Annual Report 2013

Village at Westerly Creek, Building 2
September 2014

The Honorable Steve Hogan
Mayor, City of Aurora
15151 East Alameda Parkway
Aurora, CO 80012

Dear Mayor Hogan and Members of City Council:

It is our pleasure to present for your review, the Housing Authority of the City of Aurora’s 2013 Annual Report.

2013 was an exciting year for AHA. Construction began on the second phase of the redevelopment of the Buckingham Gardens public housing site now known as the Village at Westerly Creek. This $12 million phase will replace the last of the old public housing units with vibrant, energy efficient units that will allow our seniors to live comfortably and safely for years to come. Phase I of this project was awarded Housing Colorado’s Eagle Award, Senior Housing News’ New Affordable Senior Housing Ward in 2013.

In 2013, the AHA Board of Commissioners approved a partnership with Pedcor development on The Meadows at Dunkirk, a new 204-unit workforce apartment community near Denver International Airport in the High Plains area of Aurora. This $24 million development will provide affordable housing options to one of the fastest growing areas in metro Denver. Dunkirk Meadows and Westerly Creek continue the Authority’s nearly 40-year commitment of providing quality affordable housing to the citizens of Aurora.

The Authority strives for excellence in operations as evidenced by our recent 100% SEMAP score for the Housing Choice Voucher Program. This score continues the Authority’s distinction of being awarded “High Performer” status by the U.S. Department of Housing and Urban Development.

Aurora@Home, the collaborative plan to provide wrap around services and rental assistance to homeless families in the City, began helping families in 2013. AHA is honored to staff and serve as fiscal agent for this innovative program to help our most needy residents.

We look forward to the ongoing partnership we have with the City of Aurora to deal with the affordable housing challenges we face. On behalf of the Board of Commissioners, the staff, and all of the Authority’s residents and clients, we thank you for your continued support.

Sincerely,

Debra Neeley
Chairwoman

Craig A. Maraschky
Executive Director
What Home Means to Me
NAHRO Poster Contest

Under the guidance of Family Community Builder, Belinda Woodall, children from the Residences at First Avenue, Plaza Townhomes at Macon and Moline, Summersong Townhomes, and Residences at Willow Park, participated in the annual poster contest for the Colorado Chapter of the National Association for Housing and Redevelopment Officials. The first round of judging took place at AHA’s main office and the winning posters were then sent to CoNAHRO.

Construction at Village at Westerly Creek Phase 2

Construction continues to be on schedule and it is anticipated that it will be completed in January 2015. Framers are on-site now building the exterior and interior walls on the first and second floor units. Masons are on-site building the elevator, stair and trash cores. All of the light fixtures and interior color selections (including wall colors, floor coverings, and appliances) have been completed. The Relocation Plan has been completed by H.C. Peck and Associates so we will be ready to work with the tenants late summer/early fall to prepare for the move.

Village at Westerly Creek Phase 1 has won numerous awards:

- National Association of Housing and Redevelopment Officials - Award of Excellence
- National Affordable Housing Management Association - Vanguard Award
- Housing Colorado - Eagle Award
- Novogradac - Development of Distinction Award
- Senior Housing News - Best of Senior Living Design Award
The Willow Park Women’s Circle and AHA staff celebrated the Second Annual, Children Achievement Award Program. Craig Maraschky, Belinda Woodall, and Aurora Century Elementary School Principal, Cindy Buchanan, presented the children with framed certificates for their outstanding achievements in academics, volunteering and most improved. Grilled hotdogs and burgers
AHA’s Mission
To develop and promote quality housing while supporting and encouraging economic opportunities leading to self-sufficiency and independence.

When Terri entered the Family Unification Program she was homeless, she had just become clean and sober, and she had no income. She had recently completed a treatment program and had reunited with her son, who had not lived with her in quite a while. She was on probation and was mandated to treatment for drug charges. Terri had not experienced stability in a long time and wanted to provide this for her son and for herself. She committed to working hard in the Family Unification Program and has built strong working relationships with both Family Advocates who have worked with her.

Two and a half years later, Terri has graduated with an Associate’s Degree in Criminal Justice, celebrated a year of sobriety, completed probation, welcomed two grandbabies (and a third on the way!) into the world, reunited with her son, and recently received a new smile with brand new dentures. She is currently looking for a position that allows her to use her new degree and is volunteering as a CASA (Court Appointed Special Advocate) for victims of violence. While Terri’s road has not always been smooth, these are the small victories that lead to stability and success for the families working to stay together in the Family Unification Program.

Thank you for all the ways you contribute to the fulfillment of our mission.
LINDA JASTER, DEPUTY DIRECTOR, RETIRES AFTER 28 YEARS OF SERVICE

Linda Jaster, Deputy Director at Aurora Housing Authority, retired on October 4, 2013. Ms. Jaster had been with AHA since 1985 and played an instrumental role in AHA’s overall development, performance and success. Her passion for driving AHA’s mission was evident during her tenure. She set the standard for AHA’s values. Ms. Jaster leaves behind a legacy to be admired; she will be greatly missed.

Photos from Linda’s retirement party

Linda at past celebration events
On June 26, senior residents from Buckingham Gardens, the Village at Westerly Creek, Fletcher Gardens, Summersong, and Willow Park attended the island themed, Senior Summer Gala. The residents decorated the Rainbow Room with festive table arrangements and vibrant wall decor. Staff and residents danced to music provided by DJ Star and everyone happily enjoyed the barbeque from Famous Dave's.
The week of September 9th 2013 brought historical rain and subsequent flooding to Aurora. On September 12th Aurora received 11.5 inches of rain that caused flooding for several AHA properties. The following Saturday of that week, parts of Aurora received another 3 inches of rain! The average annual precipitation (rain + liquid from melted snow) in the Denver area is 14.92 inches so parts of Aurora received a years worth of precipitation in just a few days. Fortunately, no one was injured at any of our properties but the torrential downpour incurred $300,000 of damages to several units. Staff worked diligently during the floods to minimize damage to property, relocated tenants and repaired the impacted units.
### Aurora Housing Authority Consolidated Financials
#### Total Reporting Entity
Year Ended December 31, 2012

#### Balance Sheet

<table>
<thead>
<tr>
<th>Assets</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Cash</td>
<td>$ 9,139,236</td>
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<tr>
<td>Other Current Assets</td>
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<tr>
<td>Total Capital Assets (Net of Acc. Dep.)</td>
<td>$ 63,737,183</td>
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<td>Non-Current Assets</td>
<td>$ 33,494,596</td>
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<td><strong>Total Assets</strong></td>
<td><strong>$110,705,750</strong></td>
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<table>
<thead>
<tr>
<th>Liabilities and Net Assets</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Current Liabilities</td>
<td>$ 7,892,210</td>
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<tr>
<td>Non-Current Liabilities</td>
<td>$ 56,676,659</td>
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<tr>
<td>Net Assets</td>
<td>$ 46,136,881</td>
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<td><strong>Total Liabilities and Net Assets</strong></td>
<td><strong>$110,705,750</strong></td>
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#### Income Statement

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<tr>
<th>Revenues</th>
<th>Amount</th>
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<tr>
<td>Operating Revenue</td>
<td>$ 5,723,105</td>
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<td>HUD HAP Revenue</td>
<td>$ 17,660,770</td>
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<td>Federal Operating Grants</td>
<td>$ 1,923,180</td>
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<td>Federal Capital Grants</td>
<td>$ 338,815</td>
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<td>Non-operating Revenue</td>
<td>$ 3,929,209</td>
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<td><strong>Total Revenue</strong></td>
<td><strong>$29,575,079</strong></td>
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<th>Expenses</th>
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<tr>
<td>Operating Expenses</td>
<td>$ 6,687,818</td>
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<td>HAP Payments</td>
<td>$ 18,195,641</td>
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<tr>
<td>Non-operating expenses</td>
<td>$ 6,256,961</td>
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<tr>
<td><strong>Total Expenses</strong></td>
<td><strong>$31,140,420</strong></td>
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**Net Income** $ (1,565,342)
Board of Commissioners

Debra Neeley, Chairwoman
Barbara Cleland, Vice-Chair
Tom Ashburn
Ray Barnes
Susan Farmer
Regis Groff
Moses Suh

AHA STAFF

Senior staff:
Craig Maraschky, Executive Director
Les Arney, Deputy Executive Director of Finance
Elizabeth Gundlach Neufeld, Deputy Executive Director of Property Operations and Development
Melinda Townsend, Deputy Executive Director of Housing and Family Services
Tania Morris, Director of Assisted Housing
Carolyn Reynolds, Human Resources Manager

Staff:
Wendy Anaya, Mary Baker, Lucio Banuelos, Bernadette Carrasco, Rachel Berns, Tamara Branch, Jose Campos, Carman Alfonso, Chris Raber, Laura Coddington, Meera Dane, Brenda Davis, Jan Eck, Dennis Gordon, Edwin Guerra, Frank Heslop, Joszette Gaines, Tony Galacgac, Hannaha Han, Dany Hardin, Kristi Jenkins, LaKesha Levy, Lisa Moore, Ginnie McNair, Lisette Moya, Tricia Old Elk, Kellie Olsen, Doreen Padilla, Mary Jane Perea, Rolinda Pruitt, Justin Reyher, Celia Rivas, Stephanie Stines, Melissa Stirdivant, Melinda Townsend, Misty White, Pixie Wigfall, LaTisha Williams, Belinda Woodall, Larry Yoder