July 2015

The Honorable Steve Hogan and
City Council
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 2014 Annual Report.

The past year saw the continued redevelopment of the former Buckingham Gardens Public Housing site into the Village of Westerly Creek with the completion of building two. The $12 million second phase replaces the last of the old public housing units with vibrant, energy efficient units that will allow our senior and disabled residents to live comfortably and safely for years to come. In October of 2014, the project received a National Housing and Redevelopment Award of Excellence. Village at Westerly Creek was one of only two award winners in the development category.

In 2013 and 2014 the Board of Commissioners approved approximately $3 million dollars of renovations at AHA owned apartment communities. This financial commitment continues AHA’s 40-year dedication to provide 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 served 30 families in 2014. 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,

[Signatures]

Deb Neeley
Chair, Board of Commissioners

Craig A. Maraschky
Executive Director
Annually one of the events that we most look forward to with our youth is the National Association of Housing and Redevelopment Organization’s (NAHRO) poster contest, “What Home Means to Me”. Each year youth representing Summersong Townhomes and Residences at First Avenue work on posters and narratives to describe what homes mean to them. Belinda Woodall (AHA’s Family Community Builder) and Cruz Javier Torres (local artist) work with the youth in thinking out design ideas. Completed posters and narratives are judged by community partners. Winners from each age category (i.e., elementary, middle school and high school) are then forwarded to Colorado NAHRO to be judged at the state level. Several AHA youth have won at the state level of competition in the past. We are delighted to announce that Ms. Joy Wise (10 yrs. old) from Summersong was chosen at the national level in 2014 to have her poster appear in the 2015 NAHRO calendar for the month of December. Congratulations, Joy!!
Summer Lunch Program

Our Department of Family Services is constantly seeking ways to collaborate with our partners in the community to better serve our residents. The Department has formed a great partnership with Colfax Community Network (CCN) over the recent years. For three years, AHA and CCN have worked together to provide the USDA Summer Lunch Program to the children living at Villa Verde Apartments and in the surrounding neighborhood. Most of the children who live in the Villa Verde neighborhood qualify for the free or reduced lunch program during the school year. The Summer Lunch Program steps in to fill the gap that exists during summer break by providing a healthy lunch option to these children who might otherwise go without lunch. Belinda Woodall and her colleagues in the Department of Family Services work with CCN volunteers and staff to provide lunches Monday through Friday. In 2014, approximately 60 children per day were served.

Senior Gala

Each year, AHA sponsors the Senior Summer Gala, in which approximately 85 senior residents from Fletcher Gardens, Summersong, Willow Park, and Village at Westerly Creek come together to enjoy dinner, music, activities, and each other’s company. Transportation to and from the event is donated by InnovAge. The theme of the 2014 gala was BBQ. The residents decided on a Jamaican Jammin’ theme for 2015 complete with Jamaican food, reggae music, a pie bar, photo booth, tie-dyed t-shirts, and beads! The Senior Summer Gala is an event enjoyed by all!
An essential aspect of our AHA mission is to support residents as they work toward self-sufficiency and independence. Two ways in which this mission is accomplished at AHA is through our Family Unification Program (FUP) and Family Rapid Re-Housing program. Both programs represent collaborative partnerships. FUP is a partnership with Arapahoe County Human Services. Arapahoe County case workers in Children, Youth and Family Services refer families and former foster youth to AHA when these families and youth lack adequate housing. If eligible for FUP they will then receive a voucher for subsidized housing. This program alone contributes minimally $450,000 per year of housing assistance to Aurora residents. In turn, Arapahoe County supports this program through a grant that allows AHA to provide housing case management to these families and youth. The Family Rapid Re-Housing program provides rental assistance and case management for up to 12 months for families who have income but are currently homeless. Colorado Coalition for the Homeless (CCH) is the recipient of this HUD funded program and contracts with AHA as a sub-recipient to provide the case management for Aurora-based families.

To provide the housing case management that is needed for both of these programs, AHA has two Master of Social Work (MSW) level case managers, Laura Coddington (Manager of Family Services) and Rachel Berns (Family Advocate). Laura and Rachel actively work with the families and youth to help them identify goals and related action steps. In 2014, Laura and Rachel worked with 30-35 households each. Through these two programs and the excellent work of Laura and Rachel, AHA is working to help residents become self-sufficient and independent.
The Village at Westerly Creek 2 (VWC2) is the second phase of a three phase development replacing the previous 40-year-old functionally and physically obsolete public housing development, Buckingham Gardens. VWC2 was designed and built to respond to the need for new, affordable, handicap-accessible and sustainable housing for very-low-income seniors. VWC1 and VWC2 provides the community with vibrant, sustainable, attractive and amenity-rich housing. The development cost for VWC2 was $15 million.

VWC2 has 65 one- and two-bedroom affordable, state-of-the-art apartments for low-income seniors. The first floor apartments are fully handicap accessible with roll-in showers, modified kitchens which have wheelchair access at all countertops; all switches and controls necessary to use the kitchen appliances are lowered for easy access. The remaining 55 apartments are all handicap adaptable and visitable. Energy efficiency and comfort are incorporated throughout VWC2: all windows are double-paned vinyl; low flow fixtures are incorporated into the bath and kitchen; Energy Star rated appliances; energy efficient heating and cooling systems and each unit has either a patio or deck allowing residents to enjoy the outside.
A 55kWh photovoltaic system generates electricity for the common areas, providing at least 10% of the electrical needs. There are 30 under building parking spaces for residents. The first floor lobby area serves as a community space where the residents can meet for a cup of coffee by the fireplace and wait comfortably inside for transportation. The fourth floor has a 1,000 square foot patio with a spectacular Front Range view. Sun sails provide shade during the hot portion of the day and festive string lights create a welcome retreat during evenings. Security is a significant component of VWC2 and includes cameras on the main floor, in the garages, and on the exterior of the building. “Snow melt” walkways around VWC2 and to the entry of VWC1 provide added safety for the residents during winter months – a separate boiler on the property heats the sidewalks during freezing weather. Laundry rooms are on each floor. Residents are also encouraged to participate in community activities in the Rainbow Room (community room) at VWC1.

The Rainbow Room has a fully equipped kitchen, community pantry, and seating capacity for 100-120 people. VWC1 and VWC2 share the community garden with 42 individual raised beds; private offices for visiting health professionals; a hair salon; and on-site leasing and maintenance. Exercise equipment is located on the fourth floor and a walk and exercise trail is under development for the site to allow for outdoor exercise. VWC2 residents are able to take advantage of services provided by our Senior Community Builder who is able to connect the residents with services in the community, provide support to residents when they need it, and works to create activities to assure residents are engaged in their community and not feeling isolated in their apartments.
Many of the residents of VWC2 were former residents of Buckingham Gardens and are now enjoying the opportunity to be the first residents in a brand new building which many have never experienced before. There are a total of 74 residents in VWC2 and the average age is 69 years. The median family income for our residents is $9,672 which is well below the federal poverty guidelines. Residents pay 30% of their income towards rent and the balance is paid through the HUD Section 8 Voucher program.
## Balance Sheet

### Assets
- **Cash** $8,518,949
- **Other Current Assets** $1,638,298
- **Total Capital Assets (Net of Accumulated Depreciation)** $69,473,305
- **Non-Current Assets** $37,162,861

**Total Assets** $116,793,413

### Liabilities and Net Assets
- **Current Liabilities** $5,059,521
- **Non-Current Liabilities** $60,989,110
- **Net Assets** $50,744,782

**Total Liabilities and Net Assets** $116,793,413

## Income Statement

### Revenues
- **Operating Revenue** $13,795,283
- **HUD HAP Revenue** $14,965,164
- **Non-operating Revenue** $4,017,328

**Total Revenue** $32,777,775

### Expenses
- **Operating Expenses** $10,495,741
- **HAP Payments** $18,696,552
- **Non-operating expenses** $2,904,002

**Total Expenses** $32,096,295

**Net Income** $681,480
Board of Commissioners
Debra Neeley, Chairwoman
Ray Barnes, Vice-Chair
Tom Ashburn
Barbara Cleland
Susan Farmer
Tim Huffman
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
Stephanie Lundy, Director of Property Management
Tania Morris, Director of Assisted Housing
Adrienne Robinson, Human Resources Manager

Staff:
Carman Alfonso, Wendy Anaya, Mary Baker, Lucio Banuelos, Rachel Berns, Tamara Branch, Jose Campos, Bernadette Carrasco, Larry Chance, Laura Coddington, Meera Dane, Brenda Davis, Jan Eck, Gary Fry, Joszette Gaines, Tony Galacgac, Cynthia Gonzales, Dennis Gordon, Hannaha Han, Dany Hardin, Frank Heslop, KaTina Houston, LaKesha Levy, James Lonteen, Ginnie McNair, Lisa Moore, Lisette Moya, Kellie Olsen, Doreen Padilla, Angela Patent, Mary Jane Perea, Rolinda Pruitt, Chris Raber, Justin Reyher, Celia Rivas, Adrienne Robinson, Melissa Stirdivant, Misty White, Pixie Wigfall, Latisha Williams, Belinda Woodall, Larry Yoder