Our mission is to develop and promote quality housing while supporting and encouraging economic opportunities leading to self-sufficiency and independence.
May 2011

The Honorable Edward Tauer
Mayor, City of Aurora
15151 East Alameda Parkway
Aurora, CO 80012

Dear Mayor Tauer and Members of the City Council:

It is our pleasure to present for your review, the Housing Authority of the City of Aurora’s 2010 Annual Report.

The Authority had an exciting year in 2010! In June, U.S. House of Representatives Member Ed Perlmutter presented the Authority with an award of 50 HUD-VASH Vouchers. This award provides $436,000 of annual rental assistance combined with case management to a group of very deserving homeless veterans.

In October, the Authority received an award of Low Income Housing Tax Credits for the redevelopment of the 11-acre Buckingham Gardens Public Housing community. The first $12 million phase of this redevelopment will begin in June 2011 with the construction of 55 units of affordable senior housing known as The Village at Westerly Creek. This redevelopment carries forth the Authority’s 35-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 our 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.

In this era of reduced revenues, 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,

Barbara Cleland
Chair, Board of Commissioners

Craig A. Maraschky
Executive Director
The Village of Westerly Creek, the planned redevelopment of the Buckingham Gardens project, began its life three years ago in the designs of the Aurora Housing Authority’s Development Department. In August 2010, the efforts finally came to fruition; AHA was given an award of Low Income Housing Tax Credits (LIHTC) for the redevelopment. The LIHTC awards are highly competitive and the Village of Westerly Creek was one of 22 applications statewide for the 4 awards that were given.

With the award of tax credits, AHA was able to leverage access to other capital. By the end of the year, AHA had received awards of Federal “HOME” funds from the State of Colorado, the City of Aurora, Arapahoe County, and the Aurora Housing Corporation. AHA selected Enterprise Community Investment as the investment partner for the LIHTC, and selected Bank of the West as the construction and permanent lender for the development.

The new building, designed to allow seniors to live independently for as long as feasible, will have many exciting and practical features. In the first 55-unit building, there will be 12 two-bedroom units and 43 one-bedroom units. All units will be accessible for those with mobility impairments, and the large units (from 725 square feet for a 1 BR unit to 1,025 square feet for a 2 BR unit) will each have balconies/patios, large kitchen pantries, Energy-Star rated appliances, and walk-in closets. The 3-story building will have two elevators, laundry facilities, a trash chute on each floor, and an exercise room on the top floor. A community room (of 3,000 square feet) will be large enough to seat 120, and will feature a community kitchen area with a large enclosed patio. The building will also have a sizeable ‘living room’ at its entrance, a beauty salon, and on-site leasing, maintenance, and management. A community garden area and landscaped areas will enhance the design and livability. Photo-voltaic roof panels and other energy efficient design features will reduce demand and building energy costs.

The construction on the $12 million, first 55-unit phase of the Village at Westerly Creek is scheduled to commence in May 2011, with construction time of 15 months. The development has been specifically designed to allow the existing 120 senior households at Buckingham Gardens to remain in their units until construction completion. After this first 55-unit building is completed, the first 55 residents will be moved (at AHA cost) to their new units. Once moved, 2 existing buildings and the AHA administrative office will be demolished to make way for the second phase of 65 units (scheduled to commence in 2013). We look forward to seeing you at the Grand Opening of Phase 1 in the summer of 2012!
Pre-paid debit cards

In 2010 the Aurora Housing Authority implemented a new and innovative method to issue utility allowance reimbursement payments to eligible program participants. Participants now receive their utility reimbursement payments electronically via the U.S. Bank ReliaCard®. The U.S. Bank ReliaCard is not a credit card; it is a Visa® prepaid debit card. Assistance payments are automatically deposited to the card. No bank accounts or credit checks are required. Purchases and cash withdrawals are deducted from the available balance. It is like any other Visa debit card, it can be used anywhere Visa is accepted.

The ReliaCard is:

- Fast: funds are available immediately via electronic transmission; a physical check is not required.
- Hassle Free: Participants don’t have to worry about check cashing fees or making an extra trip to pickup, cash or deposit the check.
- Safe: Unlike cash or checks, the ReliaCard can be replaced if lost or stolen; and its value restored. Funds are also FDIC insured.
- Easy: Participants may pay utility bills, make purchases in stores and/or online or pay bills; there is no

Moveable Mural Unveiled at Residences at Trolley Park

On a warm spring evening in April, Aurora Housing Authority, Aurora Housing Corporation and Downtown Aurora Visual Arts held a reception at the Residences at Trolley Park to unveil a moveable mural created by some of the children living at Trolley. Residents, staff members, and Board members attended this wonderful celebration in honor of the work done by these creative young artists.

Families living at Trolley Park submitted a grant application to The Strengthening Neighborhoods Program of The Denver Foundation to support this joint collaboration. The goal of the grant was twofold in providing both a creative activity for the children as well as an opportunity for the children to contribute to their immediate living situation. The Community Building program offered by Aurora Housing uses a model called Asset Based Community Development (ABCD) which is rooted in the theory that all people (children included) have assets, or gifts, to share with the community. This mural is living proof of the assets possessed by these children and their willingness to share these assets with their own community.

The young artists were: Ashley Carbajal, Josseline Carbajal, Abigail Mendoza, Antonio Mendoza, Joel Mendoza and Julian Rueda. Downtown Aurora Visual Arts provided the artistic direction through Katie Taft and Aurora Housing Corporation provided Community Building assistance through Belinda Woodall.
In July, 2010 the Aurora Housing Authority was awarded 50 Veterans Affairs Supportive Housing (VASH) Housing Choice Vouchers. The HUD-VASH program is a collaboration between the U.S. Department of Housing and Urban Development (HUD) and the U.S. Department of Veterans Affairs Supported Housing (VASH) program to help homeless veterans and their immediate families find and maintain affordable, safe, and permanent housing in the community. The HUD-VASH program combines Housing Choice Voucher (HCV) rental assistance for homeless veterans with case management and clinical services provided by the Department of Veteran's Affairs (VA). The VA provides these services for participating veterans at VA medical centers (VAMCs) and community-based outreach clinics.

The primary goal of HUD-VASH is to help veterans and their families successfully move out of homelessness. The program is designed to improve each veteran’s health and mental health, and to enhance each veteran’s ability to remain stable, housed, and integrated in their local community.

Veterans who are admitted to the HUD-VASH program are assigned to a VA case manager for assessment and treatment planning. Assistance in obtaining the Section 8 voucher is also provided. Veterans continue to work with their assigned case manager for the duration of their time in the program.

Veteran applicants for the program are referred to AHA by the Veteran’s Administration who determines initial eligibility. AHA then determines eligibility for the VASH Housing Choice Voucher program. Housing assistance payments estimated at $436,272.00 will be paid to private owners of rental property in Aurora who participate in this program.

On hand to present the check were Congressman Ed Perlmutter; Mayor Ed Tauer; Deborah Griswald, Deputy Regional Administrator of HUD; Richard De Blasio, M.S.W., L.C.S.W., Network Homeless Coordinator; and Major General Michael Edwards, Colorado Adjutant General.
Balance Sheet

Assets
Cash $ 9,416,752
Other Current Assets $ 5,799,457
Total Capital Assets (Net of Accumulated Depreciation) $ 7,522,549
Non-Current Assets $ 33,073,101
Total Assets $ 55,811,859

Liabilities and Net Assets
Current Liabilities $ 2,589,313
Non-Current Liabilities $ 22,069,191
Net Assets $ 31,153,356
Total Liabilities and Net Assets $ 55,811,859

Income Statement

Revenues
Operating Revenue $ 3,847,215
HUD HAP Revenue $ 17,698,407
Capital Grants $ 171,207
Non-operating Revenue $ 1,489,241
Total Revenue $ 23,206,071

Expenses
Operating Expenses $ 4,427,283
HAP Payments $ 17,004,361
Non-operating expenses $ 1,609,366
Total Expenses $ 23,041,010

Net Income $ 165,061

AHA also reports Component Units for its total reporting responsibilities
Component Unit Net Assets for 2010 are $12,116,081 and 2010 operating income of $2,022,820
Board of Commissioners

Barbara Cleland, Chairperson

Kay Barnes, Vice-Chair

Dale Mingilton, Commissioner

Susan Farmer, Commissioner

Craig Maraschky, Executive Director
Staff:


Senior Staff:
- Craig Maraschky-Executive Director
- Linda Jaster-Deputy Director
- Elizabeth Gundlach Neufeld-Director of Development
- Les Arney-Director of Finance
- Penny VanderWall-Director of Assisted Housing
- Cynthia King-Director of Property Management
- Melinda Townsend-Director of Family Services
- Dana Martin-Human Resource Manager