



## YEAR END REPORT – 2013

### INTRODUCTION

The Wheat Ridge Housing Authority (WRHA) was established by City Council Resolution on January 22, 2001, to address the issue of the high rental rate in the City by increasing home ownership opportunities. Since 2001, 45 units have been rehabilitated. The WRHA completely remodels the units making them safe and attractive inside and appealing on the outside, thereby improving the neighborhood. More recently, the rehabilitation work has also focused on energy efficiency. Properties that have been refurbished include single family homes, duplexes and multi-unit properties converted from apartments to condominiums.

#### **Vision Statement:**

“To increase home ownership opportunities and neighborhood/community pride in Wheat Ridge.”

#### **Program Goals:**

- Encourage and promote homeownership through the acquisition of deteriorated or foreclosed properties to convert to homeownership.
- Become a community resource for the assistance of and referral of housing funding and other housing needs.
- Develop partnerships with other Housing Authorities, outside agencies, financial institutions and private investors to provide affordable housing.
- Remain a self-sustaining agency by reinvesting profits in the rehabbing of deteriorated housing stock.





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### COMMUNITY DEVELOPMENT BLOCK GRANTS

On February 18, 2011, the WRHA purchased 7 single family homes from Jefferson County Housing Authority using \$900,000 in Community Development Block Grant (CDBG) allocations that had been allotted to the City through Jefferson County. The WRHA has rehabilitated the homes with new mechanical systems, windows, roofs and other exterior improvements as needed. Kitchens and bathrooms were remodeled with new appliances and fixtures.

In accordance with CDBG regulations, these CDBG purchased homes must be sold to low to moderate income homebuyers and have a five year required affordability period. To keep the homes in an affordable price range but still allow for appealing and desirable rehabilitation of the properties, the WRHA used the proceeds of the sales as Program Income to recycle into rehabilitating the other CDBG homes, therefore, allowing the WRHA to not deplete their own fund reserves.

In 2013, per the terms of the agreement of Jefferson County, the WRHA returned \$650,000 in unused program income to the county from the sale of the seven homes. In order to continue the program of purchasing, rehabbing and selling home in need of revitalization, the WRHA entered into an agreement with Jefferson County to receive \$480,000 of the program income back for the purchase, rehab and sale of two single family homes in 2014.

The WRHA partners with Jefferson County Housing Authority (JCHA) who provides construction management services for the rehab of the homes.

### Project Update:



Three homes were rehabilitated and sold in 2013.

- 3450 Upham St.
- 4330 Upham St.
- 7910 W. 46<sup>th</sup> Ave.

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**3450 Upham St.**  
3-Bedrooms, 1-1/2 Bathrooms  
Built in 1952, 1236 Square feet  
New kitchen, new baths, new windows, new furnace & A/C, new plumbing & electrical, hardwood floors and fence.

Rehab Costs: \$80,102  
Rehab Completed 01/29/2013  
**SOLD**



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**4330 Upham St.**

3-Bedrooms, 1-3/4 Bathrooms  
Built in 1959, 2049 Square feet  
New open floor plan, hardwood floors, new appliances, maple cabinets, new furnace & A/C, new baths, formal dining room, master bath, off-street parking.

Rehab Costs: \$82,085

**Rehab Completed 05/24/13**

**SOLD**



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**7910 W. 46<sup>th</sup> Ave.**

Completely ADA Accessible  
3-Bedrooms, 1-3/4 Bathrooms  
Built in 1948, 1213 Square feet  
Refinished throughout, new  
appliances, new cabinets, new  
windows, new furnace & A/C, new  
plank floors.

Rehab Costs: \$75,039

**Rehab Completed 04/26/13**

**SOLD**



This property was the first to be made completely ADA accessible by the WRHA. In August 2013, the home was purchased by a young wheelchair bound gentlemen with a son. Due to the special rehab that was done on this property, the City of Wheat Ridge decided to prepare a *Top of the Hour* video of the before rehab, during rehab and after rehab to feature on Channel 8.





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### FRUITDALE SCHOOL

On April 25, 2011, the WRHA purchased the Fruitdale School from the Jefferson County School District. The historic school, built in 1926 and designed by noted Denver architect Temple Buell, was slated for demolition by the School District after the construction of the new Norma Anderson Pre-School adjacent to the Fruitdale building.

In late 2012 the WRHA received a State Historic Fund grant to hire an architect to prepare a Historic Structure Assessment (HSA) for the building. The purpose of the HSA was to identify the structural deficiencies in the building. Slaterpaul Architects completed the Historic Structure Assessment and Preservation Plan in January 2013. The total estimated amount to address all deficiencies identified in the HSA is \$2.2 million.

The State Historic Fund awarded a grant in the amount of \$44,000 (including an \$11,000 match by the WRHA) for preparation of construction documents based on the Historic Structure Assessment and Preservation Plan. The WRHA hired Slaterpaul Architects for preparation of the construction documents which are to be completed in March 2014.

With Colorado Preservation Inc. (CPI) taking the lead, a nomination was prepared to submit Fruitdale for listing on the National Register of Historic Places. In March 2013, the school was officially listed on the National Register.

In the summer of 2013, the WRHA hired Butler Burger Group to prepare an update to a market assessment originally prepared on the property in 2010. This update was to look not at only housing but at what the market would indicate to be the highest and best use of the building. Upon receipt of this updated report in the fall of 2013 indicating that housing is not a viable market use for the property. The WRHA made a final determination not to pursue housing at the site. The report indicated retail or industrial uses to have the greatest feasibility. Based on this, the WRHA board instructed staff to prepare an RFP to solicit redevelopment proposals for the building to be released in the first quarter of 2014.

