August 2018

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 2016 Annual Report.

This past year, the Authority was awarded Federal 4% Low Income Housing Tax Credits for two new developments. The third and final phase of the Buckingham Gardens redevelopment, Village at Westerly Creek III, will have 24 units for seniors and 50 units for families. Peoria Crossing will be located near several of Aurora’s new RTD opportunities and the Fitzsimons Campus. Its 82 units will act as a catalytic development for the surrounding area in addition to providing safe, quality affordable housing to Aurora residents.

We additionally expanded our commitment to our community’s homeless veterans. Because of AHA’s successful track record, we received an additional VASH (Veterans’ Affairs Supportive Housing) vouchers from HUD, expanding the program by 15%. Also, we were awarded a special, one-time HUD grant that allowed AHA to hire a VASH Navigator to assist veterans as they transition into housing and become more self-sufficient.

The Authority strives for excellence in operations and for the eleventh year in a row, our Section Eight Management Assessment Program score for the Housing Choice Voucher Program was certified at 100%. This score continues the Authority’s distinction of being awarded "High Performer" status by the U.S. Department of Housing and Urban Development.

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,

Ray Barnes,  
Chair, Board of Commissioners

Craig Marashcky,  
Executive Director
Coming Soon!

Village at Westerly Creek, Phase 3
- The final, $53 million phase of redevelopment of former public housing site, Buckingham Gardens
- 24 units for seniors, adding to the 120 existing units in phases 1 and 2
- 50 two to four bedroom townhome-style units for families

Peoria Crossing
- 82 units for those making 30-60% Area Median Income
- Located less than 1/2 mile from both the 30th and Peoria A-line and the Fitzsimons R-line RTD stations
- Will connect working households with many of the metro area's largest job centers
As AHA prepares for two new development, we continue to make improvements to our existing properties. This past year:

- In partnership with Energy Outreach of Colorado, we installed new energy-efficient appliances free of charge in two of our oldest properties.
- Several of our properties underwent landscaping work.
- We implemented various safety measures ranging from a new alarm system in one property to a brighter lighting system in another.
- We also added a dog park and recreation path area (pictured below) to the recently-constructed VWC2 for all residents of Village at Westerly Creek, including those of the forthcoming third phase.
Voucher Expansion:
The U.S. Department of Housing and Urban Development (HUD) awarded AHA 15 additional HUD-Veterans Affairs Supportive Housing (VASH) vouchers, valued at $96,660. The VASH program provides rental assistance and case management services to homeless veterans and their families though a partnership between local housing authorities and local VA Medical Centers. AHA now administers a total of 100 HUD-VASH vouchers.

VASH Navigator:
AHA was also awarded a one-time grant from HUD to implement a locally-driven solution to reduce the amount of time veterans require to find and maintain safe, stable housing. AHA retained a Housing Navigator to assist veterans in achieving housing stability and self-sufficiency as they transition out of chronic homelessness. Working closely with VA case managers, the Navigator takes an individualized approach to ensure participating veterans are able to find and sustain housing as well as reconnect with the broader community.
Senior Community Building

The residents of AHA's senior communities, Fletcher Gardens and Village at Westerly Creek, are active and engaged with the help of AHA's Senior Community Builder, Steve Blackstock. This past year's events include the patriotic-themed Senior Gala. Our goal is to ensure our senior residents are able to live independently for as long as they are able in a place they are happy to call home. As AHA works to expand the number of housing opportunities we offer to Aurora's seniors, we hope to maintain the vibrant spirit of our existing communities.

Family Community Building

AHA's Family Community Builder, Belinda Woodall, works closely with the families at four of our properties to foster a sense of community and belonging. Highlights from 2016 include: the NAHRO 'What Home Means to Me' poster contest, the annual Summer Lunch Program, and the Children's Achievement Awards at Willow Park.
Self- Sufficiency Programs

An essential part of what drives AHA is helping those we work with to the path the self-sufficiency and independence. Two special programs at AHA, the Family Unification Program (FUP) for young adults exiting foster care and the SHP Demo program for homeless families with income, strive to achieve that. In both programs, case managers work with participants to create individualized goals and action plans.

Backpack Drive

For the first time last year, AHA's various homeless programs received backpacks and school supplies just in time for the school year.

Thank you to Council Member Marsha Berzins, Council Member Sally Mounier, and Palace Construction for their generous donations!

Aurora@Home (A@H) is a Collaborative effort to address homelessness, with a current focus on short-term rental assistance for families. This past year, AHA expanded the number of A@H families we serve from 25 to 40 through a partnership with Aurora Public Schools and Aurora Mental Health that allowed us to acquire a HOME-TBRA grant from the State. A@H serves approximately a total of 75 families across all participating agencies.
Summer Lunch Program:

For the last several years, AHA'S Department of Family Services has partnered with the Food Bank of the Rockies to serve nutritional lunches to children in one of Aurora's most vulnerable areas. Family Community Builder Belinda Woodall and Family Service staff provide lunches Monday- Friday at AHA's Villa Verde Apartments to the children of the complex and the surrounding neighborhood. AHA staff in other departments also generously donate their time to help ensure the program's success.

Make a Difference Day

Every year AHA participates in Make a Difference Day, giving staff the opportunity to broaden their contribution to the community we serve and to strengthen as a team. This year, AHA contributed 84 hours of service.
Our Mission Fulfilled

Mission Statement
To develop and promote quality housing while supporting and encouraging economic opportunities leading to self-sufficiency and independence.

Vision Statement
To be the acknowledged leader in developing quality affordable housing in our community.

Who we serve:
Of the residents of our properties:
72% of women are head of households
We serve 411 (and counting) children under 18
We serve 300 seniors (62+)
The average age is 36, with the youngest residents in the early months of infancy and the oldest resident just turned 97 years-old.

What we do:
AHA has provided housing for low-income Aurora residents for 42 years through AHA-owned rental housing and Housing Choice Vouchers for private housing. AHA owns and manages approximately 680 units of rental housing and administers 1,382 Housing Choice Vouchers in addition to 600 incoming portable Vouchers. AHA also provides permanent rental housing and support services for homeless veterans in Aurora as well as vouchers that assist in the reunification of Aurora families as well as young adults currently aging out of out-of-home care. The vouchers we provide contribute over $16 million to the community in rental revenue for owners of private apartments and homes.
Financials
Aurora Housing Authority Consolidated Financials
Total Reporting Entity
Year Ended December 31, 2016

Balance Sheet

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<tr>
<td>Cash</td>
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<td>Other Current Assets</td>
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Liabilities and Net Assets

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<td><strong>Total Liabilities and Net Assets</strong></td>
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Income Statement

Revenues

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<td>Operating Revenue</td>
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<td>HUD HAP Revenue</td>
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<td><strong>$35,927,048</strong></td>
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Expenses

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<tr>
<td>Operating Expenses</td>
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<td>HAP Payments</td>
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<td>Non-operating expenses</td>
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<td><strong>Total Expenses</strong></td>
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<td><strong>Net Income</strong></td>
<td><strong>$(1,459,440)</strong></td>
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*Includes $3,083,563 of depreciation
Bon Voyage, Elizabeth!

Please join AHA in bidding farewell to Elizabeth Gundlach Neufeld, our Deputy Director of Property Operations and Development. After 14 years with AHA, Elizabeth heads off into retirement.

During her time with AHA, Elizabeth has been a driving force. She not only ensured that projects got efficiently executed but also that our residents lived in attractive and dignified properties to proudly call home.

Properties she's worked on, such as Village at Westerly Creek and Residences at Trolley Park, have received multiple awards.

We wish her all the best!

Elizabeth presides over the grand opening of Village at Westerly Creek, Phase II

The Development Team accepts the People's Choice Award for VWC

AHA staff past and present came to thank Elizabeth for her service
Board of Commissioners

Ray Barnes, Chair
Tom Asbhurn, Vice-Chair
Barb Cleland, Commissioner
Susan Farmer, Commissioner
Tim Huffman, Commissioner
Deb Neeley, Commissioner
Moses Suh, Commissioner

Senior Staff

Craig A. Maraschky, Executive Director
Elizabeth Gundlach Neufeld, Deputy Executive Director of Property Operations and Development
Les Arney, Deputy Executive Director of Finance
Melinda Townsend, Deputy Executive Director of Housing and Family Services
Adrienne Robinson, Director of Human Resources
Tania Morris, Director of Assisted Housing
Stephanie Lundy, Director of Property Management