Our mission is to develop and promote quality housing while supporting and encouraging economic opportunities leading to self-sufficiency and independence.
July 2012

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

Dear Mayor Hogan and Members of the City Council:

It is our pleasure to present for your review, the Housing Authority of the City of Aurora's 2011 Annual Report.

The Authority had an exciting year in 2011! Construction has commenced on the first $12 million, 55-unit phase of The Village at Westerly Creek. Residents are scheduled to move in August of 2012. The new development carries forth the Authority's 35-year commitment of providing quality affordable housing to the citizens of Aurora. The Authority also received 25 additional HUD-VASH Vouchers to provide housing to Chronically Homeless Veterans in Aurora.

This past year we began our Family Unification Program in collaboration with Arapahoe County Department of Human Services. This program serves young adults coming out of foster care as well as families with children with case management and rental assistance.

In November, the Authority purchased an existing office building located at Iliff and Xanadu Way and it will serve as AHA’s new administrative office. Keeping accessibility on the forefront, the new location is on a major bus line and renovation plans include an addition of a new ADA accessible elevator. Total improvements will amount to over $1 million.

The Authority strives for excellence in operations as evidenced by our recent 100% Section 8 Management Assessment Program 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 our HCV Program.

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
VILLAGE AT WESTERLY CREEK

Construction has begun! The debt and equity documents were finalized and closing on the development occurred on August 15th. The townhomes and maintenance shop were immediately razed and there have been several weeks of soils conditioning, soils removed and new soils brought in, in order to ensure that the ground compacts properly for foundations and footings for the new building. The 55-unit building is scheduled to be ready for occupancy in August 2012.

The building’s concrete foundations, underground plumbing, and electrical lines have been put in place and dirt from the future detention pond (at the northernmost edge of the former Brinkmeyer lot) is being used to backfill the site. The building’s northern edge is a mere dozen feet from the front door of the AHA office!

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 the 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!

NEW ADMINISTRATIVE OFFICE

In November, Aurora Housing Authority purchased Country Club Park 2 at 2280 S. Xanadu Way, Aurora, Colorado. The new purchase will serve as the administrative office for AHA.

Demolition of the current administrative office located at 10745 E. Kentucky, Aurora, CO, is scheduled to commence summer of 2012, to make way for the new development currently under construction, Village at Westerly Creek.

AHA will complete the million-dollar renovation of the 40,067 square foot building summer 2012. The renovation will include the addition of a new elevator, lobby entrance, and restrooms. These additions will ensure that the new office space is accessible to those with physical disabilities.

The property will be secured with a key-card access system, and there will be a separate entryway for staff only. A large community room, Board room, employee break room, as well as many smaller conference rooms are planned. There will be over 80 parking spaces, which includes designated handicap accessible parking spaces. The AHA Administrative Office is expected to be ready for move-in early September, 2012.
FAMILY UNIFICATION PROGRAM

In June 2011, AHA was awarded a $433,890 grant from the Department of Housing and Urban Development to administer 50 Family Unification Program vouchers. AHA will work closely with the Arapahoe County Department of Human Services to determine who will receive the vouchers.

The Family Unification Program (FUP) is similar to the Housing Choice Voucher program (Section 8) where qualified participants pay 30% of their monthly income towards rent. However, the FUP voucher will serve two distinct populations: families for whom the lack of adequate housing is the primary factor in placing children in out-of-home care; families for whom the lack of adequate housing is the cause for delay in reuniting out-of-home placed children with their families. The FUP Voucher will also provide assistance for youth who are at least 18 to 21 years old, who left foster care at 16 and need adequate housing, thus preventing homelessness.

The Arapahoe County Department of Human Services states there are approximately 150 families working with Arapahoe County case managers who are in danger of having their children placed in out-of-home care due to inadequate housing. Additionally, there are approximately 250 families working with case managers who are in need of adequate housing as a condition for having their children reunited with them from out-of-home placement. Arapahoe County case managers also provide support to the family and children in times of crisis, along with access to supportive resources such as medical care, employment, mental health services, and early childhood education.

WHAT HOME MEANS TO ME

Under the guidance of Family Community Builder, Belinda Woodall, children from the Residences at First Avenue, Plaza Townhomes at Macon and Moline, and Kimberly Apartments competed in a state wide poster contest held by the Colorado Chapter of the National Association for Housing and Redevelopment Officials. All of the entries colorfully illustrated the theme, "What Home Means to Me" and three posters won Honorable Mention.

SOFIA, ELEMENTARY SCHOOL HONORABLE MENTION

KAHARI, MIDDLE SCHOOL HONORABLE MENTION

DAYNESHA, ELEMENTARY SCHOOL HONORABLE MENTION
On the evening of September 28, 2011, Aurora Housing Authority and Aurora Housing Corporation jointly held the Celebration of Success, an event that honors current residents and Transitional Housing graduates. The event was presided over by Master of Ceremonies, Tony Antista, President at FirstBank Aurora and AHC Board member, and was held at the DoubleTree Hotel in Aurora. State Representative HD-41 Nancy Todd, State Senator, District 28, Suzanne Williams, and Board members from both Aurora Housing Authority and Aurora Housing Corporation were among the guests in attendance.

The Celebration of Success honors residents that have: successfully completed the Transitional Housing program; obtained academic degrees (associate or bachelor degrees); completed professional certification programs; started businesses or purchased homes. Each milestone marks either steps toward self-sufficiency or the actual achievement of it. AHA and AHC honored thirteen residents at this year’s event.

It was a festive evening; bright, yellow tablecloths adorned each table, blooming, fall-inspired flowers set the stage, metallic star shaped balloons hovered as whimsical centerpieces, and guests arrived with smiles and celebratory spirits. AHA Executive Director, Craig A. Maraschky, gave a warm welcome and thanked the guests for attending. After dinner, two Transitional Housing graduates, former graduate Shakia Bush, and recent graduate, LaKenya Kelson, spoke about what they gained from the program and how it changed their lives.

The awards ceremony commenced with Mr. Antista calling all the honorees to the stage. He read each of their stories aloud, with each story being just as moving and inspiring as the next. Though they all faced adversity and uncertain futures, their hearts remained optimistic as they persevered through the many obstacles that stood in their way, never losing sight of their ultimate goal of self-sufficiency. Their successes were met with great applause and each honoree received plaques and gift bags. It was perhaps, the most touching part of the program.

AURORA HOUSING AUTHORITY
CONSOLIDATED FINANCIAL STATEMENTS
YEAR ENDED DECEMBER 31, 2011

Balance Sheet

Assets

Cash $ 12,559,981
Other Current Assets $ 3,173,247
Total Capital Assets (Net of Accumulated Depreciation) $ 55,737,353
Non-Current Assets $ 38,399,453

Total Assets $ 109,870,034

Liabilities and Net Assets

Current Liabilities $ 7,110,604
Non-Current Liabilities $ 57,050,193
Net Assets $ 45,709,237

Total Liabilities and Net Assets $ 109,870,034

Income Statement

Revenues

Operating Revenue $ 5,360,842
HUD HAP Revenue $ 18,058,987
Federal Operating Grants $ 1,606,826
Federal Capital Grants $ 1,561,065
Non-operating Revenue $ 2,429,775

Total Revenue $ 29,017,495

Expenses

Operating Expenses $ 8,219,679
HAP Payments $ 17,336,535
Non-operating expenses $ 3,162,002

Total Expenses $ 28,718,216

Net Income $ 299,279
BOARD OF COMMISSIONERS

BARB CLELAND - CHAIR
KAY BARNES - COMMISSIONER
SUSAN FARMER - COMMISSIONER
DEB NEELEY - COMMISSIONER
CRAIG A. MARASCHKY - EXECUTIVE DIRECTOR

(NOT PICTURED)
DALE MINGILTON - VICE CHAIR
AURORA HOUSING AUTHORITY STAFF 2011

SENIOR STAFF

ACCOUNTING

ASSISTED HOUSING

FAMILY SERVICES

DEVELOPMENT

PROPERTY MANAGEMENT