Dear Mayor LeGare and Members of City Council:

It is our pleasure to present for your review, the Housing Authority of the City of Aurora’s (AHA) 2018 Annual Report. In 2018, AHA provided over $21 million in rental assistance to 10,000 individuals through our voucher programs and housing to 1,519 individuals that reside in our units.

Under the leadership of AHA staff and with the help of our partners, the completion of the third and final phase of the Village at Westerly Creek campus marked the end of the redevelopment of the old public housing site. The third phase serves two different populations – 50 units, called Exponent, house families on South Ironton Street and 24 units, called Village at Westerly Creek 3, house seniors on East Kentucky Avenue. AHA plans to hold a celebration later in 2019 to recognize the completion of the project that spanned over a 14 year period made possible by our dedicated staff and partners. The 11-acre campus provides a total of 194 units of affordable housing.

We are proud of the hard work our Assisted Housing Department put in to earn a certified 100% Section Eight Management Assessment Program score for the Housing Choice Voucher Program. This score continues AHA’s distinction of being awarded "High Performer" status by the U.S. Department of Housing and Urban Development (HUD). AHA’s successful track record helped in receiving an award of 40 Mainstream Housing Choice Vouchers that will assist non–elderly persons with disabilities who are transitioning out of institutional or other separated settings in addition, at serious risk of institutionalization, homeless, or at risk of becoming homeless.

AHA held a groundbreaking ceremony in 2018 to formally kick off construction for Peoria Crossing, AHA’s newest development located at 30th and Peoria. As a transit–oriented development, it is in close proximity to RTD light rail stations as well as the Anschutz Medical Campus, the VA hospital, Sand Creek Park, and neighborhood schools. The 82–unit development will be completed in October 2019. Peoria Crossing will serve households that earn between 30% and 60% of the Area Median Income as well as Veterans Affairs Supportive Housing Voucher program participants.

We will continue to move onward and upward in serving the residents of the City of Aurora. We are excited about future projects that will further AHA’s mission in providing affordable housing. On behalf of the Board of Commissioners, staff, and all our residents and clients, we thank you for your continued support.

Tom Ashburn
Board Chair

Craig A. Maraschky
Executive Director
The Village at Westerly Creek (VWC) campus was a culmination of over 14 years of work. The new campus replaced the former public housing development, Buckingham Gardens. Buckingham Gardens was constructed in 1979 and became obsolete due to the lack of exterior stairwells, elevators, and fire sprinklers. It was comprised of 120 one bedroom units for seniors and ten townhome style homes for families. AHA redeveloped the site in three phases: VWC1 and VWC2 provided replacement housing for the existing 120 senior units and phase 3 was split into 2 components – 24 single story row homes for seniors known as VWC3 and 50 units for families, known as Exponent.
Construction began in 2011 and the final phase was completed in December 2018. The redeveloped site fully utilized the 11 acres of land and now houses 194 units of affordable housing, 64 more units than Buckingham Gardens. During construction, the existing Buckingham Gardens residents remained in their units until their new unit was completed. This was important in maintaining the ‘community’ that the seniors developed over the years. The total development cost for the whole campus was approximately $51 million.

The senior portion of the campus provides an array of amenities that benefit the residents in a myriad of ways. Raised garden beds provide both physical activity as well as nourishment. Solar voltaic panels provide energy to power the common areas of VWC1 and 2. A Community Builder works directly with the residents to help navigate services, resident meetings, and special events. The Food Bank of the Rockies delivers commodities once a month. Many of the residents have pets thus, a dog run was added to the second phase.
The family portion allows for ample open space for recreation and outdoor activities. Elementary school-aged children can walk to nearby Highline Community Elementary School, part of the Cherry Creek School District.

The VWC campus is located adjacent to Westerly Creek Trail and to Aurora’s 57-acre Expo Park. The culturally diverse residents are in close proximity to the global fare Havana Street has to offer: grocery stores, retail stores, and restaurants. The project was made possible by dedicated AHA staff and community partners.
HUD Secretary Ben Carson visited the Village at Westerly Creek Campus on July 30, 2018. Though his visit was brief due to a tight schedule, AHA made sure to fit in pertinent information during his visit. Secretary Carson sat down with AHA staff and local officials for a presentation by AHA’s Executive Director, Craig A. Maraschky. He covered what AHA does for the community and the history behind the redevelopment of how Buckingham Gardens came to become Village at Westerly Creek. Secretary Carson then toured the campus and visited VWC1 residents in their unit as well as a vacant unit in the newly built family housing portion of the campus, Exponent. Secretary Carson’s visit was met with great interest; several news outlets were on site to take photos and ask questions.
A groundbreaking ceremony was held in November, 2018 for Peoria Crossing, AHA’s newest development located at 3002 N. Peoria Street. The event celebrated the construction of the affordable housing development that will include:

- 82 total units at 30% to 60% AMI, including 10 VASH/14 HCV:
  - 14 - 1-bedroom/1-bath, 42 - 2-bedroom/2-bath, 21 - 3-bedroom/2-bath.

Peoria Crossing is a transit-oriented development located within a 15 minute walk to two RTD light rail stations – Peoria Station and Fitzsimons Station. Peoria Crossing received 4% Federal and State Low-Income Housing Tax Credits (LIHTC) valued at approximately $12.6 million.

AHA is grateful for the support it continues to receive from its partners and the community. Featured guest speakers included: Congressman Mike Coffman, Mayor Bob LeGare, Councilwoman Nicole Johnson, Eric Cobb/HUD, Alison George/DOLA, Cris White/CHFA, Robert Chiles/Regions Bank, and Beth Klein/FirstBank.

Architect: Humphries Poli
General Contractor: Palace Construction
Financing: FirstBank
Investor: Regions
AHA received 4% noncompetitive, Low Income Housing Tax Credits in 2018 for the rehabilitation of Connections at 6th (currently known as Residences at Sixth Avenue). Construction will commence July, 2019 and will include rehab of all units, the leasing office, and common areas. The units will undergo significant upgrades that will include replacement of kitchen cabinets, countertop tops, ranges, refrigerators, and dishwashers. All floor coverings will be replaced as well as furnaces and air conditioning units. Commercial movers will pack and move the residents in and out of their units. To ease the burden of being displaced, AHA converted 4 units at Sixth into hospitality suites so that the residents can remain on the property while their unit is being renovated.

Architect: Workshop8
General Contractor: Palace Construction
Financing: FirstBank
Investor: Boston Capital
GIVING WALL
Following the success in 2017, the Stanley Marketplace hosted the 2nd Annual Giving Wall in 2018 for both AHA and Denver Housing Authority. Wish items from the kids and youth from Aurora@Home, Family Unification Program, and Veterans Affairs Supportive Housing were written on tags and were hung on a decorative display at Stanley. The response from the community was inspiring as tags were picked up immediately. Since the holidays can be hard on many of our program participants, the families were all very grateful and appreciative for the gifts they received from the drive.

HOLIDAY DONATIONS
The holidays were much more merry and bright for the residents at three AHA properties thanks to the businesses that generously made monetary donations. The donations exemplified the giving spirit of the holidays and the families were grateful for the assistance they received. AHA would like to recognize the following partners:

- Alarm Specialists
- American Mechanical Services
- Citywide Financial
- Echoclean
- FirstBank and FirstBank Staff
- Jon Peterson
- Medici Construction
- The One Carpet Cleaning
- Palace Construction

Back to School Donations
For the 4th year in a row, the team at Palace Construction donated backpacks full of school supplies. Palace is passionate about education and want children and teens to feel confident in heading back to school with all of the supplies they need. The recipients of the backpacks and supplies were very grateful for their generosity.
The Annual Children’s Achievement Awards at the Residences at Willow Park was held in June, 2018. The event recognizes the achievements of the children that range from most improved to prefect attendance. The award ceremony was held on a hot, summer day, underneath a tent that provided shade for the guests of honor. All of the awardees received a framed certificate. After the ceremony, the children and parents enjoyed lunch together followed by refreshing snow cones.

Each year, AHA participates in Make a Difference Day, an annual volunteer event that gives our staff an opportunity to lend a hand to various organizations in the community. This year, AHA staff volunteered at: Project C.U.R.E. to sort medical supplies that will later be sent to developing countries, The Senior Hub, Inc to help two local seniors prepare their yards for the Spring and Summer, and the Aurora Animal Shelter to provide enrichment to the animals in the shelter.
Community Builders Belinda Woodall and David Saperstone organized the annual poster contest for the children at our properties. The posters reflect the theme, "What Home Means to Me" and through artful brush strokes, colors, shapes, and drawings of their loved ones, the children expressed what home meant to them. The finished posters amaze us each year as each child interprets home in their own unique way. Aaryonna's poster, grade 6, won at the National level and was featured in the 2019 NAHRO calendar. To celebrate her accomplishment, Aaryonna and her family attended a special dinner with the Board and AHA staff where she shared her narrative and was presented with a framed image of her winning poster.
WHAT HOME MEANS TO ME POSTER CONTEST

Lajia, Grade 9
Local and Regional Winner

Maleigha, Grade 2
Local Winner, 1st Place

Londell, Grade 1
Local Winner, 2nd Place

LeMaria, Kindergarten
Local Winner, 3rd Place
The Western themed Senior Gala was held in the Rainbow Room at VWC. Cowboy cutouts, mountain scapes, barn doors, and cactus decorations set the tone for a fun and merry atmosphere. Senior residents from Fletcher Gardens, Summersong, Village at Westerly Creek, and Willow Park, wore cowboy hats and enjoyed dinner, dancing, and raffle prizes. Once again, DJ Star provided uplifting tunes that got the guests out of their chairs and onto the dance floor. The residents and AHA staff planned the wonderful event.
SPECIAL LIMITED PARTNERSHIPS

AHA's mission is to develop and promote quality housing while supporting and encouraging economic opportunities leading to self-sufficiency and independence. AHA believes that this mission includes the encouragement of additional affordable housing opportunities created by other developers. AHA partners with both non-profit and private affordable housing developers to expand the opportunities for suitable living environments free from discrimination.

Since 2004, AHA has partnered with 15 developments that equates to 2,102 units, with a total private investment in Aurora of $158,447,857.

AHA's partnerships include the following properties developed by both for-profit and non-profit developers.
SPECIAL LIMITED PARTNERSHIPS

Alameda View, 2018

Cornell Senior Apartments, 2018

Paris Street Family Housing, 2017

Meadows at Dunkirk, 2015

Plaza Townhomes at Macon and Moline, 2007

Florence Square, 2004, 2006

Willow Street Residences, 2006

Other partnerships not pictured:
Greenleaf Apartments, 2012
Terrace Park Apartments, 2007
Townhomes at Tollgate Creek, 2006
Arapahoe Green Townhomes, 2006
Prentice Place Lofts, 2006
Aurora Housing Authority Consolidated Financials
Total Reporting Entity
Year Ended December 31, 2018

Balance Sheet
Assets
Cash $12,680,145
Other Current Assets $2,724,665
Total Capital Assets (Net of Accumulated Depreciation) $94,706,006
Non-Current Assets $35,899,961
Deferred Outflows (Pension) $792,968
Total Assets $146,803,745

Liabilities and Net Assets
Current Liabilities $5,226,903
Non-Current Liabilities $80,447,272
Deferred Inflows (Pension) $1,015,732
Net Assets $60,113,838
Total Liabilities and Net Assets $146,803,745

Income Statement
Revenues
Operating Revenue $14,147,080
HUD HAP Revenue $28,390,404
Other Revenue $1,899,081
Total Revenue $44,436,565

Expenses
Operating Expenses $9,735,432
HAP Payments $26,820,064
Other Expenses $119,459
Total Expenses $36,674,955

Net Operating Income $7,761,610
Interest Expense $2,870,383
Depreciation $3,408,589
Net Income $1,482,638
AHA PROPERTIES

1. AHA MAIN OFFICE
   2280 S. XANADU WAY
   AURORA, CO 80014

2. Fletcher Gardens
   1401 EMPORIA STREET
   AURORA, CO 80010

3. The Residences at First Ave
   112 KENTON STREET
   AURORA, CO 80010

4. The Residences at Trolley Park
   1445 DALLAS STREET
   AURORA, CO 80010

5. The Residences at Sixth Ave
   621 POTOMAC STREET
   AURORA, CO 80011

6. Ivy Hill Townhomes
   14208 E. GRAND DRIVE
   AURORA, CO 80015

7. Summersong Townhomes
   10024 E. EVANS AVENUE
   DENVER, CO 80247

8. The Residences at Willow Park
   14061 E. COLORADO DRIVE
   AURORA, CO 80012

9. Peoria Crossing
   3002 N. PEORIA STREET
   AURORA, CO 80011

10. A. Exponent
    820 IRONTON STREET
    AURORA, CO 80012

   10-B. Village at Westerly Creek I
    10827 E. KENTUCKY AVE
    AURORA, CO 80012

   10-B. Village at Westerly Creek II
    10727 E. KENTUCKY AVE
    AURORA, CO 80012

   10-D. Village at Westerly Creek III
    10827 E. KENTUCKY AVE
    AURORA, CO 80012
Board of Commissioners

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

Senior Staff

Craig A. Maraschky, Executive Director
Les Arney, Deputy Executive Director of Finance
Melinda Townsend, Deputy Executive Director of Housing and Family Services
Cindy Gonzales, Director of Property Management
Tania Morris, Director of Assisted Housing
Dayna Ashley-Oehm, Director of Development
Adrienne Robinson, Director of Human Resources