August 2020

The Honorable Mike Coffman and City Council
15151 East Alameda Parkway
Aurora, CO 80012

Dear Mayor Coffman and Members of City Council:

It is our pleasure to present for your review, the Housing Authority of the City of Aurora’s (AHA) 2019 Annual Report. In 2019, AHA provided over $22.6 million dollars in rental assistance to 2,095 individuals through our voucher programs and provided housing to 1,710 residents that reside in our units.

In 2019, AHA held an event to celebrate the completion of the Village at Westerly Creek Campus. The event recognized the hard work and dedication from AHA staff as well as the support it received from its partners and community leaders. The 11-acre campus provides 194 units of affordable housing that houses both families and seniors. The final phase, VWC3, received numerous awards – National Association of Housing and Redevelopment Officials’ (NAHRO) National Award of Excellence, Affordable Housing Finance’s Readers’ Choice Award for Public Housing Redevelopment, and Colorado National Association of Housing and Redevelopment Officials’ Yes in My Back Yard Award. The total development cost for the whole campus was $51 million.

We are proud of our Assisted Housing Department’s continued success in earning a certified 100% Section Eight Management Assessment Program score for the Housing Choice Voucher Program. This score continues AHA’s distinction of “High Performer” status by the U.S. Department of Housing and Urban Development (HUD).

We are excited about the development and management of future projects such as Peoria Crossing 2, Fitzsimons Veterans Housing, and Gateway Park, that will add much needed affordable housing in Aurora. On behalf of the Board of Commissioners, the staff, and all our residents and clients, we thank you for your continued support.

Tom Ashburn
Board Chair

Craig A. Maraschky
Executive Director
COMPLETION OF PEORIA CROSSING

Peoria Crossing, located in the Morris Heights neighborhood at 3002 N. Peoria Street, opened its doors in October 2019. The new development houses families and veterans and consists of: 82 total units at 30% to 60% AMI that includes 9 HUD–Veterans Affairs Supportive Housing vouchers and 15 Project Based Section 8 Vouchers. Peoria Crossing received 4% Federal and State Low-Income Housing Tax Credits (LIHTC) valued at approximately $12.6 million.

The $24 million dollar development is an example of a public-private partnership funded with federal and state Low-Income Housing Tax Credits, federal HUD funding, City of Aurora HOME funds and State of Colorado Housing Solutions Program funding. 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 features community garden space, a playground, computer lab, workout room, bicycle storage, public art, and an array of floor plans.

Architect: Humphries Poli
General Contractor: Palace Construction
Financing: FirstBank
Investor: Regions Affordable Housing
Public Art at PX

For the first time, AHA commissioned public art for its newest development, Peoria Crossing (PX). The theme for the 3D interior wall art sculpture was to convey the excitement in going places while tying in nature, a sense of belonging, and community. A panel of judges made up of AHA staff selected artist Christopher Oar’s piece, View Point. Through the spring-like hues and the mountain shaped bends of the metal, Oar’s piece sets an energetic tone of the space upon entering. The public art dispels the preconceived notions of affordable housing aesthetics; no longer is it dull, bland, and unappealing – it is vibrant, creative, and original.

Dayna Ashley-Oehm, AHA’s Director of Development, wanted to uplift the spirit of the property. The art makes an impact, providing the residents more to be proud of in calling Peoria Crossing home. Art can also be viewed outside of PX – upon entering PX via Peoria Street is Spectral Slide by artist Seth Palminteri, a public art piece from Art in Public Places by the City of Aurora. AHA also commissioned Christopher Oar to design a bike rack that conveys the energy in movement as PX is a transit oriented development. The bike rack is located on the south side of the building.
CONNECTIONS AT 6TH

Construction is underway at Connections at 6th, formerly known as Residences at Sixth Avenue. AHA staff is working closely with the residents while their units undergo extensive rehabilitation that includes having one-on-one conferences with each family to make sure they are up-to-speed on the process. Eight units were turned into hospitality suites. A moving company packs residents’ belongings to individual trailers located on-site, allowing the residents to remain on-site with all the conveniences of home. When a unit is complete, movers will move their belongings back to their finished unit that the residents will unpack themselves. The total cost for the project is $7 million.

The extensive rehabilitation for all units includes: kitchen cabinets, counter tops, sinks, new appliances, flooring (carpet will be installed in bedrooms and all other areas will receive plank vinyl), furnaces, air conditioners, water heaters over five years old will be replaced; new paint, and new window coverings. The hallways will get new ceilings, new paint, and new plank vinyl tile. All windows and patio doors will be replaced. The exterior stucco will be painted, new roofs will be installed, and new portico entrances will be constructed on both buildings. Additionally, security cameras, key fob access entrances, and alarms on exterior doors will be installed.
Capital Projects:
Aurora Housing Authority continued to improve the level of maintenance and care for our properties and assets. Several properties received upgrades to camera surveillance and access systems, including the main office building and Trolley Park.

Capital improvements also included tree care and pruning at all properties, replacement of sections of sidewalks at Fletcher Gardens, Ivy Hill Townhomes, and Residences at Willow Park. Residences at First Avenue, Summersong Townhomes, AHA main office, Willow Park and Ivy Hill had maintenance performed on parking lot surfaces.

The parking lot at Residences at Willow Park was brightened by the installation of LED pole lights throughout the parking lot and grounds perimeter to increase security and deter crime. Civil engineers began studies, surveys, and plans to improve site drainage at specific locations at First Avenue and Summersong. Installation of a poured-in-place playground surface at First Avenue greatly improved the safety and appeal of the playground.

Ongoing Facilities Oversight:
Warranty walks with contractors to ensure all outstanding issues for the newly-constructed Village at Westerly Creek III and Exponent were performed. Various landscape plantings were replaced as well as repairs and adjustments to snowmelt, HVAC, and rolling gate systems.

Fletcher Gardens and Residences at Willow Park prepared for and passed REAC inspections, as well as a City of Aurora Systematic inspection. Properties are maintained at a level that surpasses the requirements.
The Stanley Marketplace hosted the 3rd Annual Giving Wall in 2019 for both AHA and Denver Housing Authority. Children and youth from Aurora@Home, the Family Unification Program, and Veterans Affairs Supportive Housing wrote their wish items on tags that were placed on the Giving Wall. The outpouring of support from the community continues to amaze and inspire us every year. The families were all very grateful for the wonderful gifts.

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
- Citywide Financial
- Echoclean
- FirstBank
- Keesen Landscape
- Medici Construction
- The One Carpet Cleaning
- Palace Construction

For the 5th year in a row, the team at Palace Construction donated backpacks full of school supplies. Palace’s passion for education truly shines with their generous donations year after year. The recipients of the backpacks and supplies were very grateful for their generosity.
WHAT HOME MEANS TO ME POSTER CONTEST

The creativity from our AHA community grade school artists continue to amaze us every year. Community Builder Belinda Woodall strives to bring out the best from our young artists and it shows. 2019’s local and regional winner, Sugu, received gift certificates for her winning poster.

SUGN, 10TH GRADE LOCAL AND REGIONAL WINNER 2019

What home means to me, is a safe place where you’re not alone. It’s a place that stays beside you no matter how hard life can be. It gives us strength and safety. “Silence is the sleep that nourishes wisdom” (Francis Bacon). My home shelters me. It’s there to catch me when I fall down. It’s a safe place where I can express myself. It contains memories that can never be replaced.

The word ‘home’ means armor, peace, and hope. A story that never ends. Where families grow and new friends are met. A cozy camp fire that won’t disappear.

By: Sugu
WHAT HOME MEANS TO ME
POSTER CONTEST

Home is my Castle

Arafa, 8th grade
Middle School
Local Winner

Layall, 5th grade
Elementary School
Local Regional Winner
The Motown-themed Senior Gala was held in the Rainbow Room at VWC in June 2019. Senior residents from Fletcher Gardens, Summersong, Village at Westerly Creek, and Trolley Park, enjoyed dinner, dancing, and raffle prizes. DJ Starchild played Motown hits that set the tone for sing-alongs and dancing. The residents design the gala with AHA staff partnership, a collaboration that is essential in the success of the event.

Barbecue was catered by Brothers BBQ. InnovAge generously donated $700 to help cover costs for the Gala. Additional transportation was provided by the Senior Resource Center in collaboration with Arapahoe County Community Resources.
AHA hosted a celebration event to formally recognize the successful completion of the multi-phase campus that spanned over 14 years. AHA successfully redevelopment the old public housing site, Buckingham Gardens, by deploying multiple funding mechanisms in three phases. The project was financed with a combination of Low-Income Housing Tax Credits as well as taxable and tax-exempt debt. The total cost was approximately $51 million. Guest speakers included Congressman Jason Crowe, Mayor Bob LeGare, Councilwoman Marsha Berzins, Commissioner Nancy Jackson, Colorado Division of Housing Director Alison George, and VWC3 resident, Tsilya K.
A LOOK BACK IN TIME

Buckingham Gardens once occupied the 11-acres that now houses the Village at Westerly Creek campus. It was built in 1978 and provided housing for the disabled, near elderly, elderly, and families. We enjoyed taking a trip down memory lane through the images we found of the old public housing development.
# Aurora Housing Authority Consolidated Financials  
## Total Reporting Entity  
### Year Ended December 31, 2019

## Balance Sheet  
### Assets  
<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Cash</td>
<td>$17,237,765</td>
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<tr>
<td>Other Current Assets</td>
<td>$3,706,310</td>
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<tr>
<td>Total Capital Assets (Net of Accumulated Depreciation)</td>
<td>$116,019,029</td>
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<tr>
<td>Non-Current Assets</td>
<td>$41,988,625</td>
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<tr>
<td>Deferred Outflows (Pension)</td>
<td>$1,389,554</td>
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<tr>
<td><strong>Total Assets</strong></td>
<td><strong>$180,341,283</strong></td>
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## Liabilities and Net Assets  
### Current Liabilities  
<table>
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<tr>
<th>Item</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Current Liabilities</td>
<td>$4,637,358</td>
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<tr>
<td>Non-Current Liabilities</td>
<td>$95,262,124</td>
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<td>Deferred Inflows (Pension)</td>
<td>$255,360</td>
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<tr>
<td><strong>Net Assets</strong></td>
<td><strong>$80,186,441</strong></td>
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## Income Statement  
### Revenues  
<table>
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<th>Item</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Operating Revenue</td>
<td>$14,910,469</td>
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<tr>
<td>HUD HAP Revenue</td>
<td>$32,688,125</td>
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<td>Other Revenue</td>
<td>$7,472,718</td>
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<td><strong>Total Revenue</strong></td>
<td><strong>$55,071,312</strong></td>
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### Expenses  
<table>
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<th>Item</th>
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<td>Operating Expenses</td>
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<td>HAP Payments</td>
<td>$30,731,068</td>
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<td>Other Expenses</td>
<td>$566,051</td>
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<tr>
<td><strong>Total Expenses</strong></td>
<td><strong>$39,469,405</strong></td>
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</tbody>
</table>

**Net Operating Income** $15,601,907  

**Interest Expense** $3,195,841  
**Depreciation** $4,079,542  
**Net Income** $8,326,524
AHA-Owned Properties

Of the residents at our properties:
- The average income is $21,328 annually
- The average occupancy is 5 years
- 20.8% of our total population are 62 or older
- 28.33% are students, grade school through college
- 71.6% have women as head of households

What we do:
AHA has provided housing for low-income households for 45 years through AHA owned rental housing and Housing Choice Vouchers programs. AHA owns and manages 809 units of rental housing and administers 1,266 Housing Choice Vouchers in addition to 700 incoming portable vouchers. AHA provides: permanent rental housing and support services for homeless veterans in Aurora; vouchers that keep Aurora families together and housed; vouchers for young adults currently aging out of out-of-home care; and vouchers for non-elderly people with disabilities. Overall, the vouchers we administer contribute over $22.6 million to the community in rental revenue in the City of Aurora.
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Moses Suh, Vice-Chair
Ray Barnes
Barb Cleland
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Tim Huffman
Deb Neeley

Senior Staff
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Executive Director

Les Arney
Deputy Executive Director of Finance and Property Management

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

Maggi Quinn
Director of Facilities Management

Hannah Han
Special Projects Manager