

# ONE VOICE

Housing Authority of the  
City of Austin  
P.O. Box 6159  
Austin, TX 78762-6159  
[www.hacanet.org](http://www.hacanet.org)



# ONE VOICE



Creating and sustaining healthy  
communities that promote individual  
responsibility, economic growth, human  
dignity and hope for the future.

A monthly publication of the  
Housing Authority of the City of Austin

June 2009

[www.hacanet.org](http://www.hacanet.org)

Volume 19 • Number 6

Inside This Issue:	Juneteenth Events	Scholarship Ceremony July 9, 2009	Digital TV Switch June 12, 2009
--------------------	----------------------	--------------------------------------	------------------------------------

## SUCCESS WITH COMMUNITIES IN SCHOOLS

**HACA's Community Partner, CIS, touches the lives of many resident students**  
Communities In Schools (CIS) is Central Texas' leading dropout prevention program. CIS focuses on children facing difficult challenges in life and helping them to reach their full potential. HACA supports and partners with CIS to ensure youth achievement and to help break the poverty cycle. Many of the students participating in CIS are also HACA Resident Scholarship recipients. HACA recognizes the success of CIS and its impact on our students with the vignettes below.

CIS collaborated with 21st Century's after school program to bring students to the University of Texas' annual event: Explore UT. Activities included breaking into geological geodes, learning about other cultures and culture celebrations, searching for fossils, learning about knights, creating shields and watching a Shakespearean play. During lunch, students excitedly conversed about learning and even talked about future college aspirations.

In March, the 8th grade students took their first TAKS test of the year. The tests are particularly important this year because the results determine whether or not the students will be promoted to high school. Some of the students speak Spanish as their first language and were concerned about how they would perform on the reading test. When the TAKS results were released, every single 8th grade HACA student passed; two of the students even received a "Commended" result! All of the students were extremely proud and they were happy to go into their remaining three tests with more confidence.

For the past three months HACA seniors have spent time signing up for SATs, FAFSA, ACTs, along with other aspects that go along with being a senior. Six of the Bouldin Oaks and Meadowbrook Seniors filled out the HACA Resident Scholarship application. This shows that many of the HACA seniors have plans to further their education.

To learn more about Communities in Schools, visit [www.cisaustin.org](http://www.cisaustin.org) or <http://www.hacanet.org/services/partners.php>



### Housing Authority Board of Commissioners

**Henry Flores**  
Chairman

**Carl S. Richie, Jr.**  
Vice Chair

**Dr. Tyra Duncan-Hall**  
Second Vice Chair

**Charles Bailey**  
Board Member

**Thelma Pannell**  
Board Member

### Housing Authority Directors

**James L. Hargrove**  
President and CEO

**Thomas Cherian**  
Vice President and CFO

**Lisa Garcia**  
Vice President of Assisted Housing

**Sylvia Blanco**  
Vice President of Housing & Community Development-District I

**Veronica W. Macon**  
Vice President of Housing & Community Development-District II

**Ron Kowal**  
Vice President of Housing Development/Asset Management

**Michael Cummings**  
Vice President of Southwest Housing Compliance Corporation

## Our Mission

The Housing Authority of the City of Austin is a public agency whose business is to:

- ◆ Ensure that safe, quality affordable housing opportunities exist for families of low income,
- ◆ Break the poverty cycle by serving as a catalyst for our residents to become economically self-sufficient,
- ◆ Create meaningful partnerships to maximize available community resources for our residents,
- ◆ Efficiently and effectively meet federal, state and local mandates

The Housing Authority of the City of Austin will pursue entrepreneurial opportunities to address emerging trends and respond to the challenges of the future.

### Important Phone Numbers

HACA Administration	477-4488
24 Hour Resident Hotline	495-1897
Maintenance Work Orders	477-8518
Section 8	477-1314
Fire/Police	911
Non-Emergency Police	311
Poison Center	800-764-7661

## ONE VOICE Newsletter

Published by the Housing Authority of the City of Austin  
Judy Paciocco, Sr. Director of Operations

Comments, articles and photographs are welcomed for the One Voice newsletter. E-mail submissions to Monique Duvall.  
[moniqued@hacanet.org](mailto:moniqued@hacanet.org)

Or by mail to:  
HACA, Attn: Media Relations  
P.O. Box 6159  
Austin, TX 78762

All submissions must have a name and phone number to be considered. Due to space limitations, the editor reserves the right to reject or edit copy as necessary.

# CONGRATULATIONS for Outstanding work on PHAS!

The U.S. Department of Housing and Urban Development's (HUD) Real Estate Assessment Center (REAC) effectively and fairly measures the performance of a Public Housing Agency by using the Public Housing Assessment System (PHAS).

One component of PHAS is the physical inspections of public housing properties. HACA has over 1,929 public housing units, some of the oldest housing inventory in the nation. HACA has been a recurring "High-Performer" with consistently high PHAS scores.



2009 PHAS Scores on a 100 point basis

Chalmers Courts	97b
Rosewood/Salina	96b
Santa Rita Courts	96c
Meadowbrook	96b
Booker T. Washington	85b*
Shadowbend/Manchaca II	99a
Goodrich/Manchaca Village	99a
Georgian Manor	100b
Northgate/Coronado Hills	99a
Bouldin Oaks	99a
Thurmond Heights	98b
Rio Lado	99a
Gaston Place	99a
Lakeside	99a
Northloop	99a

The letter "a" is given if no health and safety deficiencies were observed. The letter "b" is given if one or more non-life threatening health and safety deficiencies were observed. The letter "c" is given if there were one or more life threatening H&S deficiencies observed.

\*Pending appeal

## June is HOMEOWNERSHIP MONTH!

LaRhonda Kennedy is the youngest homeowner to graduate from the Downpayment Assistance/Homeownership Program. At only 25 years old, LaRhonda moved into her new home in April 2009. She works full-time for the State of Texas. After her mother passed away, LaRhonda was determined to be self-sufficient. LaRhonda says the road to homeownership was stressful, yet educational, also heartbreaking, yet rewarding. LaRhonda traveled through the ups and downs to find a home she loved. Even after three realtors and three different lenders, she continued searching to find her new 4-bedroom 2-bathroom home in Austin. LaRhonda's sentiments of purchasing her home were, "I heard buying a home is the hardest accomplishment besides giving birth." With no children, LaRhonda is living in her home alone making improvements to suit her tastes. The color swatches hanging against the walls show



her plan to paint the interior. She has refinished the cabinets and plans on upgrading appliances and décor. LaRhonda says, "I'm pleased with my decision. I love it. I'm proud of myself because at my age I was discouraged, but there wasn't any reason not to go to the next level and own my own home. It was an opportunity that God put in front of me and I took it."

One of the many challenges LaRhonda encountered was the lender recorded an incorrect income amount on her application. She was limited in the selection of homes because some of the homes were considered out of her price range. After the mistake was found and corrected, there was a larger variety of homes in LaRhonda's shopping range. Another home she was interested in purchasing failed inspection. Still another setback for LaRhonda included making an

offer on a home to be told the seller had accepted a better offer. Finally she says, "I have my own space and a sense of ownership. I wish my mother were here to see my accomplishment." Now LaRhonda draws motivation from her family, close circle of friends and her church. She advises other potential homeowners to read, research and educate themselves. "Believe in yourself and never make excuses."

## Juneteenth Events

Juneteenth is an annual celebration recognizing the end of slavery in Texas. This day is remembered on June 19th each year.



Visit the George Washington Carver Museum to view the permanent Juneteenth exhibit honoring this Texas-born day of jubilee.

Enjoy the Historical Juneteenth Parade on Friday, June 19, 2009 at 10:00 am. Parade begins at the intersection of 12th Street and Martin Luther King Blvd. Find more events and details at [www.juneteenthcentraltexas.com](http://www.juneteenthcentraltexas.com)



Juneteenth events on your property: Each HACA community will have Juneteenth celebration events. Please look out for notices for events on or around your property or community. Also ask your FSS or Resident Specialist for more detailed information.

## Citywide Advisory Board Notes

The next meeting is June 9, 2009 at 9:30 am

Last month's Citywide Advisory Board meeting was held May 12, 2009 at the Central Office.

Sheila Lowe, Community I Director, announced the upcoming Resident Council Training in July. Exact time and date is to be announced. Resident Council Satisfaction Surveys were distributed to obtain the specific topics needing to be addressed in the upcoming training.

Transportation is provided. Call at least one day in advance. North properties call Mary Gonzales at 589-7451. South properties call Angie Cortez at 589-7985.

## Mark your Calendars



### Digital TV Transition

June 12, 2009- the date when all television becomes digital. For information and details log on to [www.DTVanswers.com](http://www.DTVanswers.com)



The HACA Resident Scholarship Ceremony will be celebrated on Thursday, July 9, 2009 at 2:00 p.m. at Booker T. Washington Terraces.

## HACA

### Property Improvements

The Planning and Development team is dedicated to making the Housing Authority of the City of Austin a place residents are proud to call home. The following are improvements that are either currently under way or are scheduled for the near future:

- **Roofing Replacements**—*Thurmond & Bouldin Oaks*--Combining two re-roof projects for both developments for expediency and better pricing. Currently in design.
- **Interior Unit Renovations, Phase II-Booker T. Washington**—Interior renovations to approximately 200 units of the site now planned, accomplished with the 2009 ARRA CFCP. Work scope identical to Phase I, but with pier and beam foundation repairs, as necessary. Currently in solicitation with bid open date-May 29, 2009.
- **Sidewalk Repairs**—*PHA Wide*-Assisting various Public Housing sites with sidewalk reviews, planning and replacement efforts. Santa Rita, Gaston, Georgian, Northgate, North Loop, Coronado Hills Goodrich and Rosewood is now complete.
- **Exterior Site Grading, Erosion Controls and Retaining Walls**—*Booker T. Washington*—Large scale project to remove excess soils, regrade site areas for proper drainage, repair sidewalk areas and replace retaining walls on the site. Completion in approximately 90 days.

## Energy Conservation Tips

by Energy Manager James Bean

About 90% of the energy used for washing clothes is for heating the water. There are two ways to reduce the amount of energy used for washing clothes---use less water and use cooler water. Unless you have oily stains, the warm or cold water setting on your machine will generally do a good job of cleaning your clothes. Switching your temperature setting from hot to warm can cut a load's energy use in half.