

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Housing Authority of the City of Aurora</u> PHA Code: <u>CO</u> <u>052</u> PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2011</u>												
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>130</u> Number of HCV units: <u>1162</u>												
3.0	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	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 <table border="1"> <tr> <th>PH</th> <th>HCV</th> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table>	PH	HCV						
PH	HCV												
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.												

PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

1. Eligibility, Selection and Admissions Policies, including Deconcentration and Waiting List Procedures.
No changes since last plan.

2. Financial Resources.
No changes since last plan.

3. Rent Determination.
No changes since last plan.

4. Operation and Management.
No changes since last plan.

5. Grievance Procedures.
No changes since last plan.

6. Designated Housing for Elderly and Disabled Families.
No changes since last plan. *Please see the answers to part 7.0 for details of future Plan elements.*

7. Community Service and Self-Sufficiency.
No changes since last plan.

8. Safety and Crime Prevention.
No changes since last plan.

9. Pets.
No changes since last plan.

10. Civil Rights Certification.
No changes since last plan.

11. Fiscal Year Audit.
No findings were reported in our most recent audit.

12. Asset Management.
No changes since last plan.

13. Violence Against Women Act (VAWA).
On February 4th of 2010, we amended our Admission and Continued Occupancy Policy to add a Chapter 14 outlining our compliance and procedures. “The purpose of this policy (herein called “Policy”) is to implement the applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) and more generally to set forth the Aurora Housing Authority’s policies and procedures regarding domestic violence, dating violence, and stalking, as hereinafter defined.”

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

[AHA Corporate Office](#)
[10745 E. Kentucky Avenue, Aurora, CO 80012](#)

6.0

7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>The Aurora Housing Authority has submitted a request to the U.S. Department of Housing and Urban Development (HUD) “Special Applications Center” for the disposition of all of its existing 131 units of public housing at the Buckingham Gardens community. The disposition is to be done in three phases over a 5 year time period: 10 units of detached public housing for families in 2010, 50 units of public housing for seniors located in 2 multifamily buildings in 2011-2012, and the remaining units to be requested in 2013-2014.</p> <p>AHA has requested the disposition of all of its public housing units because the 40-year-old units are no longer financially, physically, or economically viable. In particular, the 121 units devoted to the senior population are at/near the end of their useful life. The 121 units are located in 5 two-story buildings in a development with no community amenities. The second floor is accessed <u>only</u> by exterior stairways, which are particularly treacherous in snow/ice conditions. The units are small, have no fire suppression systems, and are <u>not</u> accessible for those with physical impairments. There is no central air conditioning system, no security system, and the heating, plumbing, and sewer systems are antiquated and inefficient.</p> <p>The new 120-unit development for seniors (to be built in the two phases/buildings) will be energy efficient, secure, safe, and specifically designed for seniors to age in place. Over 25% of the units will be fully accessible for individuals with disabilities, with all other units being fully handicap-adaptable. The buildings will be served by large elevators, and all hallways have been designed to accommodate the width of two wheelchairs side-by-side. There are community amenities as well: a community room large enough to accommodate the seating of 120, exercise rooms, accessible laundry facilities, a hair salon, a dedicated community garden area, on-site leasing, management, and community builder offices. The buildings will be built utilizing the “Enterprise Green Build” criteria to provide for environmentally sustainable development.</p> <p>To meet the five-year time frame for the redevelopment of the site, the 10 families in the front units making up the first part of the three part process will be appropriately relocated in early 2011 using Tenant Protection Vouchers issued from HUD. Subsequent to the relocation, the 10 family units will be razed (along with the AHA maintenance shop), and a new 55-unit development will be built on one-half of the site. This new development, called the “Village at Westerly Creek, Phase 1” (VWC Phase 1), received an allocation of Low Income Housing Tax Credits (LIHTC) from the state agency in August 2010. The development has also received HOME funds from the City, and has requested additional HOME funds from the County and the State of Colorado. This phase is anticipated to break ground in early 2011, and be completed in mid-2012.</p> <p>Subsequent to the completion of VWC Phase 1, 55 residents of Buckingham Gardens (BG) will be relocated to the new development. At the completion of the relocation, two BG buildings will be demolished to create room for gardens, parking, and appropriate fire/safety lanes.</p> <p>Once VWC Phase 1 is completed, AHA will request additional allocation of LIHTC for the development of Phase 2 – a 65-unit development which would house the remaining residents at Buckingham Gardens. At the completion of Phase 2 and the relocation of the residents, all remaining public housing units at Buckingham would be demolished.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. Attached as separate document.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. Attached as separate document.</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. We do not so propose.</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.

Housing Needs of the Public Housing Waiting List

	# of Families	% of Total Families
Waiting List Total	45	
Extremely Low Income (<=30% AMI)	41	91.11
Very Low Income (>30% but <=50% AMI)	4	8.88
Low Income (>50% but <80% AMI)	0	0
White	18	40
Hispanic	7	15.55
Black	27	60
Asian/Pacific Islander/Other	3	6.66
American Indian, etc.	1	2.22
Declined to Answer	0	0

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

Disproportionate Housing Needs of Families on Statewide Waiting Lists by Ethnic Group, 2010

From Department of Local Affairs, Colorado, Division of Housing

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

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

Survey Year	Survey Quarter	Market Area	Average Rent	Median Rent	Vacancy Rate	Survey Responses
2009	4	"Arapahoe County"	583.59	655.59	5.3	968
2010	1	"Arapahoe County"	659.2	680.76	3.8	1489

From Department of Local Affairs, Colorado, Division of Housing, vacancy survey affordable units
http://dola.colorado.gov/cdh/vacancy/Affordable_vac_surveys/affordable_intro.htm

A vacancy survey is a snapshot in time of the rental conditions by market area and includes average and median rents, turnover and vacancy rates. The overall composite Arapahoe county vacancy rate for the market areas surveyed decreased to 3.8 percent for March 2010, compared to 5.3 percent for December 2009. A 5.0 percent vacancy rate is considered to be an equilibrium rate. Vacancy rates vary across the county in relation to city, state and other local conditions. The decrease in vacancy rates in the first quarter of 2010 reflects a smaller supply of units available.

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

Source: Department of Local Affairs, Colorado, State Demography Office https://dola.colorado.gov/demog_webapps/pag_category.jsf

Age Group:	Year:	Area:	Total:	Male:	Females:
65 to 90+	2011	Arapahoe	61,325	26,277	35,048
65 to 90+	2012	Arapahoe	65,968	28,589	37,379

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

Housing Needs of Persons with Disabilities

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

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

9.0
(continued)

According to the most recent report from the Social Security Administration (SSA), the average Social Security payment was \$982 per month, while average rent for a one bedroom apartment was \$667 per month according to the National Low-Income Housing Coalition study "Out of Reach, 2008." A one-person household would be cost burdened if Social Security were their only source of income. Based on census and SSA data, a 2008 report by the American Association of Retired Persons (AARP) indicates that 24% of Coloradans over 65 have no income other than Social Security - nearly 50,000 people.

Housing Expenses Compared to Supplemental Security Income -2008

Locality	SSI Monthly Payment	SSI as % of Area Median Income	% of SSI Needed to Rent an Efficiency Unit	% of SSI Needed to Rent a One Bedroom Unit
Denver/ Aurora	662	15.8%	93.2%	106.3%

We are looking forward to using newly compiled Census data from the 2010 Census to continue our efforts to develop and promote quality housing while supporting and encouraging economic opportunities leading to self-sufficiency and independence, as our mission state.

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.**

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

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

A. PHA Goal: Expand the supply of assisted housing

1. Apply for additional rental vouchers if available.

In 2010 we applied for and received 50 VASH (Veterans Affairs Supportive Housing) vouchers. AHA had previously expanded the HCV program by adding witness protection vouchers and DHAP-HCV vouchers. *We continue to apply for HUD Specific Section 8 Housing Choice Vouchers provided that HUD specific funding is available and AHA meets the criteria for the specific funding.*

2. Leverage private or other public funds to create additional housing opportunities: Assess the feasibility of mixed-use private redevelopment. Please see goals #s 2.2 and 11 for additional details.

3. Acquire or build units or developments. Please see goals #s 2.2 and 11 for additional details.

2. PHA Goal: Improve the quality of assisted housing

1. Increase customer satisfaction.

With the creation of resident councils and the Resident Advisory Board (RAB) we are putting tools in place to help set a direction for retention and satisfaction of our residents. In 2011 we will be releasing specific questionnaires and surveys to better evaluate the impact of our efforts.

2. Demolish or dispose of obsolete public housing.

The disposition is to be done in three phases over a 5 year time period: 10 units of detached public housing for families in 2010, 50 units of public housing for seniors located in 2 multifamily buildings in 2011-2012, and the remaining units to be requested in 2013-2014.

3. Provide replacement vouchers.

The 10 family units will be appropriately relocated in early 2011 using Tenant Protection Vouchers issued from HUD.

3. PHA Goal: Increase assisted housing choices

1. Conduct ongoing outreach efforts to potential voucher landlords.

Outreach activities to attract new voucher landlords continues, including owners of accessible units, is ongoing on a weekly basis through our landlord list and website. We have had between 80 and 180 units available depending on the 30-day period.

2. Convert public housing to vouchers: *as above* – please see Goal 2, part 3.

4. PHA Goal: Provide an improved living environment

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

We continue to maintain high occupancy in our developments with resident restrictions. The redevelopment of Buckingham Gardens into the Villages at Westerly Creek will provide 55 units of senior housing, with a potential for 65 additional units in Phase 2.

2. ~~Other: Maintain outreach to promote income mixing by assuring access for lower income families into dispersed housing units in higher income census tracts.~~

We have disposed of our dispersed housing. This goal is no longer valid.

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

1. Provide or attract supportive services to improve assistance recipients' employability:

Incorporated into our Family Services department is a Community Builder who works with local resources to help assist development of assets and self-sufficiency in our family households.

2. Provide or attract supportive services to increase independence for the elderly or families with disabilities:

Incorporated into our Family Services department is a Community Builder who works with local resources to help assist development of assets and self-sufficiency in our elderly and disabled households.

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

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

2. Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability.

All property management staff attends a number of fair housing courses annually and reads literature or attends seminars on updates at least monthly. This has continued throughout the year, including assigning

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

1. AHA has made the monthly financial statements available for the previous month by the 10th of the following month. This allows staff to make decisions based on timely information. Financial statements are reviewed by all responsible levels.

2. AHA has developed a compliance calendar to keep track of all reports required by investors as well as local, state, and federal funders.

10.0

3. *AHA switched to Yardi Systems software in the last quarter of 2007, enabling the agency to administer programs with more efficiency and better reporting. A full time analyst assists the Accounting and Finance departments as well as Property Management to help train new hires on the software and improve reporting.*
4. *AHA continues to invest in the training and education of both commissioners and staff by making appropriate trainings accessible and taking advantage of trainings as they become available.*
5. *AHA continues to look for new office space to replace the office on East Kentucky Ave to provide further room for growth and maintenance of current responsibilities. Activity on this goal kicked into the upswing upon award of the LIHTC in August 2010.*

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

1. *AHA has worked with its residents to create Resident Councils at a number of AHA owned and/or managed properties and has created an active Resident Advisory Board.*
2. *AHA continues to employ two Community Builders, assisting in the representation of and bringing training and resources to our communities. In 2010, the Family Services department organized, recruited, and implemented a Summer Youth Program. The Summer Youth Program was a two-fold program. First, it provided employment to 8 area teenagers/young adults and 1 adult that would serve as a summer program staff. Second, this staff would then provide summer activities and programming to children between the ages of 6-12. A total of 78 children were served by this program to what evaluations have proved an overwhelming success, and we intend to attempt this program again in 2011. A Health Fair sponsored by the Stapleton Foundation was held at one of AHA's managed properties. Of the twenty (20) residents that participated in the Health Fair, eighteen (18) were referred for additional medical attention. Bringing opportunities like this to our communities continues to be a high priority.*
1. *AHA worked with the Aurora Housing Corporation to bring the case management function of the Families in Transition program in-house for better observation and utilization of resources. Eleven families are being given services and housing through this program.*

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

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

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

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

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

1. *AHA has submitted funding application for a Transformational Housing Program (the "Fulton Site") to be developed in 2010 and 2011. We were not selected for the allocation. Of significant importance to the development of this project has been the commitment of Mile High United Way for \$1 million in hard costs, plus \$75,000 per year for 4 years (\$300,000 total) for on-going case management for the residents. The commitment from MHUW expired on December 31, 2009 and, despite efforts from AHA, was not extended further. There are no current plans for development of this 1-acre site.*
2. *AHA continues to work on the redevelopment of Buckingham Gardens. There have been many references to this within the 2011 plan.*
3. *AHA is looking at possible development scenarios for the 30th and Peoria project. The CHFA LOC for this loan was initially due in December 2010, and CHFA has approved an extension of this loan, under the same terms and conditions, until December 2011. We believe that the property will be a valuable future development site, especially once the Light Rail is extended through Aurora, but due to economic realities there are no current plans for development of this site.*
4. *AHA worked closely with the city on the possible development of a Veterans Housing project. Our VASH vouchers have helped us reach this population, but future development is not impossible.*

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

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

13. PHA Goals: Strengthen agency infrastructure

1. *AHA has implemented a number of new software programs to assist in the day to day management of the organization – on-line time sheets, work order modules, and construction modules. The on-line time sheets have created better tracking of overtime and thus maintenance needs. The software modules require interdepartmental cooperation and design to function effectively.*

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

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

10.0 (con tinu ed)	<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>
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11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Civil Rights Certification

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

Civil Rights Certification

Annual Certification and Board Resolution

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

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

Housing Authority of the City of Aurora

CO 052

PHA Name

PHA Number/HA Code

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

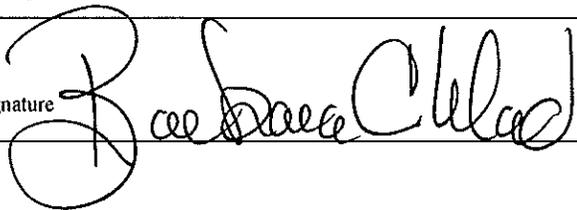
Name of Authorized Official

Barbara Cleland

Title

Chairwoman
Aurora Housing Authority Board of
Commissioners

Signature



Date

10/14/2010

PHA Certifications of Compliance with PHA Plans and Related Regulations	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011
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**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 ___ Annual PHA Plan for the PHA fiscal year beginning 2011, 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__

* Annual PHA Plan for Fiscal Years 20¹¹ - 20¹¹

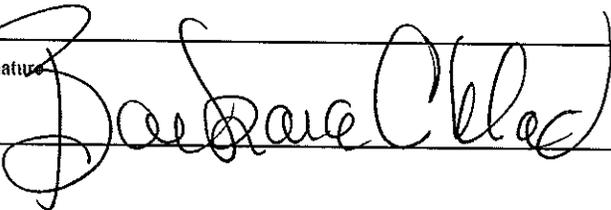
I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C.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

Name of Authorized Official

Barbara Cleland

Title Chairwoman, Aurora Housing Authority Board of Commissioners

Signature



Date

10/14/2010

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of the City of Aurora

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

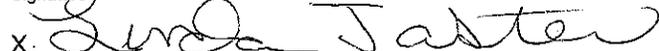
Name of Authorized Official

Linda Jaster

Title

Deputy Director

Signature

x. 

Date

10/05/2010

**Certification of Payments
to Influence Federal Transactions**

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

Applicant Name

Housing Authority of the City of Aurora

Program/Activity Receiving Federal Grant Funding
Capital Fund Program

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

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

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

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

Name of Authorized Official Linda Jaster	Title Deputy Director
Signature 	Date (mm/dd/yyyy) 10/05/2010

DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB

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

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> b. a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 7		5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:
6. Federal Department/Agency: HUD	7. Federal Program Name/Description: Capital Fund Program CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i>	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i>	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u>Linda Jaster</u> Print Name: <u>Linda Jaster</u> Title: <u>Deputy Director</u> Telephone No.: <u>(720) 251-2067</u> Date: <u>10/05/2010</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

ATTACHMENT A

RESIDENT ADVISORY BOARD and PUBLIC NOTICE

BGRA Officers:

President:	Dolores Pugh
Vice President:	Priscilla Henson
Secretary:	Ruth Hicks
Treasurer:	Tess Maltby

Aurora Housing Authority conducted a public hearing on **October 14th, 2010**, inviting comment and participation concerning the Aurora Housing Authority (AHA) Public Housing Annual 2011 Plan.

AHA held open commentary at the September 15th, 2010 Buckingham Gardens Resident Advisory (BGRA) meeting. The notice contained information on how residents can access the PHA Plan at the AHA office. To date, AHA has not received any responses via e-mail, mail or telephone concerning the AHA PHA Plans.

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

Part I: Summary		
PHA Name: Aurora Housing Authority	Grant Type and Number Capital Fund Program Grant No: CO06P05250109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2011 FFY of Grant Approval: 2011

Type of Grant
 Original Annual Statement **Reserve for Disasters/Emergencies** **Revised Annual Statement (revision no: _____)**
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	3,000			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	25,500			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	135,691			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	14,000			
13	1475 Non-dwelling Equipment				
14	1485 Demolition	3,000			
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	3,000			

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

Part I: Summary					
PHA Name:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	2,812			
20	Amount of Annual Grant:: (sum of lines 2 - 19)	187,003			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary						
PHA Name/Number Aurora Housing Authority CO052		Locality Aurora, Arapahoe, Colorado			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY2015
B.	Physical Improvements Subtotal	Annual Statement	146,687	120,300	153,500	
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment		11,000	34,431		
E.	Administration		27,316	28,272	29,261	
F.	Other		500	1,000	1,242	
G.	Operations		500	1,000	1,000	
H.	Demolition		500	1,000	1,000	
I.	Development		500	1,000	1,000	
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		187,003	187,003	187,003	
L.	Total Non-CFP Funds					
M.	Grand Total		187,003	187,003	187,003	

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year 2 FFY 2012			Work Statement for Year 3 FFY 2013		
	Development Buckingham Gardens CO052001 General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	(B) Condensor units	10	4,600		10	4,600
Annual	(B) Gutters - clean	10	3,600			
Statement	(B) Siding Repair	10	6,700			
	(B) Signage - entry					
	(B) Kitchen remodel Bldg A				7	29,400
	(B) Install shower surrounds	39	79,700		26	59,800
	(B) Replace hallway light fixtures				5	26,500
	(B) Replace common area flooring					
	(B) Replace boiler					
	(B) Paint interior hallways					
	(B) window replacements	285	52,087			
	(B) Paint Bldg exteriors					
	(D) Resurface Parking lot				2	22,431
	(D) Repair roof maint shed				1	2,000
	(D) Repair concrete sidewalks	1	9,000		1	10,000
	(D) Repair/replace sprinkler system	1	2,000			
	(E) Administration	1	27,316		1	28,272
	(F) Other		500			1,000
	(G) Operations		500			1,000
	(H) Demolition		500			1,000
	(I) Development		500			1,000
	Subtotal of Estimated Cost		\$187,003	Subtotal of Estimated Cost		\$187,003

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year 4 FFY 2014			Work Statement for Year: _____ FFY _____		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	(B) Condensor units	10	4,600			
Annual	(B) Gutters - clean	10	3,600			
Statement	(B) Siding Repair					
	(B) Signage - entry					
	(B) Kitchen remodel Bldg A					
	(B) Install shower surrounds	26	59,800			
	(B) Replace hallway light fixtures					
	(B) Replace common area flooring	3	42,000			
	(B) Replace boiler	1	17,000			
	(B) Paint interior hallways	5	26,500			
	(B) window replacements					
	(B) Paint Bldg exteriors					
	(D) Resurface Parking lot					
	(D) Repair roof maint shed					
	(D) Repair concrete sidewalks					
	(D) Repair/replace sprinkler system					
	(E) Administration	1	29,261			
	(F) Other		1,242			
	(G) Operations		1,000			
	(H) Demolition		1,000			
	(I) Development		1,000			
	Subtotal of Estimated Cost		\$187,003	Subtotal of Estimated Cost		\$

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY _____	Work Statement for Year _____ FFY _____		Work Statement for Year: _____ FFY _____	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See				
Annual Statement				
	Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost	\$

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY _____	Work Statement for Year _____ FFY _____		Work Statement for Year: _____ FFY _____	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See				
Annual Statement				
	Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost	\$