



## YEAR END REPORT – 2012

### 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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### WRHA FUNDED HOME OWNERSHIP PROGRAM

In 2012 the WRHA purchased and rehabbed a single family home at 5610 W. 36<sup>th</sup> Place.

Rehabilitation costs  
\$63,400

**5610 W. 36<sup>th</sup> Place**  
Built in 1952, 1211 square feet, 3 Bedrooms, 2 bathrooms, refinished hardwood floors, new kitchen including stainless steel appliances, new electrical, new doors, new driveway, new roof, mud/laundry room and eat-in kitchen.





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### COMMUNITY DEVELOPMENT BLOCK GRANTS

On February 18, 2011, the Wheat Ridge Housing Authority 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 Wheat Ridge Housing Authority is rehabbing the homes with new mechanical systems, windows, roofs and other exterior improvements as needed. Kitchens and bathrooms will be 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 Wheat Ridge Housing Authority uses the proceeds of the sales as Program Income to recycle into rehabilitating the other CDBG homes, therefore, allowing the Wheat Ridge Housing Authority to not deplete their own fund reserves.

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

### Project Update:



**Three homes were sold in 2012.**

- 3695 High Court
- 3891 Moore Street
- 4035 Nelson Street



**One is currently under contract.**

- 4530 Yarrow Street



**Two are currently under construction.**

- 3450 Upham Street
- 7910 W. 46<sup>th</sup> Avenue

**Plans finalized and construction bids will begin in a few weeks.**

- 4330 Upham Street





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### **3695 High Court**

3-Bedrooms, 2 Bathrooms  
Built in 1946, 1514 Square feet  
New kitchen, new baths, new windows, new furnace & A/C, new plumbing & electrical, hardwood floors.

Rehab Costs: \$82,860

**Rehab Completed 12/5/2011**

**SOLD**



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### **3891 Moore Street**

3-Bedrooms, 2 Bathrooms

Built in 1959, 1694 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: \$100,115

Rehab Completed 03/22/2012

**SOLD**





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**4035 Nelson Street**

3-Bedrooms, 1 Bathroom

Built in 1959, 858 Square feet

Refinished throughout, stainless appliances, new maple cabinets, new bath, new furnace & A/C, hardwood floors, 1-car attached garage.

Rehab Costs: \$53,256

**Rehab Completed 04/16/2012**

**SOLD**



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### **4530 Yarrow St.**

3-Bedrooms, 1 Bathroom

Built in 1959, 1105 Square feet

Refinished throughout, new stainless appliances, new maple cabinets, new bath, new furnace & A/C, hardwood floors, and new roof.

Rehab Costs: \$57,100

**UNDER CONTRACT**







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### FRUITDALE SCHOOL

On April 25, 2011, the Wheat Ridge Housing Authority 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 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 is to identify the structural deficiencies in the building.

Slaterpaul Architects completed the Historic Structure Assessment and Preservation Plan in December 2012.

The preservation plan organized the physical repair, maintenance and rehabilitation needs of the building into a prioritized approach that will allow the WRHA to anticipate and plan for repair, rehabilitation and major maintenance costs. The prioritized work plan was presented in the following categories and arranged in order of their relative priority.

#### **Critical Deficiencies**

(Immediate Action Required)

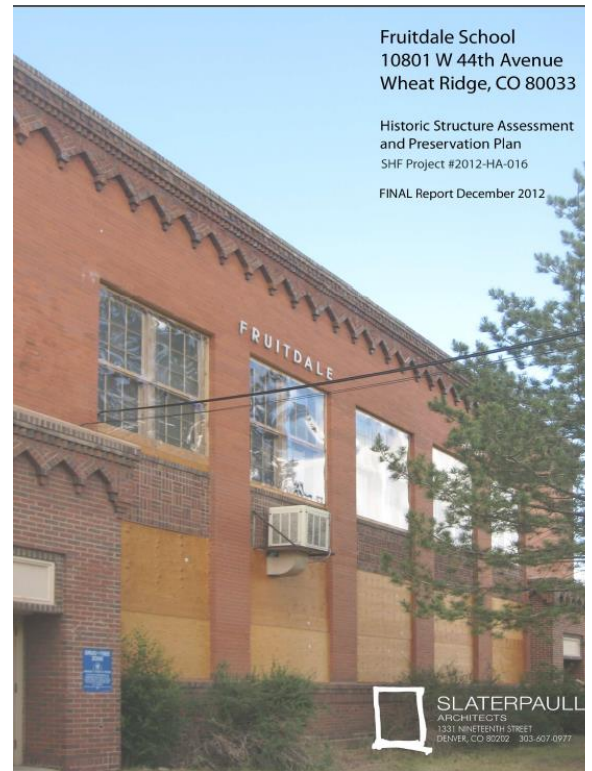
This category includes deficiencies that should be corrected as soon as possible. If repairs are not made immediately, serious additional damage to the building or potential injury to the building's occupants or passers-by is likely to occur.

#### **Serious Deficiencies**

(Action Required 2 – 5 Years)

This category includes deficiencies that should be corrected as soon as possible after all critical deficiencies have been corrected. This category includes work in areas where continuing damage to the building is likely unless the problems are repaired.

Serious deficiencies can become critical deficiencies if not corrected in 2 to 4 years.





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### **Minor Deficiencies**

(Action Required 5 – 10 Years)

This category includes deficiencies that should be corrected but not before all deficiencies in the critical and serious categories has been completed. Minor deficiencies have the potential of becoming serious if not corrected and resolved within the next 5 to 10 years.

### **Routine Repair and Maintenance Work**

This category includes repair work that should be done on a routine and continuous basis. If routine repair and maintenance is not completed, building components and systems can deteriorate into critical or serious deficiencies. This category includes repair and maintenance work such as, painting, mechanical system maintenance to boilers, etc., hardware maintenance, roofing and flashing inspections, etc.

### **Other Work**

Other work includes work that is not necessary for the preservation for the building but may be desired by the building's occupants. Other work could include work like the restoration of original finishes and features that have been lost due to past renovation work, additional architectural lighting, etc. Other work could also pertain to the preservation of character defining historic elements within the building not necessary for the building's preservation.

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 has hired Slaterpaul Architects for preparation of the construction documents.

WRHA is first considering housing for the building. If, after housing is thoroughly explored and it is determined housing is not a viable option, other uses would be considered.

