

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

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Small PHA Plan Update  
Annual Plan for Fiscal Year: 2004

**NOTE: THIS PHA PLANS TEMPLATE (HUD-50075 Small PHA) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan  
Agency Identification**

**PHA Name:** Housing Authority of the City of Aurora, CO

**PHA Number:** CO052

**PHA Fiscal Year Beginning: (mm/yyyy)** 01/2004

**PHA Plan Contact Information:**

Name: Linda Jaster

Phone: 303-539-8702

TDD:303-341-7639

Email (if available): ljaster@aurorahousing.org

**Public Access to Information**

**Information regarding any activities outlined in this plan can be obtained by contacting:  
(select all that apply)**

- Main administrative office of the PHA
- PHA development management offices

**Display Locations For PHA Plans and Supporting Documents**

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- Main administrative office of the local, county or State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

**PHA Programs Administered:**

- Public Housing and Section 8       Section 8 Only       Public Housing Only

## Annual PHA Plan

### Fiscal Year 20

[24 CFR Part 903.7]

#### **i. Table of Contents**

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

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<input checked="" type="checkbox"/> Attachment <u>A</u> : Supporting Documents Available for Review	
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<input checked="" type="checkbox"/> Attachment <u>C</u> : Capital Fund Program 5 Year Action Plan	
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<input checked="" type="checkbox"/> Attachment <u>E</u> : Membership of Resident Advisory Board or Boards	
<input checked="" type="checkbox"/> Attachment <u>F</u> : Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text)	
<input type="checkbox"/> Other (List below, providing each attachment name)	

**ii. Executive Summary** At PHA option, provide a brief overview of the information in the Annual Plan  
[24 CFR Part 903.7 9 (r)]

## **1. Summary of Policy or Program Changes for the Upcoming Year**

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

Reinstatement of Community Service Requirement for Public Housing residents.

## **2. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A.  Yes  No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 302,910.00

C.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

### **(1) Capital Fund Program 5-Year Action Plan**

The Capital Fund Program 5-Year Action Plan is provided as Attachment

### **(2) Capital Fund Program Annual Statement**

The Capital Fund Program Annual Statement is provided as Attachment

### 3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to next component ; if “yes”, complete one activity description for each development.)

#### 2. Activity Description

<b>Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)</b>
1a. Development name: Buckingham Gardens 1b. Development (project) number: CO052 - 001
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 31/01/2004
5. Number of units affected: 131
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input checked="" type="checkbox"/> Section 8 for 30 units <input type="checkbox"/> Public housing for     units <input checked="" type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for     units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: June 2004 b. Actual or projected start date of relocation activities: June 2004 c. Projected end date of activity: December 2005

#### **4. Voucher Homeownership Program**

[24 CFR Part 903.7 9 (k)]

- A.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

#### **B. Capacity of the PHA to Administer a Section 8 Homeownership Program**

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family’s resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

Aurora Housing Authority has successfully implemented the HOPE III and Urban Homesteading Programs. AHA will partner with the City of Aurora’s Home Ownership Assistance Program, Citywide Banks, CHFA and other financial institutions.

## **5. Safety and Crime Prevention: PHDEP Plan**

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

A.  Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$ \_0.00\_\_\_\_\_

C.  Yes  No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

D.  Yes  No: The PHDEP Plan is attached at Attachment \_\_\_\_\_

## **6. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board (RAB) Recommendations and PHA Response**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are Attached at Attachment (File name)
3. In what manner did the PHA address those comments? (select all that apply)
  - The PHA changed portions of the PHA Plan in response to comments  
A list of these changes is included
    - Yes  No: below or
    - Yes  No: at the end of the RAB Comments in Attachment \_\_\_\_.
  - Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment \_\_\_\_.
  - Other: (list below)

### **B. Statement of Consistency with the Consolidated Plan**

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here) City of Aurora, Colorado
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
  - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
  - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
  - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
  - Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
  - Other: (list below)
3. PHA Requests for support from the Consolidated Plan Agency
  - Yes  No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The 2000 Action Plan of the City of Aurora, Housing & Community Development Plan (2000 – 2004) supports the PHA plan with the following actions and commitments:

Priority 1.1: Maintain and develop quality affordable housing

Local Objective: Public Housing Maintenance

Local Objective: New Housing Development

Priority 1.2: Increase access to affordable housing options for Aurora residents

Local Objective: Public & Assisted Housing, Section 8 Vouchers, Mod Rehab and New Construction.

## C. Criteria for Substantial Deviation and Significant Amendments

### 1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

**A. Substantial Deviation from the 5-year Plan:** A substantial deviation 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 may be made with the consent of the RAB and by resolution from the Board of Commissioners.

**B. Significant Amendment or Modification to the Annual Plan:** Any 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 items not included in the Annual Plan.

**Attachment A**  
**Supporting Documents Available for Review**

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations <b>Attachment G</b>	5 Year and Annual Plans
	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and 2003 Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	2003 Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program <b>Attachment H</b>	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	2000 Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	2000 Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	2003 Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	2003 Annual Plan: Rent Determination

**List of Supporting Documents Available for Review**

<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	2000 Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	2000 Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment <b>Attachment I</b>	2004 Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary) <b>Attachment J</b>	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP) <b>Attachment K</b>	2004 Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	2000 Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	2000 Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year <b>Attachment L</b>	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants <b>Attachment M</b>	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing

### List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Related Plan Component
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
	PHDEP-related documentation: <ul style="list-style-type: none"> <li>· Baseline law enforcement services for public housing developments assisted under the PHDEP plan;</li> <li>· Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15);</li> <li>· Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;</li> <li>· Coordination with other law enforcement efforts;</li> <li>· Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and</li> <li>· All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.</li> </ul>	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input type="checkbox"/> check here if included in the public housing A & O Policy	2003 Annual Plan Pet Policy





**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> Housing Authority of the City of Aurora, CO	<b>Grant Type and Number</b> Capital Fund Program: Capital Fund Program Replacement Housing Factor Grant No:	<b>Federal FY of Grant: 2004</b> <b>PHA Year: 2005</b>
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**Original Annual Statement**       **Reserve for Disasters/ Emergencies**     **Revised Annual Statement (revision no:    )**  
 **Performance and Evaluation Report for Period Ending:**       **Final Performance and Evaluation Report**

<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
24	Amount of line 20 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Housing Authority of the City of Aurora, CO		Grant Type and Number Capital Fund Program #: Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2004 PHA Year 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
Buckingham	New Construction of Housing Units	1460		31,000				
	Feasibility Study – Cooling System, Carports & Elevators	1410		1,000				
	Window Replacement	1460		1,000				
	Service Coordinator	1406		25,000				
	Landscape & Irrigation	1450		1,000				
	Security Measures	1460		3,500				
	Appliances	1460		1,000				
	Water Heaters	1460		1,000				
	Cabinets in Columbine Room	1460		15,000				
	Auto Equipment	1475		15,000				
	Repair of Streets & Roads	1450		3,448				
	Parking Areas	1450		1,000				
	Curb & Gutter	1450		1,000				
Main Office	Carpet Replacement	1460		10,000				
	Training	1408		5,000				
Family Housing	Feasibility Study – Moline	1410		15,000				
	Window Replacement	1460		3,700				
	Structural Repairs	1450		40,000				
	Fence Repair/Replacement	1450		8,700				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Housing Authority of the City of Aurora, CO		Grant Type and Number Capital Fund Program #: Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2004 PHA Year 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
Family Housing	Steel Siding	1460		6,500				
	Garage Door Replacement	1460		700				
	Kitchen Remodel	1460		25,012				
	Bathroom Remodel	1460		16,800				
	Carpet	1460		7,200				
	HVAC Repair/Replacement	1460		22,350				
	Water Heaters	1460		2,000				
	Landscaping & Irrigation	1450		15,000				
	Community Building	1406		25,000				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: Housing Authority of the City of Aurora, CO		Grant Type and Number Capital Fund Program #: Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2004 PHA Year: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Buckingham Gardens							
Housing Units	03/31/05			12/31/05			
Feasibility Study	06/30/05			12/31/05			
Window Replacement	03/31/05			09/30/05			
Service Coordinator	01/31/05			12/31/05			
Landscape & Irrigation	03/31/05			09/30/05			
Security Measures	03/31/05			06/30/05			
Appliances	03/31/05			09/30/05			
Water Heaters	03/31/05			09/30/05			
Cabinets in Columbine Room	09/30/05			12/31/05			
Auto Equip	03/31/05			06/30/05			
Repair of Streets & Roads	06/30/05			12/31/05			
Parking Areas	06/30/05			12/31/05			
Curb & Gutter	06/30/05			12/31/05			
Main Office							
Carpet Replacement	03/31/05			06/31/05			
Training	12/31/05			12/31/05			
Family Housing							

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: Housing Authority of the City of Aurora, CO		Grant Type and Number Capital Fund Program #: Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2004 PHA Year: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Feasibility Study - Moline	06/30/05			12/31/05			
Window Replacement	03/31/05			09/30/05			
Structural Repairs	06/30/05			12/31/05			
Fence Repair/Replace	06/30/05			09/30/05			
Steel Siding	03/31/04			09/30/05			
Garage Door Replace	03/31/05			09/30/05			
Kitchen Rehab	03/31/05			06/30/05			
Bathroom Rehab	03/31/05			06/30/05			
Carpets	03/31/05			09/30/05			
HVAC Repair/Replacement	06/30/05			12/31/05			
Water Heaters	03/31/05			09/30/05			
Landscaping & Irrigation	03/31/05			09/30/05			
Community Builder	03/31/05			12/31/05			

Capital Fund Program Five-Year Action Plan

**Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year :2006 FFY Grant: 2005 PHA FY: 2006			Activities for Year: 2007 FFY Grant: 2006 PHA FY: 2007		
	Development Name/Number	Major Work Categories	Estimated Cost			
<b>See</b>	Buckingham	Installation of Cooling System, Carports	1,000	<b>Buckingham</b>	Service Coordinator	26,000
<b>Annual</b>		Service Coordinator	25,730		Bathrooms	35,000
Statement		Additional Housing Units	50,000		Plumbing/Sewer Lines	47,355
		Water Heater	1,000		Stairway Repair/Replacement	47,355
		Bathrooms Bldg B & C	1,000			
		Auto Equip	25,000	Mgmt	Training	5,000
		Plumbing Sewer Lines	1,000			
				Family	Concrete	13,200
	Main Office	Training	3,460		Structural Repairs	15,000
					Fence Replacement	6,500
	Family Housing	Window Replacement	14,800		Garage Doors	700
		Concrete	16,960		Kitchens	20,000
		Fence	12,160		Bathrooms	14,800
		Steel Siding	20,800		HVAC Installation	6,200
		Garage Doors	560		Water Heaters	800
		Gutters	960		Landscaping & Irrigation	20,000
		Wood Decks	3,120		Build new garages	20,000
		Exterior Paint	5,440		Community Builder	25,000
		Kitchen	36,400			
		Bathroom	21,721			
		Carpet	7,839			
		Dining Room Repairs	2,000			
		HVAC Repair/Replacement	14,080			
		Electrical Upgrade	2,880			





**Required Attachment \_\_\_\_: Resident Member on the PHA Governing Board**

1.  Yes  No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: Debbie Arecco

B. How was the resident board member selected: (select one)?

Elected

Appointed

C. The term of appointment is (include the date term expires): April 25, 2000 to April 25, 2005

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis

the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

Other (explain):

B. Date of next term expiration of a governing board member: 4-28-0224

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Paul E. Tauer, Mayor  
City of Aurora

**Required Attachment \_\_\_\_\_: Membership of the Resident Advisory Board or Boards**

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Buckingham Gardens Resident Association

## Statement of progress in meeting the 5-year Plan

The Aurora Housing Authority developed seven guiding strategies for the 5-year plan. The following is a review of the strategies and a brief update on the progress in meeting each strategy.

**Strategy #1: Provide staff and commissioners with the tools necessary to effectively and efficiently execute their roles and responsibilities**

AHA is in the process of creating Professional Development Plans with each staff person. Staff is actively participating in trade and membership organizations, such as NAHRO, at the local, regional and national level, as well as the Colorado Affordable Housing Partnership

**Strategy # 2: Commit Aurora Housing Authority resources to build community at AHA and AHA-managed properties**

The Authority is expanding the self-sufficiency program to target all families and individuals so that they are supported in their efforts to achieve self-sufficiency.

AHA is in the planning stages to design, develop and implement a community building program at AHA and AHA managed properties that is culturally relevant to each community.

**Strategy # 3: Improve the quality and value of AHA and AHA-managed investments while meeting the housing needs of low income families**

AHA has created a strong preventative maintenance program and giving corrective maintenance a high priority.

Staff has created policies on rent collection, income and expenses, staffing, and resident turnover that ensure AHA and AHA-managed properties compete with other properties in the market

The following goals have been set for property management for 2004:

Achieve at least 95% occupancy in all AHA and AHA-managed properties

Maintain a cost per unit per year that corresponds to industry standards

Establish and maintain a physical standard for all AHA and AHA-managed properties

Reduce maintenance costs through the establishment of a preventative maintenance program

Establish and implement a capital improvement plan for all AHA and AHA-managed properties

Create marketing plan and update marketing materials for all AHA and AHA-managed properties

Create a property management vision statement for all AHA and AHA-managed properties that will guide the day-to-day management decisions for the respective properties

Create and implement a reinvestment plan for all AHA and AHA-managed properties that ensures the value of the properties

Implement capital improvements using capital funding for Public Housing

Create and implement 1 and 5 year capital plans for all AHA and AHA-managed properties

Complete all necessary rehabilitation for Mountain View while maintaining 95% occupancy

Complete study for the long-term viability and expansion of housing at Buckingham Gardens

Successfully meet all compliance requirements associated with Public Housing, Section 8, CHFA, LIHTC, and bonds, including high scores on SEMAP, PHMAP, and REAC

**Strategy # 4: Become an active partner with the City on its efforts to revitalize neighborhoods**

Evaluate and, if feasible, participate in the Fletcher Expansion project with Black Creek Communities

Evaluate and, if feasible, participate with selected developer(s) for Fitzsimons area redevelopment

Evaluate and, if feasible, participate in other areas designated by City for redevelopment/revitalization including City Center, Havana Street, and Original Aurora

**Strategy # 5: Expand and diversify AHA and AHA-managed portfolio through acquisitions and new development**

In five years, add 1,000 units of housing in total to AHA and AHA-managed portfolio

Access LIHTC, Bonds, and HOME/CDBG funds, as well as new funding sources such as FHLB, Line of Credit, Section 811, Section 202, and MacArthur Foundation to achieve goal.

Preserve and rehabilitate housing units that are in jeopardy of converting to market-rate

Build on the success of the Residences at 6th Avenue and newly construct family and senior housing

Pursue all opportunities to secure additional Section 8 vouchers that will benefit the low income households in our community

Partner with community-based and faith-based organizations to provide service enriched housing

**Strategy # 6: Establish AHA Policy to better meet unmet community needs**

Complete Aurora Housing Study through the Aurora Housing Task Force

Evaluate and, if feasible, implement a Section 8 Homeownership program

Evaluate and, if feasible, implement a Project Based Section 8 program

Evaluate and, if feasible, implement a landbanking program

**Strategy # 7: Strengthen Agency Infrastructure**

Establish organizational structure to best meet agency needs

Establish decision making responsibility at all levels

**Strategy #8: Aurora Housing Authority will develop and nurture a positive image in our community**

Maintain strong agency relationship with elected officials, city department heads, and city staff

Establish relationships with staff and elected officials in Adams County and Arapahoe County

Establish relationships with neighborhood groups, community organizations, membership agencies, residents, and program participants

Strengthen relationship with for-profit and non-profit partners

Strengthen relationship with public and private funders, including CHFA and banks

Create a web page and an e-newsletter, as well as resume publishing quarterly newsletter