% in all categories (maintenance and repair, communication, safety, services and neighborhood appearance).
- Create strategies and training opportunities for Assisted Housing and Property Management to improve rating on the Resident Satisfaction Survey.
- Continue to facilitate and encourage resident participation in Resident Councils/Association to help drive AHA's efforts in responding to resident concerns and interests.
- With the demolition of public housing at Buckingham Gardens, develop a new Resident Advisory Board.

3. *Objective: Dispose and demolish obsolete public housing and provide replacement housing by March 2015.*

2010-2014 Strategies Progress Report

- Relocated the first round of 55 elderly/disabled residents living in units marked for demolition at Buckingham Gardens to Village of Westerly Creek – Building 1.
- Provided Tenant Protection vouchers for the 55 elderly disabled residents that were relocated to Village of Westerly Creek – Building 1.

2015-2019 Strategies

- The second and final round of elderly/disabled households living in units marked for demolition at Buckingham Gardens (Public Housing will be relocated in the first quarter of 2015 to Village at Westerly Creek, Building 2.
- Provide replacement vouchers for public housing (see B.3 above).
- Study the feasibility of utilizing public/private partnerships for the redevelopment of public housing in Aurora.

C. PHA Goal: Increase assisted housing choices.

1. *Objective: Conduct outreach efforts to potential voucher landlords.*

2010-2014 Strategies Progress Report

- In 2013 AHA implemented the use of Colorado Housing Search (sponsored by Colorado Housing and Finance Authority and Colorado Division of Housing approved website) to expand housing choices available to residents. Colorado Housing Search is a free housing locator service with collaboration from multiple agencies as a public service.
- Provided Section 8 voucher mobility counseling.
- Increased voucher payment standards which expands housing options.

2015-2019 Strategies

- Conduct Landlord fairs on a regular basis to retain current landlords and recruit additional landlords willing work with Section 8 residents.
- Identify the barriers to accepting Section 8 residents from a landlord's perspective.
- Continue to identify mechanisms that expand housing choices to residents.
- Continue to provide Section 8 voucher mobility counseling.
- Increase voucher payment standards while staying within AHA's budget authority.

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

1. *Objective - Attract supportive services to residents to improve assistance in life skills (e.g., career development, money management, resident rights and responsibilities, communication, parenting, etc.).*

2010-2014 Strategies Progress Report

- The Senior Community Builder at who serves 3 senior and disabled properties (1 Public Housing and 2 Project-Based Section 8) brought in an array of supportive services to keep senior and disabled residents living independently for as long as possible (e.g., health services, chore services, etc.).
- The Family Community Builder who serves 4 AHA properties (2 Project-Based Section 8 and 2 Tax Credit) has scheduled money management life skills program at all 4 properties over the last 5 years and convened monthly Resident Council meeting where resident rights and responsibilities are reviewed when necessary.

2015-2019 Strategies

- The Senior Community Builder who serves 3 senior and disabled properties (1 Public Housing and 2 Project-Based Section 8) will continue to identify resources to assist the senior and disabled residents to age-in-place and maintain their independence for as long as possible.
- The Family Community Builder who serves 4 AHA properties (2 Project-Based Section 8 and 2 Tax Credit) and Property Management staff will work closely together to identify needs around resident rights and responsibilities, money management, etc.

2. *Objective - Offer advocacy to residents increase resident access to mainstream benefits (e.g., TANF, food stamps, etc.).*

2010-2014 Strategies Progress Report

- AHA in partnership with Arapahoe County Human Services, Children Youth and Family Services (the PCWA) applied for and received 50 FUP vouchers. Thirty-five (35) FUP vouchers go to families who are involved with the PCWA and 15 vouchers to youth exiting the foster care system who are facing homelessness.
- Offered life skills programming to residents participating in the FUP, Aurora@Home (the City's plan for families facing homelessness) and the Family Rapid Re-Housing (funded through the SuperNOFA) program.
- Family Advocate (housing case managers) work closely with Arapahoe County Human Services to guarantee resident access to mainstream benefits.
- Family and Senior Community Builders as well as the Senior Service Coordinator advocated for residents as needed to guarantee residents receive the mainstream benefits they need.

5.2
(cont'd)

2015-2019 Strategies

- Continue the partnership between AHA and Arapahoe County Human Services, Children Youth and Family Services (the PCWA) around the 50 FUP vouchers AHA was awarded.
- Continue the working relationship with Arapahoe County Human Services and AHA's Family Advocates (housing case managers) to guarantee resident access to mainstream benefits.
- Continue to provide advocacy services for residents in need of mainstream benefits through the Family and Senior Community Builder and the Senior Service Coordinator.
- Develop a closer working relationship with Adams County Human Services.
- Identify additional funding resources to expand life skills programming to FUP, Aurora Home, Family Rapid Re-Housing and Assisted Housing residents.

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

1. Objective - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability.

2010-2014 Strategies Progress Report

- Intentionally educated participants in the Housing Choice Voucher during their orientation about their rights in connection to access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability.
- Posted information in AHA's lobby that informs residents about how to report housing discrimination.

2015-2019 Strategies

- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.
 - Continue on-going efforts to educate and provide information to the general population and to landlords about fair housing.
 - Conduct on-going training to educate staff around fair housing, reasonable accommodations and the American Disabilities Act.
 - Build community ties with private and non-profit organizations to affirmatively further fair housing.
- 2. Objective - 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.*

2010-2014 Strategies Progress Report

- Conducted HQS inspections to insure health and safety for all assisted housing participants.
- All property management and maintenance staff attend multiple fair housing courses annually.
- Conducted monthly reviews within the department to develop identify and implement best practices.
- Concerns were addressed immediately and procedures were put in place to address these concerns for the resident's well-being.
- Performed monthly reviews of the demographics for cancelled/denied/disinterested applicants to prevent potential bias.

2015-2019 Strategies

- Continue conducting HQS inspections to insure health and safety for all assisted housing participants.
- Provide ongoing training for all property management and maintenance staff in fair housing.
- Perform reviews monthly within different AHA departments to identify and develop best practices around fair housing.
- Address concerns immediately and assure that procedures are in place to address these concerns for the resident's well-being.
- Perform monthly reviews of demographics for any cancelled/denied/disinterested applicants to prevent any potential bias.

F. PHA Goal: Provide staff and commissioners with the tools necessary to effectively and efficiently execute their roles & responsibilities.1. Provide funding and access to local and national trainings and conferences.

1. Objective - Continue to provide in-house training on a regular basis and access to the necessary resources.

2010-2014 Strategies Progress Report (Note: No strategies were identified in 2010-2014 5 Year Plan but the following was accomplished.)

- AHA developed a compliance calendar to keep track of all reports required to investors as well as local, state, and federal funder which reviewed weekly so events can be identified and assigned for completion.
- AHA invested in the training of staff and members of the Board of Commissioners both by providing in-house and off-site training opportunities (e.g., staff trainings, online through HTVN, workshops, local and national conferences, etc.).
- In 2012, AHA secured and relocated to a new office building which allows for adequate space for all AHA staff members and appropriate file storage.
- AHA has maintained all office equipment as needed (office furniture, computers, software, etc.).

2015-2019 Strategies

- Continue following, updating and reviewing the compliance calendar to keep track of all reports required to investors as well as local, state, and federal funder to identify event and to assign them to staff members for completion.
- Continue investing in the training of staff and members of the Board of Commissioners both by providing in-house and off-site training opportunities.
- Provide cross-training opportunities between departments.
- Continue maintaining all office equipment as needed (office furniture, computers, software, etc.).
- Explore the possibility of converting Section 8 files and procedures to a digital format.

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

1. Objective: Continue to provide community building services at 5 AHA owned and managed properties (4 family properties and 1 senior property).

2010-2014 Strategies Progress Report (Note: No strategies were identified in 2010-2014 5 Year Plan but the following was accomplished.)

- Increased resident access to services through the services provided by the Community Builders, Service Coordinator and Family Advocates.
- Promoted a sense of community through Property Management and Community collaboratively sponsored events.
- Empowered residents to take greater responsibility for the properties on which they live through the development and facilitation of Resident Councils/Association.
- AHA sponsored two events called the *Celebration of Success* to honor resident achievements (e.g., successful completion of a homeless program, educational degrees or certifications, home ownership, or increased employment).

<p>5.2 (cont'd)</p>	<p><u>2015-2019 Strategies</u></p> <ul style="list-style-type: none"> Continue to increase resident access to service through the efforts of the Community Builders, Service Coordinators and Family Advocates. Continue to promote a greater sense of community at all AHA properties through presentations, activities, and events that are collaboratively offered by Property Management and Community Building. Promote increased resident ownership of and leadership of all Resident Councils/Associations. <p>H. PHA Goal: Improve the quality and value of PHA Goals:</p> <p><i>1. Objective: Improve the quality of and value of AHA and AHA-managed investments while meeting the housing needs of low income families.</i></p> <p><u>2010-2014 Strategies Progress Report</u> (Note: No strategies were identified in 2010-2014 5 Year Plan but the following was accomplished.)</p> <ul style="list-style-type: none"> Created and maintained books for each property that includes warranty information, systems, vendors, number and size of units, maps, floor plans, procedures (including but not limited to snow removal, emergency, etc.). Created an Operations Manual 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. Through the Employee of the Quarter program instilled in AHA staff members sense of pride for maintaining effective management of its properties. Provided the funds and resources for necessary capital repairs. <p><u>2015-2019 Strategies</u></p> <ul style="list-style-type: none"> Maintain and update books for each property that includes warranty information, systems, vendors, number and size of units, maps, floor plans, procedures (including but not limited to snow removal, emergency, etc.). Maintain and update the Operation 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. Through the Employee of the Quarter program and other forms of employee recognition for achievements instill in AHA staff members a sense of pride in managing AHA properties effectively. Continue to provide the funds and resources that are necessary manage AHA assets by making capital improvements. <p>I. PHA Goal: Continue an active partnership with the City of Aurora, Adams County, and Arapahoe County on its efforts to revitalize neighborhoods.</p> <p><i>1. Objective: See Goal Above</i></p> <p><u>2010-2014 Strategies Progress Report</u> (Note: No strategies were identified in 2010-2014 5 Year Plan but the following was accomplished.)</p> <ul style="list-style-type: none"> The City of Aurora has waived building permit fees for AHA construction and renovation projects. AHA has been the recipient of much of the City's federal HOME funds over the past several years. AHA has been a partner with the City of Aurora and the City of Denver on the development of a "Catalytic Project" (funded by the Denver Regional Council of Governments) around a new commuter rail stop in Aurora. The projected 180-unit development is on a 5+ acre parcel owned by the Aurora Housing Authority located within a ½ mile of the new rail station. AHA is partnering with the City of Aurora Community Development staff through the Housing Toolkit on the creation of service-enriched housing for the homeless on land owned by the City, and to be developed by AHA. AHA has served as the administrator and fiscal agent for Aurora@Home, the City of Aurora's plan to address homeless families with dependent children. <p><u>2015-2019 Strategies</u></p> <ul style="list-style-type: none"> AHA pursues opportunities when appropriate to receive the City of Aurora's federal HOME and CDBG funds. AHA will continue to partner with the City of Aurora and the City of Denver on the development of a "Catalytic Project" (funded by the Denver Regional Council of Governments) around a new commuter rail stop in Aurora. The projected 180-unit development is on a 5+ acre parcel owned by the Aurora Housing Authority located within a ½ mile of the new rail station. AHA will continue to partner with the City of Aurora Community Development staff through the state developed "Housing Toolkit" on the creation of permanent supportive housing on land owned by the City which will be developed by AHA. AHA will continue serving as the administrator and fiscal agent for Aurora@Home, the City of Aurora's plan to address homeless families with dependent children. <p>J. PHA Goal: Expand and diversify AHA and AHA-managed portfolio through acquisitions and new developments.</p> <p><i>1. Objective: Identify strategies by which to expand and diversify AHA and AHA managed portfolio through acquisitions and new developments.</i></p> <p><u>2010-2014 Strategies Progress Report</u> (Note: No strategies were identified in 2010-2014 5 Year Plan but the following was accomplished.)</p> <ul style="list-style-type: none"> AHA began the redevelopment of the existing Buckingham Gardens public housing site with the goal of creating up to a maximum of 225 new units. Of the total, 130 units will be a replacement of existing public housing for seniors, and the remaining 95 units are intended to be new housing for low- and moderate-income family households. The first phase of Village at Westerly Creek was finished in late August of 2012 and offered 55 units for senior and disabled households. AHA was awarded a pre-development grant from the Sustainable Communities Initiative, and feasibility and market studies were created for the future development of a 5 acre vacant parcel at 30th and Peoria. <p><u>2015-2019 Strategies</u></p> <ul style="list-style-type: none"> AHA is looking at different development scenarios for 5-acre vacant parcel at 30th & Peoria. The goal is to construct approximately 180 new units for families on this site. Subsequent to the completion of the second phase of Village at Westerly Creek and the demolition of the remaining Buckingham Gardens units, AHA will have approximately 5 acres on which to develop additional low- and moderate-income housing. AHA continues to work on developing the portfolio to meet the needs of larger family units. Our last two multifamily developments had significant numbers of three and four bedroom units to meet this growing need. Explore the development of veteran housing on or near the Fitzsimons medical campus through the use of project-based VASH, GPD or other funding streams.
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5.2 (cont'd)

K. PHA Goal: Review housing needs in the market area and strategize to create housing for veterans, homeless, and other communities with special needs.

1. *Objective: Strategize to create housing for people experiencing homelessness.*

2010-2014 Strategies Progress Report (Note: No strategies were identified in 2010-2014 5 Year Plan but the following was accomplished.)

- AHA applied for and received 85 VASH vouchers from 2010-2014.
- AHA met with a community organization for several years in an attempt to identify and create housing for homeless veterans.
- AHA, through the tireless efforts of its Executive Director, has been working to identify land that could be acquired to create housing for homeless veterans.
- Served as the administrator of and service provider for Aurora Housing Corporation's transitional housing program until 11/1/2013.
- Served as a sub-recipient of the HPRP funding that was made available to the City of Aurora through Aurora Mental Health Center (recipients) from 2009-2011. AHA provided intake, screening, housing search and housing case management to families served in this program.
- Served as the sub-recipient of Family Rapid Re-Housing (SHR Demo) funding through Colorado Coalition for the Homeless who is the recipient. Funds from this program serve families with income who are currently homeless for 6 mos. with the goal of getting the families housed and stabilized as quickly as possible. AHA provides intake, screening and housing case management for this program.
- Participate in the Leadership Group and Design Team for the Metro Denver 25 Cities Initiative to identify chronically homeless individuals in need of permanent supportive housing and to implement a new Coordinated Intake and Assessment (VI-SPDAT) tool and new matching program that links specific homeless individuals to appropriate housing opportunities with availability.
- In collaboration with Community Development of the City of Aurora participated in a Colorado initiative to implement a housing toolkit designed to address the need for permanent supportive housing.
- See N.1 Below for 2010-2014 Strategies Progress Report

2015-2019 Strategies

- Identify any opportunities that might exist to apply for VASH that can be project-based.
- Identify land that can be acquired and funds that would be necessary to create and support housing for homeless veterans.
- Continue servings as the sub-recipient of Family Rapid Re-Housing (SHR Demo) funding through Colorado Coalition for the Homeless who is the recipient. Funds from this program serve families with income who are currently homeless for 6 mos. with the goal of getting the families housed and stabilized as quickly as possible. AHA provides intake, screening and housing case management for this program.
- Continue to participate in the Leadership Group and Design Team for the Metro Denver 25 Cities Initiative to identify additional homeless populations and to implement a new Coordinated Intake and Assessment (VI-SPDAT) tool and new matching program that links specific homeless individuals to appropriate housing opportunities with availability.
- Continue collaboration with Community Development of the City of Aurora participated in a Colorado initiative to implement a housing toolkit designed to address the need for permanent supportive housing
- See N.1 Below for 2015-2019 Strategies

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

1. *Objective: Partner with other Aurora organizations in implementing the City of Aurora's plan to address homelessness among families with dependent children, Aurora@Home.*

2010-2014 Strategies Progress Report (Note: No strategies were identified in 2010-2014 5 Year Plan but the following was accomplished.)

- Assumed role of administrator and primary fiscal agent for Aurora@Home in 2011.
- AHA leadership staff convenes and lead Aurora@Home's Governing Board and Operations Committee.
- AHA hired and supervised the Aurora Home Navigator (housing case manager).

2015-2019 Strategies

- Continue serving in role of administrator and primary fiscal agent for Aurora@Home in 2011 until no longer needed.
- AHA leadership staff members will convene and lead Aurora@Home's Governing Board and Operations Committee.
- AHA will continue to supervise the Aurora Home Navigator (housing case manager).

2. *Objective: Assess the feasibility of mixed-income development through public-private partnerships.*

2010-2014 Strategies Progress Report

- In 2013, the AHA Board of Commissioners approved a partnership with Pedcor Development for The Meadows at Dunkirk, a new 204-unit workforce apartment community providing affordable housing options between 50% - 60% of the area median income.

2015-2019 Strategies

- Explore new opportunities to increase affordable housing development through public-private partnership.

M. PHA Goal: Strengthen agency infrastructure.

1. *Objective: Identify ways to strengthen the agency's infrastructure.*

2010-2014 Strategies Progress Report (Note: No strategies were identified in 2010-2014 5 Year Plan but the following was accomplished.)

- AHA implemented a number of new policies and procedures to assist in the day to day management of the organization. The training process on these policies and procedures is reinforced on at least a monthly basis to provide stronger communications and better compliance.
- AHA implemented a values program to better focus the corporate culture. These values are repeated and encouraged on a daily basis.
- AHA has implemented a quarterly employee recognition program rooted which recognizes employees who exemplifies one or more of AHA values. Employees are nominated by their peers.

2015-2019 Strategies

- AHA will continue to develop and implement policies and procedures to assist in the day to day management of the organization as needed.
- AHA will evaluate the current quarterly employee recognition program to determine if changes need to be made.

N. PHA Goal. AHA will develop and nurture a positive image in our community.

1. *Objective: Identify strategies that further develop and nurture AHA's positive image in the community.*

2010-2014 Strategies Progress Report (Note: No strategies were identified in 2010-2014 5 Year Plan but the following was accomplished.)

- AHA staff members serve on non-profit boards, city commissions, and as volunteers in community functions.
- AHA redeveloped its website for better, easier, and faster access to information designed to assist reaching the needs of our community.

5.2 (cont'd)	<ul style="list-style-type: none"> • AHA identified core values were then incorporated within performance reviews, emphasized in job postings and placed in marketing materials. • AHA will continue to maintain the existing website to inform the community of AHA activities and successes and will explore ways to make the website more useful to residents (e.g., resident portals, downloadable forms, etc.).
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. <ul style="list-style-type: none"> • No changes since last plan. 2. Financial Resources. <ul style="list-style-type: none"> • No changes since last plan. 3. Rent Determination. <ul style="list-style-type: none"> • No changes since last plan. 4. Operation and Management. <ul style="list-style-type: none"> • No changes since last plan. 5. Grievance Procedures. <ul style="list-style-type: none"> • No changes since last plan. 6. Designated Housing for Elderly and Disabled Families. <ul style="list-style-type: none"> • No changes since last plan. • Changes were made in the 2012 ACOP where non-elderly disabled individuals would no longer be accepted into the remaining Public Housing at Buckingham Gardens. Existing non-elderly disabled residents living at this property were “grandfathered” into the replacement housing called Village at Westerly Creek. However, when these “grandfathered” in residents no longer live there, the units will be released to elderly (age 62 yrs +). 7. Community Service and Self-Sufficiency. <ul style="list-style-type: none"> • Since the 2010-2014 5 Year Plan, AHA has instituted housing case management program for the Family Unification Program and a SuperNOFA funded program called Family Rapid Re-housing (SHP Demo). This includes life skills case management and programming. • AHA serves as the administrator and fiscal agent for Aurora@Home the City of Aurora’s plan to address family homelessness. This includes housing case management and life skill programming. 8. Safety and Crime Prevention. <ul style="list-style-type: none"> • 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. • Updated AHA’s Drug Free Workplace policy in 2014. • With the legalization of marijuana in the state of Colorado, AHA created a policy that prohibits the use of marijuana in federally funded housing and by residents living in housing subsidized through federal housing assistance. 9. Pets. <ul style="list-style-type: none"> • No changes since last plan. 10. Civil Rights Certification. <ul style="list-style-type: none"> • No changes since last plan. 11. Fiscal Year Audit. <ul style="list-style-type: none"> • No findings were reported in our most recent audit for Public Housing. • Two findings were reported in our most recent audit for Assisted Housing. They were: <ol style="list-style-type: none"> 1. Finding 1 <ol style="list-style-type: none"> a. Finding - Two files out of the 60 reviewed noted rent calculation errors. b. Cause – Staff turnover. c. Response – Monthly file reviews have now been initiated by the Director of Assisted Housing to ensure that discrepancies are noted and corrected. 2. Finding 2 <ol style="list-style-type: none"> a. Finding – Eight files of the 60 reviewed did not contain a file checklist to monitor the completion of the file. b. Cause – Staff turnover. c. Response – Monthly file review have now been initiated by the Director of Assisted Housing to ensure the proper documents are in the files including the checklist. 12. Asset Management. <ul style="list-style-type: none"> • No changes since last plan. 13. Violence Against Women Act (VAWA). <ul style="list-style-type: none"> • No changes since last plan.

6.0 (cont'd)	<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 style="text-align: center;">Housing Authority of the City of Aurora 2280 S. Xanadu Way Aurora, CO 80014 www.aurorahousing.org</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>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 was constructed and opened for occupancy in late August of 2012. Known as the Village at Westerly Creek, 55 existing BG public housing residents moved to the new apartment building which was approved for HUD Project-Based Vouchers.</p> <p>In May 2013, AHA received an allocation of competitive (9%) Low Income Housing Tax Credits to develop the remaining 65 units of replacement housing for the public housing residents. Village at Westerly Creek, Building 2, is under construction, and will be ready for occupancy by early 2015. Subsequent to the construction, the remaining public housing residents will be given Tenant Protection Vouchers and be allowed to move to the new building or to another location of their choice. Once all residents are successfully and appropriately relocated, the last remaining public housing buildings will be razed, and AHA will no longer have any public housing.</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.</p> <p style="text-align: center;">Form HUD-50075.1 (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.</p> <p style="text-align: center;">Form HUD-50075.2</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><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.

It is the opinion of the Housing Authority of the City of Aurora that low income, very low income, and extremely low income families who reside in the jurisdiction served by the Authority continue to have a significant need for affordable housing. Additionally, based on the current vacancy rates, it is clear that housing stock of affordable housing needs to be significantly increased.

Special Note: Much of the general data below (with the exception of “Apartment Vacancy Rate: and wait list demographics) has been provided to Aurora Housing Authority by the Community Development of the City of Aurora, Colorado to better guarantee consistency of information between this PHA 5 Year Plan and City’s Consolidated Plan.

Reviewing the employment status for Aurora, CO, based off the 2008-2012 American Community survey (chart below) we see that an almost 10% unemployment rate for Aurora residents of a working age is made up mostly of minorities and others with obstacles to achieve fair working standards. The unemployment rate is even higher with families who have children under the age of 6, suggesting that childcare is a significant factor in getting and/or keeping employment.

EMPLOYMENT STATUS FOR AURORA CO

SUBJECT	ESTIMATE	IN LABOR FORCE	EMPLOYED	UNEMPLOYMENT RATE
Population 16 yrs and over	246,210	72%	64.2%	9.9%
AGE				
• 16-19 yrs.	17,361	48.2%	30.8%	35.8%
• 20-24 yrs.	22,498	81.4%	68.7%	13.1%
• 25-44 yrs.	98,563	85.1%	76.8%	8.6%
• 45-54 yrs.	42,864	85.7%	79.1%	7.4%
• 55-64 yrs.	34,873	69.2%	64.0%	7.5%
• 65-74 yrs.	17,496	29.9%	27.2%	9.0%
• 75 yrs and over	12,555	5.4%	5.1%	5.6%
RACE & HISPANIC /LATINO ORIGIN				
• One Race	237,887	72.0%	64.3%	9.9%
• White	168,541	71.2%	64.8%	8.1%
• Black/African American	37,710	73.5%	60.5%	17.0%
• American Indian & Alaskan Native	2,934	70.7%	59.2%	16.3%
• Asian	12,616	69.7%	64.1%	7.9%
• Native Hawaiian & Pacific Islander	656	81.6%	71.0%	8.8%
• Other Race	15,430	77.9%	69.0%	11.1%
• 2 or More Races	8,323	73.7%	62.8%	11.7%
• Hispanic/Latino	59,172	75.3%	66.9%	10.8%
• White – Not Hispanic/Latino	130,058	70.3%	64.2%	7.5%
SEX				
• Male	98,482	88.8%	79.7%	8.8%
• Female	100,316	75.3%	68.7%	8.5%
○ With Children Under 6yrs	21,278	68.2%	59.5%	12.2%

Data Source - 2008-2012 American Community Survey – 5 Year Estimates

9.0

INCOME IN THE PAST 12 MONTHS FOR AURORA CO

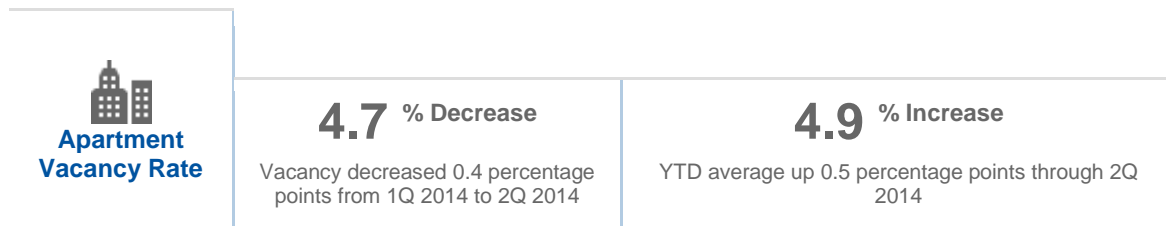
INCOME LEVELS	HOUSEHOLDS	FAMILIES	MARRIED-COUPLE FAMILIES	NONFAMILY HOUSEHOLDS
TOTAL	122,154	79,184	53,701	42,970
• Less than 10,000	6.9%	5.1%	2.0%	11.8%
• 10,000-14,999	4.7%	3.2%	1.8%	8.2%
• 15,000-24,999	10.5%	8.9%	6.4%	14.3%
• 25,000-34,999	11.4%	9.9%	7.1%	14.9%
• 35,000-49,999	15.5%	14.3%	12.7%	17.8%
• 50,000-74,999	20.5%	20.6%	21.3%	18.7%
• 75,000-99,999	12.2%	14.9%	17.7%	7.2%
• 100,000-149,000	12.4%	15.2%	20.1%	5.2%
• 150,000-199,999	3.6%	4.8%	6.4%	1.2%
• 200,000 or more	2.3%	3.1%	4.4%	.8%

The average median income in Aurora is figured at \$76,700 by U.S. Department of Housing and Urban Development for 2014, but as we can see the income levels shown here reveal a much different story. A family looking to rent a two-bedroom affordable unit at an average cost of \$770.36 (according to statistics from the Colorado multi-family Affordable Housing Vacancy and Rent Study second quarter 2014 results) in the Aurora-Denver metro area at 30% has to make an annual amount of \$30,840 after taxes and other payroll deductions. This means over 20% of Aurora households have difficulties making rent.

NUMBER OF HOUSEHOLDS (HH) IN AURORA –
BY HUD ADJUSTED MEDIAN FAMILY INCOME (HAMFI)

	Households	%		Renters	%	
0-30% - Extremely Low	19,025	15.7%		13,709	11.3%	
30-50% - Very Low	16,410	13.5%		9,985	8.2%	
50-80% Low-Moderate	23,400	19.3%		10,905	9.0%	
80-100% Moderate-Middle	14,710	12.1%		4,955	4.1%	
100% and over Middle-High	47,660	39.3%		7,667	6.3%	
TOTAL HOUSEHOLDS	121,205	100.0%		47,221	39.0%	
Total: 0-80% Low-Mod Income (LMI)	58,835	48.5%		34,599	28.5%	
Data Source: 2007-2011 CHAS						

The availability of housing in the area is also on the decrease; vacancy rates hold fairly steady at under 5 percent in the Metro Denver area with the average vacancy rate in Aurora being 4.7 at the end of the fourth quarter of 2013. Recent vacancy rates are lower but not recorded yet officially. The lowest vacancy rates in Aurora are being experienced in the most affordable sections of the city.



Data Source: <http://www.metrodenver.org/research-reports/monthly-economic-indicators/>

9.0
(Cont'd)

Aurora Vacancy Rates for the First Quarter 2014

LOCATION	NUMBER VACANT	UNITS REPORTING	VACANCY RATE
Aurora – Central NE	72	2,274	3.2
Aurora – Central NW	209	4,611	4.5
Aurora – Central SE	174	4,904	3.5
Aurora – Central SW	259	7,041	3.7
Aurora - South	525	9,473	5.5
Data Source: Denver Metro Area Apartment Vacancy and			

From Part 1 and Part 2 of the Housing Affordability Analysis, the following can be concluded (Part 3):

HOUSING AFFORDABILITY FOR AURORA

% Units affordable to Households earning	RENTAL UNITS (Part 1)				RENTER HOUSEHOLDS (HH) (Part 2)			
	Rental Units	Cumulative Rental Units	% of Rental Units	Cumulative % of Rental Units	Renter Households	Cumulative Renter Households	% of Renter Households	Cumulative % of Renter HH
30% HAMFI	1,810	1,810	3%	3%	13,709	13,709	29%	29%
50% HAMFI	13,875	15,685	27%	30%	9,985	23,694	21%	50%
80% HAMFI	36,280	51,965	70%	100%	10,905	34,599	23%	73%
100% HAMFI - no data	-		0%	100%	4,955	39,554	10%	84%
OVER 100% HAMFI* - no data	-		0%	100%	7,667	47,221	16%	100%
TOTAL	51,965		100%		47,221		100%	
Table 31 (parts 1 & 2)								
Data Source:	2007-2011 CHAS							

GAP/(SURPLUS) OF RENTAL UNITS FOR RENTER HH (part 3)			
Gap of Rental Units for HH	Cumulative Gap of Rental Units for HH	% Gap of Rental Units for HH	Cumulative % Gap of Rental Units for HH
11,899	11,899	26%	26%
(3,890)	8,009	-6%	20%
(25,375)	(17,366)	-47%	-27%
4,955	(12,411)	10%	-16%
7,667	(4,744)	16%	0%
(4,744)		0%	0%
Table 31 (part 3)			

9.0
(Cont'd)

AHA's Public Housing Wait List

RACE & HISPANIC /LATINO ORIGIN	NUMBER	PERCENTAGE
• White	17	31.5%
• Black/African American	24	44.4%
• American Indian & Alaskan Native	1	1.9%
• Asian	10	18.5%
• Undeclared	2	3.7%
• Hispanic/Latino	2	3.7%
• Non-Hispanic/Latino	29	53.7%
• Elderly	13	24.1%
• Disabled	21	38.9%

AHA's Housing Choice Voucher Wait List

RACE & HISPANIC /LATINO ORIGIN	NUMBER	PERCENTAGE
• White	21	18%
• Black/African American	60	56%
• American Indian & Alaskan Native	1	1%
• Asian	2	2%
• Undeclared	24	23%
• Hispanic	13	12%
• Non-Hispanic	95	88%
• Elderly	15	14%
• Disabled	22	20%

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.**

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:

- 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 voucher should they become available.
- Explore the possibility of additional VASH vouchers that can be project-based.
- Leverage affordable housing resources in the community through the Low Income Housing Tax Credit program.
- Assess the feasibility of mixed-income development through public-private partnerships.
- Partner with the City of Aurora and other community organizations on projects such as the Housing Toolkit and a possible "Catalytic Project" on TOD site owned by AHA.

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 tenant-based section 8 assistance.
- Adopt rent policies to support and encourage work.
- Participate in Aurora-based and Metro Denver initiatives to address homelessness
 - a. Aurora@Home – The City of Aurora's collaborative plan to address homelessness among families with dependent children
 - b. 25 Cities Initiative – While initially Denver-focused, the partners representing the jurisdictions that constitute the Metro Denver area have been invited to participate in the 25 Cities Initiative with an initial focus on Permanent Supportive Housing for the most vulnerable of the chronically homeless.
 - c. Family Rapid Re-Housing (SHP Demo) – AHA serves as the subrecipient of this grant to serve homeless families that will most easily stabilize within a 6 mos. to 1 yr time frame.

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 and homeless programs
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups

10.0

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

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. *Objective: Apply for additional rental vouchers.*

- 2010 AHA was awarded 50 VASH vouchers and in January 2011 AHA housed its first VASH participant.
- Awarded an additional 35 VASH vouchers during the 2010-2014 5 Year Plan period.
- AHA was awarded 50 FUP vouchers.
- AHA was awarded 55 Tenant Protection Vouchers (TPV) for the demolition and disposition of Public Housing for residents living at Buckingham Gardens.
- Please see goals #s B.2 and K for additional details.

B. PHA Goal: Improve the quality of assisted housing

1. *Objective: Increase customer satisfaction:*

- Provided in-house training around customer services skills and Trauma Informed Care.
 - Provided an all-staff training in 2010 on communication skills and conflict resolution presented by *The Conflict Center*.
 - Continued the Resident Councils/Associations at 4 AHA owned family properties and 2 AHA owned senior/disabled properties.
 - Continued the Resident Advisory Board representing residents living at Buckingham Gardens (Public Housing).
2. *Objective: Dispose and demolish obsolete public housing and provide replacement housing by March 2015.*
- Demolished and disposed of 55 units of public housing in late 2012.
 - Relocated the first round of 55 elderly/disabled residents living in units marked for demolition at Buckingham Gardens to Village of Westerly Creek – Building 1.
 - Provided Tenant Protection vouchers for the 55 elderly disabled residents that were relocated to Village of Westerly Creek – Building 1.

C. PHA Goal: Increase assisted housing choices

1. *Objective: Conduct outreach efforts to potential voucher landlords.*

- In 2013 AHA implemented the use of Colorado Housing Search (sponsored by Colorado Housing and Finance Authority and Colorado Division of Housing approved website) to expand housing choices available to residents. Colorado Housing Search is a free housing locator service with collaboration from multiple agencies as a public service.
- Provided Section 8 voucher mobility counseling.
- Increased voucher payment standards by an average of 99% of the FMR's for the period of the time covered by the 2010-2014 Five Year Plan which helps expand housing options.

D. PHA Goal: Provide an improved living environment

1. *Objective: Designate developments or buildings for particular resident groups (elderly, persons with disabilities).*

- The first building developed to replace the 55 units of Buckingham Gardens public housing site (Village at Westerly Creek 1) has been designated for exclusive use by the elderly. The second building (Village at Westerly Creek 2) to open in 2015 to replace the remaining units of public housing at Buckingham Gardens will be similarly designated.

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

1. *Objective - Attract supportive services to residents to improve assistance in life skills (e.g., career development, money management, resident rights and responsibilities, communication, parenting, etc.).*

- The Senior Community Builder at who serves 3 senior and disabled properties (1 Public Housing and 2 Project-Based Section 8) brought in an array of supportive services to keep senior and disabled residents living independently for as long as possible (e.g., health services, chore services, etc.).
- The Family Community Builder who serves 4 AHA properties (2 Project-Based Section 8 and 2 Tax Credit) has scheduled money management life skills program at all 4 properties over the last 5 years and convened monthly Resident Council meeting where resident rights and responsibilities are reviewed when necessary.
- Family Advocate (housing case managers) work closely with Arapahoe County Human Services to guarantee resident access to mainstream benefits.

2. *Objective - Offer advocacy to residents increase resident access to mainstream benefits (e.g., TANF, food stamps, etc.).*
- AHA in partnership with Arapahoe County Human Services, Children Youth and Family Services (the PCWA) applied for and received 50 FUP vouchers. Thirty-five (35) FUP vouchers go to families who are involved with the PCWA and 15 vouchers to youth exiting the foster care system who are facing homelessness.
 - Offered life skills programming to residents participating in the FUP, Aurora@Home (the City's plan for families facing homelessness) and the Family Rapid Re-Housing (funded through the SuperNOFA) program.
 - Family Advocate (housing case managers) work closely with Arapahoe County Human Services to guarantee resident access to mainstream benefits.
 - Family and Senior Community Builders as well as the Senior Service Coordinator advocated for residents as needed to guarantee residents receive the mainstream benefits they need.

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

1. *Objective - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability.*
- Intentionally educated participants in the Housing Choice Voucher during their orientation about their rights in connection to access to assisted
 - Housing regardless of race, color, religion, national origin, sex, familial status and disability.
 - Posted information in AHA's lobby that informs residents about how to report housing discrimination.
2. *Objective - 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.*
- Conducted HQS inspections to insure health and safety for all assisted housing participants.
 - All property management and maintenance staff attend multiple fair housing courses annually.
 - Conducted monthly reviews within the department to develop identify and implement best practices.
 - Concerns were addressed immediately and procedures were put in place to address these concerns for the resident's well-being.
 - Performed monthly reviews of the demographics for cancelled/denied/disinterested applicants to prevent potential bias.

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

1. *Objective - Continue to provide training on a regular basis and access to the necessary resources.*
- AHA developed a compliance calendar to keep track of all reports required to investors as well as local, state, and federal funder which reviewed weekly so events can be identified and assigned for completion.
 - AHA invested in the training of staff and members of the Board of Commissioners both by providing in-house and off-site training opportunities (e.g., staff trainings, online through HTVN, workshops, local and national conferences, etc.).
 - In 2012, AHA secured and relocated to a new office building which allows for adequate space for all AHA staff members and appropriate file storage.
 - AHA has maintained all office equipment as needed (office furniture, computers, software, etc.).

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

1. *Objective: Continue to provide community building services at 5 AHA owned and managed properties (4 family properties and 1 senior property).*
- Increased resident access to services through the services provided by the Community Builders, Service Coordinator and Family Advocates.
 - Promoted a sense of community through Property Management and Community collaboratively sponsored events.
 - Empowered residents to take greater responsibility for the properties on which they live through the development and facilitation of Resident Councils/Association.
 - AHA sponsored two events called the *Celebration of Success* to honor resident achievements (e.g., successful completion of a homeless program, educational degrees or certifications, home ownership, or increased employment).

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

1. *Objective: Improve the quality of and value of AHA and AHA-managed investments while meeting the housing needs of low income families.*
- Created and maintained books for each property that includes warranty information, systems, vendors, number and size of units, maps, floor plans, procedures (including but not limited to snow removal, emergency, etc.).
 - Created an Operations Manual 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.
 - Through the Employee of the Quarter program instilled in AHA staff members a sense of pride for maintaining effective management of its properties.
 - Provided the funds and resources for necessary capital repairs.

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

1. *Objective – Identify ways in which AHA can partner with the City of Aurora to revitalize neighborhoods.*
- The City of Aurora has waived building permit fees for AHA construction and renovation projects.
 - AHA has been the recipient of much of the City's federal HOME funds over the past several years.
 - AHA has been a partner with the City of Aurora and the City of Denver on the development of a "Catalytic Project" (funded by the Denver Regional Council of Governments) around a new commuter rail stop in Aurora. The projected 180-unit development is on a 5+ acre parcel owned by the Aurora Housing Authority located within a ½ mile of the new rail station.
 - AHA is partnering with the City of Aurora Community Development staff on the Housing Toolkit on the creation of service-enriched housing for the homeless on land owned by the City, and to be developed by AHA.
 - AHA has served as the administrator and fiscal agent for Aurora@Home, the City of Aurora's plan to address homeless families with dependent children.

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

1. *Objective: Identify strategies by which to expand and diversify AHA and AHA managed portfolio through acquisitions and new developments.*

- AHA began the redevelopment of the existing Buckingham Gardens public housing site with the goal of creating up to a maximum of 225 new units. Of the total, 130 units will be a replacement of existing public housing for seniors, and the remaining 95 units are intended to be new housing for low- and moderate-income family households. The first phase of Village at Westerly Creek was finished in late August of 2012 and offered 55 units for senior and disabled households.
- AHA was awarded a pre-development grant from the Sustainable Communities Initiative, and feasibility and market studies were created for the future development of a 5 acre vacant parcel at 30th and Peoria.

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

1. *Objective: Partner with other Aurora organizations in implementing the City of Aurora's plan to address homelessness among families with dependent children, Aurora@Home.*

- Assumed role of administrator and primary fiscal agent for Aurora@Home in 2011.
- AHA leadership staff convenes and lead Aurora@Home's Governing Board and Operations Committee.
- AHA hired and supervised the Aurora Home Navigator (housing case manager).

2. *Objective: Assess the feasibility of mixed-income development through public-private partnerships.*

- In 2013, the AHA Board of Commissioners approved a partnership with Pedcor Development for The Meadows at Dunkirk, a new 204-unit workforce apartment community providing affordable housing options between 50% - 60% of the area median income.

M. PHA Goals: Strengthen agency infrastructure

Objective: Identify ways to strengthen the agency's infrastructure.

- AHA implemented a number of new policies and procedures to assist in the day to day management of the organization. The training process on these policies and procedures is reinforced on at least a monthly basis to provide stronger communications and better compliance.
- AHA implemented a values program to better focus the corporate culture. These values are repeated and encouraged on a daily basis.
- AHA has implemented a quarterly employee recognition program rooted which recognizes employees who exemplifies one or more of AHA values. Employees are nominated by their peers.

N. PHA Goal. AHA will develop and nurture a positive image in our community.

1. *Objective: Identify strategies that further develop and nurture AHA's positive image in the community.*

- AHA staff members serve on non-profit boards, city commissions, and as volunteers in community functions.
- AHA redeveloped its website for better, easier, and faster access to information designed to assist reaching the needs of our community.
- AHA identified core values were then incorporated within performance reviews, emphasized in job postings and placed in marketing materials
- AHA has assumed the responsibility of being the administrator and fiscal agent for Aurora@Home, the City of Aurora's plan to address homelessness among families with dependent children. This plan is a collaborative effort led by City County and nonprofit leaders.
- AHA is partnering with Denver Housing Authority and other Metro Denver organizations in response to the 25 Cities Initiative to address homelessness.
- AHA's values program is reiterated in job postings and put to the forefront of its marketing and opportunities.

(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.

<p>11.0</p>	<p>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.</p> <ul style="list-style-type: none"> (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) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (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, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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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

Vice-Chair, Board of Commissioners

Signature

Date 10/09/2014

**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 Annual PHA Plan for the PHA fiscal year beginning 2015, 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 052

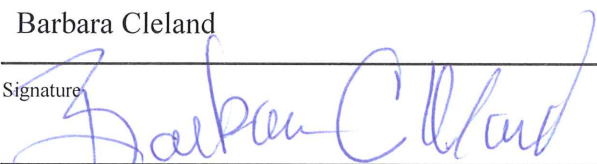
PHA Name

PHA Number/HA Code

 x 5-Year PHA Plan for Fiscal Years 20 15 - 20 19

 Annual PHA Plan for Fiscal Years 20 - 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 Barbara Cleland	Title Vice-Chair
Signature 	Date October 9, 2014

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 Federalagency 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.

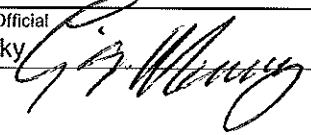
2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet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

Main Office - 2280 S. Xanadu Way, Aurora, CO 80014

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 	Date 9/22/14

X

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 Grant

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)

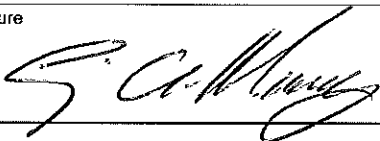
Name of Authorized Official

Craig Maraschky

Title

Executive Director

Signature



Date (mm/dd/yyyy)

9/22/14

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 checked="" type="checkbox"/> A, B 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 checked="" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input checked="" type="checkbox"/> 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: HOUSING AUTHORITY OF THE CITY OF AURORA, CO 2280 S. KANABU WAY AURORA, CO 80014 Congressional District, if known: 4c CO-6	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: U.S. DEPT. OF HOUSING & URBAN DEVELOPMENT	7. Federal Program Name/Description: PUBLIC HOUSING CAP. FUND 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): N/A	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): N/A	
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: <u>C. A. Maraschky</u> Print Name: <u>CRAIG A. MARASCHKY</u> Title: <u>EXECUTIVE DIRECTOR</u> Telephone No.: <u>720-251-2077</u> Date: <u>9/22/14</u>	
Federal Use Only:	Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)	

ATTACHMENT A

RESIDENT ADVISORY BOARD and PUBLIC NOTICE

The Housing Authority of the City of Aurora conducted a fully public hearing on **Friday – September 26, 2013 at 10 a.m.** inviting the public and Resident Advisory Board to comment and participate concerning the Public Housing 2015-2019 Five Year Plan. Notices were placed in publically accessible locations, posted on residents' doors, sent via word of mouth, print through the local newspaper, and on our website.

All notices contained information on how residents could access the PHA 2015-2019 Five Year Plan and were maintained for the full comment period. We made all materials available during normal business hours in a place reasonably convenient to project residents and honored any resident's request to inspect those materials.

To date, AHA has not received any responses concerning the PHA Plans.

Therefore all Resident Advisory Board 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

Part I: Summary		Grant Type and Number		FFY of Grant: 2015	
PHA Name: Aurora Housing Authority		Capital Fund Program Grant No: CO06P05250115		FFY of Grant Approval: 2015	
		Replacement Housing Factor Grant No:			
		Date of CFFP: 1/15/1996			
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Original Annual Statement and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report		<input type="checkbox"/> Final Performance and Evaluation Report	
Summary by Development Account		Total Estimated Cost		Total Actual Cost ¹	
Line		Original	Revised ²	Obligated	Expended
1	Total non-CFP 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)				
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				
15	1492 Moving to Work Demonstration	118,780			
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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 CFP 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

Part I: Summary		FFY of Grant: 2015	
PHA Name: Aurora Housing Authority	Grant Type and Number Capital Fund Program Grant No: CO06P05250115 Replacement Housing Factor Grant No: Date of CFFP: 1/15/1996	FFY of Grant Approval: 2015	
<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	
Type of Grant		Total Actual Cost ¹	
Summary by Development Account		Total Estimated Cost	Expended
Line		Original	Revised ²
18a	1501 Collateralization or Debt Service paid by the PHA		Obligated
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	119,780	
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		
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	

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
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages		Federal FFY of Grant: 2015	
PHA Name: Aurora Housing Authority		Grant Type and Number Capital Fund Program Grant No: CO06P05250114 CFPP (Yes/No): Replacement Housing Factor Grant No:	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity
		Total Estimated Cost	Total Actual Cost
		Original	Revised ¹
		Funds Obligated ²	Funds Expended ²
		Status of Work	
Demolition	Demolition of Existing Structures	1485	65 Units
Relocation	Relocation of Existing PH residents	1495.1	65 Tenants

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

² To be completed for the Performance and Evaluation Report

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 II: Supporting Pages									
PHA Name:			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work		
				Original	Revised ¹		Funds Obligated ²	Funds Expended ²	

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

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 III: Implementation Schedule for Capital Fund Financing Program

PHA Name:		Federal FFY of Grant:			
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1957, as amended.

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 III: Implementation Schedule for Capital Fund Financing Program PHA Name:					Federal FFY of Grant:	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		

¹ 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				
PHA Name/Number Aurora Housing Authority/CO 052		Locality (City/County & State) (Aurora/Arapahoe & CO)		
Development Number and Name	Work Statement for Year 1 FFY 2015	Work Statement for Year 2 FFY 2016	Work Statement for Year 3 FFY 2017	Work Statement for Year 4 FFY 2018
	Work Statement for Year 5 FFY 2019	Revision No: 4		
A.				
B.	Physical Improvements Subtotal	N/A - disposed	N/A - disposed	N/A - disposed
C.	Management Improvements	N/A - disposed	N/A - disposed	N/A - disposed
D.	PHA-Wide Non-dwelling Structures and Equipment	N/A - disposed	N/A - disposed	N/A - disposed
E.	Administration	N/A - disposed	N/A - disposed	N/A - disposed
F.	Other (Relocation)	N/A - disposed	N/A - disposed	N/A - disposed
G.	Operations	N/A - disposed	N/A - disposed	N/A - disposed
H.	Demolition/Contingency	N/A - disposed	N/A - disposed	N/A - disposed
I.	Development	N/A - disposed	N/A - disposed	N/A - disposed
J.	Capital Fund Financing -- Debt Service	N/A - disposed	N/A - disposed	N/A - disposed
K.	Total CFP Funds	N/A - disposed	N/A - disposed	N/A - disposed
L.	Total Non-CFP Funds	N/A - disposed	N/A - disposed	N/A - disposed
M.	Grand Total	N/A - disposed	N/A - disposed	N/A - disposed

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 (Continuation)

PHA Name/Number Aurora Housing Authority / CO 052		Locality (City/county & State)			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No: 4
Development Number and Name	Work Statement for Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5	
A. Buckingham Gardens CO 052001	Work Statement for Year 1 FFY 2015	Work Statement for Year 2 FFY 2016	Work Statement for Year 3 FFY 2017	Work Statement for Year 4 FFY 2018	Work Statement for Year 5 FFY 2019	
B. Physical Improvements Subtotal	Approved Statement	N/A - disposed	N/A - disposed	N/A - disposed	N/A - disposed	N/A - disposed
C. Mgmt Improvements	Approved Statement	N/A - disposed	N/A - disposed	N/A - disposed	N/A - disposed	N/A - disposed
D. PHA-Wide Non-dwelling Structures and Equipment	Approved Statement	N/A - disposed	N/A - disposed	N/A - disposed	N/A - disposed	N/A - disposed
E. Administration	Approved Statement	N/A - disposed	N/A - disposed	N/A - disposed	N/A - disposed	N/A - disposed
F. Other	Approved Statement	N/A - disposed	N/A - disposed	N/A - disposed	N/A - disposed	N/A - disposed
G. Operations	Approved Statement	N/A - disposed	N/A - disposed	N/A - disposed	N/A - disposed	N/A - disposed
H. Demolition/Contingency	Approved Statement	N/A - disposed	N/A - disposed	N/A - disposed	N/A - disposed	N/A - disposed
I. Development	Approved Statement	N/A - disposed	N/A - disposed	N/A - disposed	N/A - disposed	N/A - disposed
J. Capital Fund Financing - Debt Service	Approved Statement	N/A - disposed	N/A - disposed	N/A - disposed	N/A - disposed	N/A - disposed
K. Total CFP Funds	Approved Statement	N/A - disposed	N/A - disposed	N/A - disposed	N/A - disposed	N/A - disposed
L. Total Non-CFP Funds	Approved Statement	N/A - disposed	N/A - disposed	N/A - disposed	N/A - disposed	N/A - disposed
M. Grand Total	Approved Statement	N/A - disposed	N/A - disposed	N/A - disposed	N/A - disposed	N/A - disposed

Capital Fund Program—Five-Year Action Plan

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

Work Statement for Year 1 FFY _____	Work Statement for Year _____			Work Statement for Year _____			
	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 Appendix Statement							
Subtotal of Estimated Cost			\$	Subtotal of Estimated Cost			\$

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 III: Supporting Pages -- Management Needs Work Statement(s)

Work Statement for Year 1 FFY 2015	Work Statement for Year 2016		Work Statement for Year 2016	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Approved Statement				
	Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost	\$

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 III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY	Work Statement for Year _____ FFY		Work Statement for Year _____ FFY	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement				
	Subtotal of Estimated Cost			
		\$		\$

RESOLUTION NO. 499/AHA

RESOLUTION ACCEPTING THE 2015 CAPITAL FUND GRANT

WHEREAS, The United States Housing Act of 1937 provides that there shall be a local determination of the need for low-rent housing to meet the needs not being adequately met by private enterprise;

WHEREAS, under provisions of the United States Housing Act of 1937, the Secretary of Housing and Urban Development is authorized to provide financial assistance to public housing agencies for low-rent housing;


WHEREAS, the City has by Resolution 75-19, created the Housing Authority of the City of Aurora with purposes including the undertaking and carrying out of preliminary planning and development of low-rent housing projects to assist in meeting goals of eliminating substandard and other inadequate housing;

WHEREAS, the Capital Fund provides funds, annually, to Public Housing Agencies for the development, financing and modernization of public housing developments and for management improvements; and

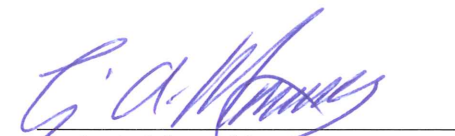
WHEREAS, HUD has agreed to provide Capital Fund assistance in the amount of \$119,780 for the purpose of assisting the Housing Authority of the City of Aurora in carrying out capital and management activities at Buckingham Gardens in order to ensure the continued availability of low-income housing; and

NOW, THEREFORE, BE IT RESOLVED, that the Commissioners of the Housing Authority of the City of Aurora accepts \$119,780 in Capital Funds.

Resolved and passed this 9th day of October, 2014 at the regular meeting of the Aurora Housing Authority Board of Commissioners.



Barbara Cleland, Vice-Chair
Housing Authority of the City of Aurora



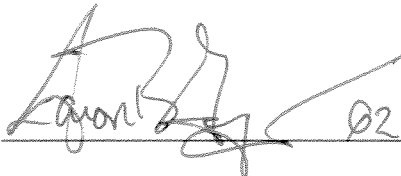
Craig A. Maraschky
Executive Director/Secretary

**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 the
Consolidated Plan**

I, Aaron B. Gagné the Community Dev Manager certify that the Five Year and
Annual PHA Plan of the Housing Authority of the City of Aurora is consistent with the Consolidated Plan of
City of Aurora prepared pursuant to 24 CFR Part 91.

 02 OCT 2014

Signed / Dated by Appropriate State or Local Official

Public reporting for this collection is estimated to average 40 minutes 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. The information does not lend itself to confidentiality.

Report the cash compensation of the top management official, the top financial official, and the highest compensated employee who is not the top management official or the top financial official. Only provide information for public housing agency (PHA) employees who received reportable compensation, as that term is defined in the instructions to IRS Form 990 Part VII, from the PHA and any related organizations for the most recent and completed calendar year. Upon completion, an appropriate representative shall sign and certify the information provided is true and correct. See the following page for complete instructions on completing the form.

Section I: PHA Information

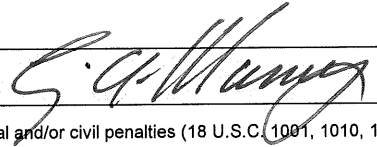
(A) PHA Code	CO052	(use drop-down list)
(B) Name of PHA*	Aurora Housing Authority	
(C) Number of employees for which the PHA must provide compensation data:	3	(use drop-down list)

Section II: Total Cash Compensation for Executives

(A) Name			(C) Cash compensation			(D) Source of funds for cash compensation		
			(i) Base salary	(ii) Bonus and incentive compensation	(iii) Total cash compensation* [total of columns (C)(i) and (C)(ii)]	(i) Required to report source of funds* (Yes / No)	(ii) Base salary from Section 8 and Section 9 funds	(iii) Bonus and incentive compensation from Section 8 and Section 9 funds
(i) Last	(ii) First, middle initial	(B) Title						
1 Maraschky	Craig, A.	Executive Director	\$ 143,892	\$ 1,250	\$ 145,142	No	\$ -	\$ -
2 Arney	Lesley, J.	Deputy Executive Director of Finance	\$ 107,425	\$ 1,250	\$ 108,675	No	\$ -	\$ -
3 Gundlach-Neufeld	Elizabeth, T.	Deputy Executive Director, Property C	\$ 98,278	\$ 1,250	\$ 99,528	No	\$ -	\$ -

Section III: Certification

The following individual hereby certifies that the above information is true and correct (please type your name and title): Craig Maraschky, Executive 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 form will automatically fill in this value based on other entries.