

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 - Done	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 type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2016</u>					
2.0 - Done	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>0</u> Number of HCV units: <u>1198</u>					
3.0 - Done	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
4.0 - N/A	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	
	PHA 1:				PH	HCV
	PHA 2:					
	PHA 3:					
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.					
5.1- DONE	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: <p style="text-align: center;">To develop and promote quality housing while supporting and encouraging economic opportunities leading to self-sufficiency and independence.</p>					
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>2015-2019 Progress Report</u> <ul style="list-style-type: none"> • No new VASH vouchers were identified. AHA was informed that it was possible to Project-Base existing VASH vouchers. • No new NOFA's were announced for additional vouchers (e.g., additional FUP, VASH, FSS, etc.). <u>2016 Strategies</u> <ul style="list-style-type: none"> • Identify appropriate partners to Project-Base existing VASH vouchers. • 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>2015-2019 Progress Report</u> <ul style="list-style-type: none"> • By the end of 2015, AHA will maintain Section 8 High Performer Status of 90% or better • By the end of 2015, AHA will maintain 95% of utilization or 95% budget authority. • AHA has successfully monitored budget authority and payment standard. <u>2016 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:*

2015-2019 Progress Report

- Developed a tool to measure *Resident Satisfaction Survey* for Assisted Housing. In the process of identifying an outside organization to conduct a *Resident Satisfaction Survey* for AHA owned and operated properties.
- Facilitated and encouraged resident participation in Resident Councils to help drive AHA's efforts in responding to resident concerns and interests.
- With the demolition of Public Housing at Buckingham Gardens, the Resident Advisory Board was transitioned to the Village at Westerly Creek Resident Council.
- Scheduled a November 2015 training on Customer Service with an outside facilitator for Assisted Housing staff members.

2016 Strategies

- Fully 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 to help drive AHA's efforts in responding to resident concerns and interests.
- Develop a Resident Advisory Committee with resident representing the Resident Councils from various owned and operated AHA properties and from the Assisted Housing program.

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

2015-2019 Progress Report

- The second and final round of elderly/disabled households living in units marked for demolition at Buckingham Gardens (Public Housing) were relocated in the first quarter of 2015 to Village at Westerly Creek, Building 2.
- Provided Tenant Protection Vouchers (TPV) to residents being relocated from Buckingham Gardens (Public Housing) to Village at Westerly Creek, Building 2.
- Demolition of the remaining buildings that constituted Buckingham Gardens is scheduled for the last quarter of 2015.

2016 Strategies

- Study the feasibility of utilizing public/private partnerships for the redevelopment of public housing in Aurora.
- Apply for tax credit (LIHTC) to complete the redevelopment of the land at the former site of Buckingham Gardens.

C. PHA Goal: Increase assisted housing choices.

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

2015-2019 Progress Report

- Conducted a Landlord Fair on September 23, 2015 from 10 a.m. to 2 p.m. The goal was to retain current landlords and recruit additional landlords willing work with Section 8 residents and AHA related housing programs for homeless.
- Identified barriers to accepting Section 8 residents from a landlord's perspective in this current housing market.
- Continued to identify mechanisms that expand housing choices to residents.
- Continued to provide Section 8 voucher mobility counseling.
- With a 20% increase in FMR's for 2015, AHA increased voucher payment standards up to 91% of FMR's since this was the only way to stay within AHA's budget authority.

2016 Strategies

- Conduct a 2016 Landlord Fair.
- Explore ways to address 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 in 2016 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.).*

2015-2019 Progress Report

- On a case-by-case basis, the Senior Community Builder (serving 2 senior and disabled properties both Project-Based Section 8) identified resources to assist the senior and disabled residents to age-in-place and maintain their independence for as long as possible.
- The Senior Community Builder held a large Senior Services Fair at Villages at Westerly Creek in the summer of 2015.
- The Family Community Builder (serving 4 AHA properties - 2 Project-Based Section 8 and 2 Tax Credit) and Property Management staff worked closely together to identify needs around resident rights and responsibilities, money management, etc.
- The Family Community Builder has scheduled a mini Senior Services Fair at one of the Section 8 Project-Based Family properties that has several senior residents. This will be held in October 2015.

2016 Strategies

- The Senior Community Builder (serving 2 senior and disabled properties - both 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 (serving 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. and then to identify community resources to address these needs.

5.2
(cont'd)

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

2015-2019 Progress Report

- Continued the partnership between AHA and Arapahoe County Human Services, Children Youth and Family Services (the PCWA) around the 50 FUP vouchers AHA was awarded.
- Continued the working relationship with Arapahoe County Human Services and AHA's Family Advocates (housing case managers) to guarantee resident access to mainstream benefits.
- Continued to provide advocacy services for residents in need of mainstream benefits through the Family and Senior Community Builder and the Senior Service Coordinator.
- Attempted to develop a working relationship with Adams County Human Services for Aurora@Home. To-date, there has been no change in this relationship.
- Discussed AHA committing funds to expand life skills programming to FUP, Aurora@Home, Family Rapid Re-Housing and Assisted Housing residents for 2016.

2016 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.
- Budgeted funds 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.*

2015-2019 Progress Report

- Posted new Fair Housing posters in the AHA main office and all AHA property management offices.
- Denver Metro Fair Housing was invited and participated in the September 23, 2015 Landlord Fair.
- Revised the reasonable accommodations process so the Assisted Housing and Property Management process would be consistent.
- Convened a committee representing various AHA departments to work on Reasonable Accommodation process and the development of Fair Housing policies.

2016 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 landlords and residents 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.
- Approve Exception Payment Standards up to 120% of FMR to ensure households with disabled members are able to access suitable 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.*

2015-2019 Progress Report

- Conducted HQS inspections to insure health and safety for all assisted housing participants.
- Provided ongoing training for all property management and maintenance staff in fair housing.
- Addressed Fair Housing concerns immediately.

2016 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 Fair Housing concerns immediately and finish the Fair Housing policies and procedures to assure Fair Housing concerns are addressed appropriately and in a timely fashion.
- 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.*

2015-2019 Progress Report

- Continued 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 dates and to assign them to staff members for completion.
- Provided in-house and off-site training opportunities to staff members.
- In February 2015, AHA sent all Family Services housing case managers to the National Alliance to End Homelessness conference in San Diego.
- Two members of AHA's Board of Commissioners attended the new Commissioner Training offered by NAHRO.
- Assisted Housing provided a cross training for all AHA staff member in December 2014 after the submission of the Five Year Plan.
- Continued to maintain all office equipment as needed (office furniture, computers, software, etc.).

<p>5.2 (cont'd)</p>	<p><u>2016 Strategies</u></p> <ul style="list-style-type: none"> 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 dates 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. Annually provide at least one cross-training opportunities between AHA departments. Continue to maintain all office equipment as needed (office furniture, computers, software, etc.). Identify 2-3 PHA's that have converted Section 8 files to a digital format and interview them about successes, struggles, costs, etc. <p>G. PHA Goal: Commit Aurora Housing Authority resources to build community at AHA and AHA-managed properties.</p> <p>1. <i>Objective: Continue to provide community building services at 5 AHA owned and managed properties (4 family properties and 1 senior property).</i></p> <p><u>2015-2019 Progress Report</u></p> <ul style="list-style-type: none"> Increased resident access to services through the efforts of the Community Builders, Service Coordinator and Family Advocates. Promoted a greater sense of community at all AHA properties through presentations, activities, and events that are collaboratively offered by Property Management and Community Building. Resident leaders were identified from all Resident Councils and asked to assume leadership of meetings and planning events. <p><u>2016 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. Continue to promote an increased sense of resident ownership of and leadership of all Resident Councils. <p>H. PHA Goal: Improve the quality and value of PHA Goals:</p> <p>1. <i>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>2015-2019 Progress Report</u></p> <ul style="list-style-type: none"> Maintained and updated (as needed) 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.). Maintained and updated (as needed) 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 instilled in AHA staff members a sense of pride in managing AHA properties effectively. Provided the funds and resources that were necessary to manage AHA assets by making capital improvements. <p><u>2016 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>1. <i>Objective: See Goal Above</i></p> <p><u>2015-2019 Progress Report</u></p> <ul style="list-style-type: none"> AHA partnered with the City of Aurora 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 185-200 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 partnered with the City of Aurora Community Development and Brothers Redevelopment around the "Housing Toolkit" with the goal of creating permanent supportive housing on land owned by the City which will be developed by Brothers. AHA has committed to providing 10-15 project-based vouchers to this project. A tax credit application was submitted in 2015 but was not funded. AHA continued serving as the administrator and fiscal agent for Aurora@Home, the City of Aurora's plan to address homeless families with dependent children. <p><u>2016 Strategies</u></p> <ul style="list-style-type: none"> AHA will apply for City of Aurora's federal HOME and CDBG funds when opportunities arise. AHA will continue to partner with the City of Aurora on the development of a "Catalytic Project" (funded by the Denver Regional Council of Governments) around a new commuter rail stop in Aurora. In 2016, AHA will submit tax credit application for this projected 185-200 unit development that sits 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 and Brothers Redevelopment through the "Housing Toolkit" with the goal of creating permanent supportive housing on land owned by the City which will be developed by Brothers. AHA has committed to providing 10-15 project-based vouchers to this project. Brothers will submit for tax credits in 2016 for this development. 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.
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5.2 Cont'd

J. PHA Goal: 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.

2015-2019 Progress Report

- AHA is progressing in its plans to develop the 5-acre vacant parcel at 30th & Peoria. A tax credit application will be submitted in 2016 with the goal of constructing approximately 185-200 new units for families on this site.
- With the completion of the second phase of Village at Westerly Creek, the relocation of residents and the demolition of the remaining Buckingham Gardens units, AHA is formalizing plans to develop additional low- and moderate-income housing on this property.
- AHA continues to work on developing the portfolio to meet the needs of larger family units by including 3 bedroom units in both developments mentioned above.
- AHA completed a market study in early 2015 and is continuing to 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.

2016 Strategies

- AHA will submit a tax credit (LIHTC) application to CHFA in mid-2016 to fund the development of this 5-acre vacant parcel at 30th & Peoria. The goal is to construct approximately 185-200 new units for families on this site.
- After the demolition of the remaining buildings that formed Buckingham Gardens, AHA will submit a tax credit (LIHTC) application in mid-2016 to fund the development of additional low- and moderate-income housing on this site.
- AHA continues to work on developing the portfolio to meet the needs of larger family units. Both developments mentioned above will include some 3 bedroom units.
- With the results of the market study that was completed in 2015, AHA is continuing to 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.

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.

2015-2019 Progress Report

- AHA was informed that existing VASH vouchers could be Project-Based. No new VASH opportunities were identified.
- Renewed the contract with Colorado Coalition for the Homeless to continue serving as a sub-recipient of the Family Rapid Re-Housing grant serving Aurora. 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.
- Participated 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.
- Collaborated with the City of Aurora Community Development in the Housing Toolkit designed to address the need for permanent supportive housing

2016 Strategies

- Identify and explore any opportunities to Project-Base existing VASH vouchers or to identify new VASH vouchers intended to be Project-Based.
- Identify land that can be acquired and funds that would be necessary to create and support housing for homeless veterans.
- Continue serving as the sub-recipient of Family Rapid Re-Housing (SHP Demo) funding through Colorado Coalition for the Homeless who is the recipient
- Renew AHA's commitment to 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.

2015-2019 Progress Report

- AHA served as the administrator and primary fiscal agent for Aurora@Home in 2015.
- AHA leadership convened Aurora@Home's Governing Board and Operations Committee in 2015.
- AHA supervised the Aurora@Home Navigator (housing case manager).

2016 Strategies

- AHA will continue serving as the administrator and primary fiscal agent for Aurora@Home in 2016.
- AHA leadership will convene and lead Aurora@Home's Governing Board and Operations Committee.
- AHA will continue to supervise the Aurora@Home Navigator (housing case manager) and VISTA member in 2016.

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

2015-2019 Progress Report

- Explored new opportunities to increase affordable housing development through public-private partnership in 2015.

2016 Strategies

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

<p>5.2 (cont'd)</p>	<p>M. PHA Goal: Strengthen agency infrastructure. 1. <i>Objective: Identify ways to strengthen the agency's infrastructure.</i> <u>2015-2019 Progress Report</u></p> <ul style="list-style-type: none"> • AHA is in the process of revising and improving the employee handbook. • AHA continues the quarterly employee recognition program. <p><u>2016 Strategies</u></p> <ul style="list-style-type: none"> • 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. <p>N. PHA Goal. AHA will develop and nurture a positive image in our community. 1. <i>Objective: Identify strategies that further develop and nurture AHA's positive image in the community.</i> <u>2015-2019 Progress Report</u></p> <ul style="list-style-type: none"> • AHA staff members served on non-profit boards, and as volunteers in community functions. • In October 2015, all AHA employees are being given an opportunity to volunteer for a half day at 4 different nonprofit locations throughout the Metro Denver area. • AHA is continually working to redevelop its website for better, easier, and faster access to information designed to assist reaching the needs of our community. This website is regularly updated to help keep stakeholders informed. • AHA core values remain integrated into performance reviews and are emphasized in job postings and placed in marketing materials. <p><u>2016 Strategies</u></p> <ul style="list-style-type: none"> • AHA staff members will continue to serve on non-profit boards, city commissions, and as volunteers in community functions. • AHA will continue to update the website for better, easier, and faster access to information designed to assist reaching the needs of our community. The website will be regularly updated to help stakeholders stay informed. • AHA identified core values will be emphasized in performance reviews, job postings and placed in marketing materials.
<p>6.0</p>	<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 De-concentration 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"> • The remaining Public Housing at Buckingham Gardens is in the process of being demolished and all residents were. With the relocation of residents from Buckingham Gardens to Village at Westerly Creek, the remaining 29 people on the Public Housing waitlist were contacted informed that we were no longer providing Public Housing and referred to other possible housing options. 7. Community Service and Self-Sufficiency. <ul style="list-style-type: none"> • No changes since last plan. 8. Safety and Crime Prevention. <ul style="list-style-type: none"> • No changes since last plan. 9. Pets <ul style="list-style-type: none"> • The HCV program has no policies related to pets. • The remaining Public Housing at Buckingham Gardens is in the process of being demolished and all residents were. 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. • Four findings were reported in our most recent audit for Assisted Housing. They were: <ul style="list-style-type: none"> • Finding 1 <ol style="list-style-type: none"> a. Finding - Three files out of the 60 reviewed noted rent calculation errors. b. Cause – Internal Controls. c. Response – Monthly file reviews will be completed by the Director of Assisted Housing to ensure that discrepancies are noted and corrected. • Finding 2 <ol style="list-style-type: none"> a. Finding – One file of the 60 reviewed did not contain a completed checklist. b. Cause – Staff turnover. c. Response – Monthly file reviews will be completed by the Director of Assisted Housing to ensure that discrepancies are noted and corrected.

6.0 Cont'd

- Finding 3
 - d. Finding – Two files out of the 60 reviewed noted rent calculation errors.
 - e. Cause – Internal Controls
 - f. Response – Monthly file reviews will be completed by the Director of Assisted Housing to ensure that discrepancies are noted and corrected.
 - Finding 4
 - a. Finding – One file out of the 60 reviewed was missing a signature of one person over the age of 18.
 - b. Cause – Internal Controls
 - c. Response – Monthly file reviews will be completed by the Director of Assisted Housing to ensure that discrepancies are noted and corrected.
- 12. Asset Management.**
- No changes since last plan.
- 13. Violence Against Women Act (VAWA).**
- No changes since last plan.

(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.

Housing Authority of the City of Aurora
2280 S. Xanadu Way
Aurora, CO 80014
www.aurorahousing.org

<p>7.0 Done</p>	<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, was completed in February 2015. At the time construction was completed 3 of the remaining residents of Buckingham Gardens chose to take their Tenant Protection Vouchers and moved to other locations. All others chose to move to Village at Westerly Creek, Building 2. All residents were given significant relocation benefits pursuant to the Uniform Relocation Act or Section 104(d) (depending upon their individual circumstances). All former Public Housing residents were relocated by April 2015. Since that time, the remaining PH units at BG have been abated for asbestos-contained material, Freon, and mercury (in the old thermostats). Demolition of these units is scheduled for October 2015.</p> <p>Subsequent to demolition, it is the intent of the Housing Authority of the City to create an additional 50-65 units of affordable multi-family housing on the land vacated by the public housing. These units will have long-term use and income restrictions in place to ensure the long-term affordability of the site.</p>
<p>8.0 - Done</p>	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
<p>8.1 - Done</p>	<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>Note: AHA will not have any public housing inventory for 2016 and therefore no capital fund grant will be awarded for 2016. Given this, no 50075.1 is being submitted.</p>
<p>8.2 - Done</p>	<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>Note: AHA will not have any public housing inventory for 2016 and therefore no capital fund grant will be awarded for 2016. Given this, no 50075.2 is being submitted.</p>
<p>8.3 - Done</p>	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p>N/A</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. As such, most of the data is the same as presented in the 2015-2019 Five Year Plan. Additionally, most data represents the most current available information.

Reviewing the employment status for Aurora, CO, based off the 2008-2012 and 2014 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
2014 Population 16 yrs and over	268,825	71.1%	66.1%	4.6%
2008-2012 AGE DATA				
	ESTIMATE	IN LABOR FORCES	EMPLOYED	UNEMPLOYMENT RATE
• 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%
2008-2012 RACE & HISPANIC /LATINO ORIGIN				
	ESTIMATE	IN LABOR FORCES	EMPLOYED	UNEMPLOYMENT RATE
• 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%
2008-2012 SEX				
	ESTIMATE	IN LABOR FORCES	EMPLOYED	UNEMPLOYMENT RATE
• 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 and 2014 American Community Survey – 5 Year Estimates				

9.0

2014 INCOME FOR AURORA CO

INCOME LEVELS	HOUSEHOLDS	PERCENT
TOTAL	126,677	
• Less than 10,000	7,254	5.7%
• 10,000-14,999	4,467	3.5%
• 15,000-24,999	11,388	9.0%
• 25,000-34,999	13,439	10.6%
• 35,000-49,999	20,293	16%
• 50,000-74,999	26,347	20.8%
• 75,000-99,999	17,429	13.8%
• 100,000-149,000	17,233	13.6%
• 150,000-199,999	5,210	4.1%
• 200,000 or more	3,617	2.9%


The data source for the above chart is American Community Survey for 2014.

The average median income for Denver-Aurora-Broomfield is projected to be \$79,900 by U.S. Department of Housing and Urban Development for 2015. As we can see the income levels shown here reveal a much different story with 65.6% of Aurora’s population make below average median income. The average rent in Aurora is \$1,039.87 (according to statistics from the Colorado multi-family Affordable Housing Vacancy and Rent Study First Quarter 2015 results). As such, for a household to pay 30% of their net income to housing their annual net income would have to be \$37,435 (after taxes and other payroll deductions). This means over 28% of Aurora households (36,548 households) would have difficulties making rent and would find themselves precariously housed.

9.0
(Cont’d)

	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%
fTotal: 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 remains low from 2014; vacancy rates hold fairly steady at under 5 percent in the Metro Denver area with the average vacancy rate in Aurora being 4.24 (or 2.92 when including Aurora-North’s 0% vacancy rate) according to statistics from the Colorado multi-family Affordable Housing Vacancy and Rent Study First Quarter 2015 results) down from approximately 4% overall at the end of 2013. The lowest vacancy rates in Aurora are being experienced in the most affordable sections of the city.

 <p>Apartment Vacancy Rate</p>	<p>4.5 % Decrease</p> <p>Vacancy decreased 0.4 percentage points from 1Q 2014 to 2Q 2014</p>	<p>4.7 % Increase</p> <p>YTD average up 0.2 percentage points from 2014</p>
	<p>Data Source: http://www.metrodenver.org/research-reports/monthly-economic-indicators/</p>	

AURORA VACANCY RATES FOR THE FIRST QUARTER 2014

LOCATION	NUMBER VACANT	UNITS REPORTING	VACANCY RATE
Aurora – Central NE	75	2,095	3.6
Aurora – Central NW	247	4,001	6.2
Aurora – Central SE	152	4,831	3.1
Aurora – Central SW	281	6,062	4.6
Aurora - South	389	10,396	3.7
Data Source: Metro Denver Vacancy and Rent Report – First Quarter 2015			

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)	Data Source: 2007-2011 CHAS		

9.0
(Cont'd)

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(Cont'd)

AHA's Public Housing Wait List

Note: With the relocation of residents from Buckingham Gardens to Village at Westerly Creek, the remaining 29 people on the Public Housing waitlist were contacted informed that we were no longer providing Public Housing and referred to other possible housing options.

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 vouchers 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 (LIHTC) 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 (SHR 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

	<ul style="list-style-type: none"> • 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 advocacy groups
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>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.</p> <p><i>Note: There has been no Substantial Deviation or Modification/Amendment to AHA’s Five Year Plan.</i></p> <p>A. PHA Goal: Expand the supply of assisted housing.</p> <p>1. <i>Objective: Apply for additional rental vouchers.</i> <u>2015 Progress Report on 2015- 2019 Five Year Plan</u></p> <ul style="list-style-type: none"> • AHA was informed that it was possible to Project-Base existing VASH vouchers. No new VASH voucher opportunities were identified. <p>B. PHA Goal: Improve the quality of assisted housing <u>2015 Progress Report on 2015- 2019 Five Year Plan</u></p> <p>1. <i>Objective: Improve voucher management: (SEMAP score).</i></p> <ul style="list-style-type: none"> • By the end of 2015, AHA will maintain Section 8 High Performer Status of 90% or better • By the end of 2015, AHA will maintain 95% budget authority. • AHA has successfully monitored budget authority and payment standard. <p>2. <i>Objective: Increase customer satisfaction:</i> <u>2015 Progress Report on 2015-2019 Five Year Plan</u></p> <ul style="list-style-type: none"> • Developed a tool to measure <i>Resident Satisfaction Survey</i> for Assisted Housing. In the process, of identifying an outside organization to conduct a <i>Resident Satisfaction Survey</i> for AHA owned and operated properties. • Facilitated and encouraged resident participation in Resident Councils to help drive AHA’s efforts in responding to resident concerns and interests. • With the demolition of Public Housing at Buckingham Gardens, the Resident Advisory Board was transitioned to the Village at Westerly Creek Resident Council. • Scheduled a November 2015 training on Customer Service with an outside facilitator for Assisted Housing staff members. <p>3. <i>Objective: Dispose and demolish obsolete public housing and provide replacement housing by March 2015.</i> <u>2015 Progress Report on 2015-2019 Five Year Plan</u></p> <ul style="list-style-type: none"> • The second and final round of elderly/disabled households living in units marked for demolition at Buckingham Gardens (Public Housing) were relocated in the first quarter of 2015 to Village at Westerly Creek, Building 2. • Provided Tenant Protection Vouchers (TPV) to residents being relocated from Buckingham Gardens (Public Housing) to Village at Westerly Creek, Building 2. • Demolition of the remaining buildings that constituted Buckingham Gardens is scheduled for the last quarter of 2015. <p>C. PHA Goal: Increase assisted housing choices.</p> <p>1. <i>Objective: Conduct outreach efforts to potential voucher landlords.</i> <u>2015 Progress Report on 2015-2019 Five Year Plan</u></p> <ul style="list-style-type: none"> • Conducted a Landlord Fair on September 23, 2015 from 10 a.m. to 2 p.m. The goal was to retain current landlords and recruit additional landlords willing work with Section 8 residents and AHA related housing programs for homeless. • Identified barriers to accepting Section 8 residents from a landlord’s perspective in this current housing market. • Continued to identify mechanisms that expand housing choices to residents. • Continued to provide Section 8 voucher mobility counseling. • With a 20% increase in FMR’s for 2015, AHA increased voucher payment standards up to 91% of FMR’s since this was the only way to stay within AHA’s budget authority. <p>D. PHA Goal: Promote self-sufficiency and asset development of assisted households</p> <p>1. <i>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.).</i> <u>2015 Progress Report on 2015-2019 Five Year Plan</u></p> <ul style="list-style-type: none"> • On a case-by-case basis, Senior Community Builder (serving 2 senior and disabled properties both Project-Based Section 8) identified resources to assist the senior and disabled residents to age-in-place and maintain their independence for as long as possible. • The Senior Community Builder held a large Senior Services Fair at Villages at Westerly Creek in the summer of 2015. • The Family Community Builder (serving 4 AHA properties - 2 Project-Based Section 8 and 2 Tax Credit) and Property Management staff worked closely together to identify needs around resident rights and responsibilities, money management, etc. • The Family Community Builder has scheduled a mini Senior Services Fair at one of the Section 8 Project-Based Family properties that has several senior residents. This will be held in October 2015.

2. *Objective - Offer advocacy for residents to increase resident access to mainstream benefits (e.g., TANF, food stamps, etc.).*
2015 Progress Report on 2015-2019 Five Year Plan

- Continued the partnership between AHA and Arapahoe County Human Services, Children Youth and Family Services (the PCWA) around the 50 FUP vouchers AHA was awarded.
- Continued the working relationship with Arapahoe County Human Services and AHA's Family Advocates (housing case managers) to guarantee resident access to mainstream benefits.
- Continued to provide advocacy services for residents in need of mainstream benefits through the Family and Senior Community Builder and the Senior Service Coordinator.
- Attempted to develop a working relationship with Adams County Human Services for Aurora@Home. To-date, there has been no change in this relationship.
- Discussed AHA committing funds to expand life skills programming to FUP, Aurora@Home, Family Rapid Re-Housing and Assisted Housing residents for 2016.

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.*
2015 Progress Report on 2015-2019 Five Year Plan

- Posted new Fair Housing posters in the AHA main office and all AHA property management offices.
- Denver Metro Fair Housing was invited and participated in the September 23, 2015 Landlord Fair.
- Revised the reasonable accommodations process so the Assisted Housing and Property Management process would be consistent.
- Convened a committee representing various AHA departments to work on Reasonable Accommodation process and the development of Fair Housing policies.

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.*
2015 Progress Report on 2015-2019 Five Year Plan

- Conducted HQS inspections to insure health and safety for all assisted housing participants.
- Provided ongoing training for all property management and maintenance staff in fair housing.
- Addressed Fair Housing concerns immediately.

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.*
2015 Progress Report on 2015-2019 Five Year Plan

- Continued 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 dates and to assign them to staff members for completion.
- Provided in-house and off-site training opportunities to staff members.
- In February 2015, AHA sent all Family Services housing case managers to the National Alliance to End Homelessness conference in San Diego.
- Two members of AHA's Board of Commissioners attended the new Commissioner Training offered by NAHRO.
- Assisted Housing provided a cross training for all AHA staff member in December 2014 after the submission of the Five Year Plan.
- Continued to maintain all office equipment as needed (office furniture, computers, software, etc.).

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).*
2015 Progress Report on 2015-2019 Five Year Plan

- Increased resident access to services through the efforts of the Community Builders, Service Coordinator and Family Advocates.
- Promoted a greater sense of community at all AHA properties through presentations, activities, and events that are collaboratively offered by Property Management and Community Building.
- Resident leaders were identified from all Resident Councils and asked to assume leadership of meetings and planning events.

H. PHA Goal: Improve the quality and value of PHA Goals:

1. *Objective: Improve the quality of and value of AHA and AHA-managed investments while meeting the housing needs of low income families.*
2015 Progress Report on 2015-2019 Five Year Plan

- Maintained and updated (as needed) 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.).
- Maintained and updated (as needed) the Operation Manuals for the Property Management Department including rules for resident criteria, eligibility, standard leases, weekly reports, work order instructions and priorities, preventive maintenance, and property standards.
- Through the Employee of the Quarter program and other forms of employee recognition for achievements instilled in AHA staff members a sense of pride in managing AHA properties effectively.
- Provided the funds and resources that were necessary to manage AHA assets by making capital improvements.

I. PHA Goal: Continue an active partnership with the City of Aurora, Adams County, and Arapahoe County on its efforts to revitalize neighborhoods.

1. Objective: See Goal Above

2015 Progress Report on 2015-2019 Five Year Plan

- AHA partnered with the City of Aurora 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 185-200 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 partnered with the City of Aurora Community Development and Brothers Redevelopment around the “Housing Toolkit” with the goal of creating permanent supportive housing on land owned by the City which will be developed by Brothers. AHA has committed to providing 10-15 project-based vouchers to this project. A tax credit application was submitted in 2015 but was not funded.
- AHA served as the administrator & fiscal agent for Aurora@Home, the City’s plan to address homeless families.

J. PHA Goal: 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.*

2015 Progress Report on 2015-2019 Five Year Plan

- AHA is progressing in its plans to develop the 5-acre vacant parcel at 30th & Peoria. A tax credit application will be submitted in 2016 with the goal of constructing approximately 185-200 new units for families on this site.
- With the completion of the second phase of Village at Westerly Creek, the relocation of residents and the demolition of the remaining Buckingham Gardens units, AHA is formalizing plans to develop additional low- and moderate-income housing on this property.
- AHA continues to work on developing the portfolio to meet the needs of larger family units by included 3 bedroom units in both developments mentioned above.
- AHA completed a market study in early 2015 and is continuing to 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.

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.*

2015 Progress Report on 2015-2019 Five Year Plan

AHA was informed that existing VASH vouchers could be Project-Based. No new VASH opportunities were identified.

- Renewed the contract with Colorado Coalition for the Homeless to continue serving as a sub-recipient of the Family Rapid Re-Housing grant serving Aurora. 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.
- Participated 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.
- Collaborated with the City of Aurora Community Development in the Housing Toolkit designed to address the need for permanent supportive housing

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.*

2015 Progress Report on 2015-2019 Five Year Plan

- AHA served as the administrator and primary fiscal agent for Aurora@Home in 2015.
- AHA leadership convened Aurora@Home’s Governing Board and Operations Committee in 2015.
- AHA supervised the Aurora@Home Navigator (housing case manager).

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

2015 Progress Report on 2015-2019 Five Year Plan

- Explored new opportunities to increase affordable housing development through public-private partnership in 2015.

M. PHA Goal: Strengthen agency infrastructure.

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

2015 Progress Report on 2015-2019 Five Year Plan

- AHA is in the process of revising and improving the employee handbook.
- AHA continues the quarterly employee recognition program.

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.*

2015 Progress Report on 2015-2019 Five Year Plan

- During 2015, AHA staff members served on non-profit boards, and as volunteers in community functions.
- In October 2015, all AHA employees are being given an opportunity to volunteer for a half day at 4 different nonprofit locations throughout the Metro Denver area.
- AHA is continually working to redevelop its website for better, easier, and faster access to information designed to assist reaching the needs of our community. This website is regularly updated to help keep stakeholders informed.
- AHA core values remain integrated into performance reviews and are emphasized in job postings and placed in marketing materials.

<p>10 Cont'd</p>	<p>(b) Provide the PHA's definition of "significant amendment" and "substantial deviation/modification."</p> <p>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:</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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>
<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)

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.

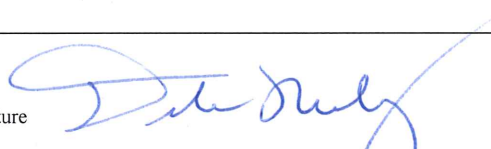
Housing Authority of the City of Aurora

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		Debra Neeley		Title		Chair, Board of Commissioners	
Signature				Date		10/8/2015	

**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 ___ 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 2016, 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

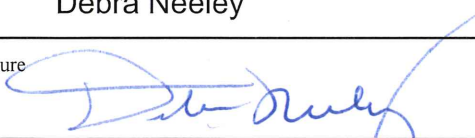
PHA Name

PHA Number/HA Code

 5-Year PHA Plan for Fiscal Years 20 - 20

 X Annual PHA Plan for Fiscal Years 20 16 - 20 16

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 Debra Neeley	Title Chair, Board of Commissioners
Signature 	Date 10/8/2015

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.

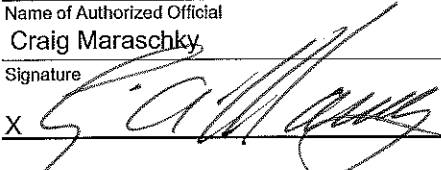
2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet 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 9/28/15

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)

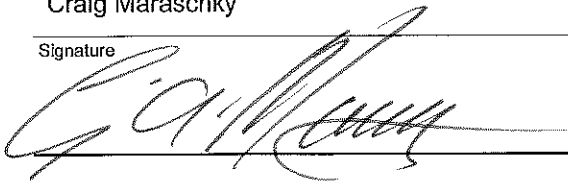
Name of Authorized Official

Craig Maraschky

Title

Executive Director

Signature



Date (mm/dd/yyyy)



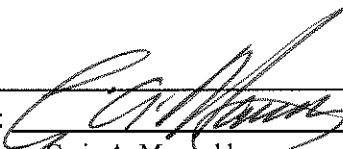
DISCLOSURE OF LOBBYING ACTIVITIES

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

(See reverse for public burden disclosure.)

Approved by OMB

0348-0046

1. Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> AB b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: <input checked="" type="checkbox"/> A a. bid/offer/application b. initial award c. post-award	3. Report Type: <input checked="" type="checkbox"/> A a. initial filing 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: <i>Housing Authority of the City of Aurora</i> <i>2280 S Xanod Way</i> <i>Aurora CO 80014</i> Congressional District, if known: <i>4c CO-6</i>	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. Department of Housing and Urban Development	7. Federal Program Name/Description: Public Housing Capitol Fund CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i> N/A	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i> 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:  Print Name: <u>Craig A. Maraschky</u> Title: <u>Executive Director</u> Telephone No.: <u>720-251-2077</u> Date: <u>9/28/15</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

ATTACHMENT A

PUBLIC NOTICE

The Housing Authority of the City of Aurora conducted a fully public hearing on **Monday, October 5, 2015 at 10 a.m.** inviting the general public and residents to comment and participate in the Public Housing Authority's 2016 Annual Plan. Notices were placed in publically accessible locations, printed in *The Aurora Sentinel* (the local newspaper) on August 27, 2015 and placed on our website. With the disposition and demolition of all public housing, the Housing Authority of City of Aurora no longer has a Resident Advisory Board.

All notices contained information on how to access the PHA's 2016 Annual Plan and were maintained for comment period. All materials were made available during normal business hours in a place reasonably convenient to the public and any request to inspect these materials was honored.

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

Therefore all residents and the general public have been given the opportunity to comment on the 2016 Annual Plan via access to the document at the main office.

**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, Anita Burkhart the Int. Community Development Manage 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, Colorado prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official