

# THE HOUSING AUTHORITY OF THE CITY OF AUSTIN

Cultivating Hope, Opportunity, and Community



2011-2012 ANNUAL REPORT





## Resident Highlight

HACA is committed to supporting higher learning to break the poverty cycle and partners with organizations to help its residents achieve higher education. Free Minds is one of those organizations that offers college courses in Humanities studies for adult students in a supportive environment. Classes are held in the evenings twice a week beginning in August and end with a graduation ceremony in May. Tuition, books, and supportive services are provided free of charge, and child care is available. Faculty from the University of Texas at Austin and Austin Community College (ACC) teach classes in literature, philosophy, history, theater, and writing. Students who complete the program earn six credit hours from ACC.

Pictured above is Rachel Martinez, a HACA resident, scholarship recipient, and Free Minds participant. She comments on her lifelong learning experience, “Classes started and I found myself surrounded by talented and inspired adults. We all had one common desire: to continue learning. Taking this class with Free Minds has inspired me to seek an Associates of Arts degree in Creative Writing. It took 36 years to start college and now I don’t want to stop.”

## A Message from President & CEO, James Hargrove, and the Board of Commissioners



Left to Right:

Top: Commissioner Carl S. Richie, Jr. Esq.,  
President & CEO, James Hargrove

Bottom: Commissioners Henry Flores, Thelma Pannell,  
Dr. Tyra Duncan-Hall, Chuck Bailey, Esq.

On behalf of the Housing Authority of the City of Austin's Board of Commissioners, staff, and participants, it is our pleasure to present the 2011-2012 Annual Report. As my term as the President and CEO draws to a close, I have the opportunity to look back at the agency's accomplishments and look forward to the future. Since 1937 we have upheld the theme of Cultivating Hope, Opportunity, and Community. We provide safe, decent, affordable housing and enrichment programs through partnerships with Communities in Schools, Goodwill, Boy Scouts and Girl Scouts, Boys and Girls Club, Austin Community College, Economic Growth Business Incubator, and many other organizations. Our staff proactively seeks to promote each individual. The agency is making a significant,

positive impact towards breaking the poverty cycle with every story of homeownership, career advancement, and college graduation.

HACA's mission 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; and efficiently and effectively meet federal, state and local mandates. We at HACA are committed to continue this mission in the years ahead.

Sincerely,

James L. Hargrove, PHM  
President & CEO

## A Letter from the Mayor of Austin, Lee Leffingwell



### City of Austin

**Mayor Lee Leffingwell**  
P.O. Box 1088, Austin, Texas 78767  
(512) 942-2250, Fax (512) 974-2237  
[Lee.Leffingwell@ci.austin.tx.us](mailto:Lee.Leffingwell@ci.austin.tx.us)

Dear Commissioners and Staff of the Housing Authority of the City of Austin:

Congratulations on another year as a high-performing agency. Your ability to Cultivate Hope, Opportunity, and Community for the residents you serve has made a tremendous, positive impact in the City of Austin.

Your diligent administration of both the Public Housing and Housing Choice Voucher program has expanded the agency's ability to serve citizens of low-income and encourage financial independence through self-sufficiency programs.

I commend the agency for its outstanding achievement in being awarded the Austin Business Journal's 2011 "Best Places to Work" and for the competitive grants such as the U.S. Department of Housing and Urban Development's Capital Fund Education and Training Facility to create an early childhood education and adult training facility for public housing residents.

I look forward to your continued commitment to our great city and those you serve.

Sincerely,

Lee Leffingwell  
Austin Mayor

# Who we serve

	Public Housing	Housing Choice Voucher	Totals	A statistical breakdown for fiscal year ending March 31, 2012
TOTAL NUMBER OF FAMILIES	1,799	5,491	7,526	
TOTAL NUMBER OF INDIVIDUALS	4,239	14,902	19,141	
ETHNICITY (FAMILIES)				
HISPANIC	792	1,502	2,294	
NON-HISPANIC	1,007	3,989	4,996	
RACE (FAMILIES)				
WHITE	1,069	2,276	3,345	
BLACK	688	3,135	3,823	
AM. INDIAN	15	49	64	
ASIAN PACIFIC	27	31	58	
GENDER (INDIVIDUALS)				
FEMALE	2,503	9,442	11,945	
MALE	1,736	5,460	7,196	
MARRIED	50	248	298	
DISABLED	1,008	3,546	4,554	
CHILDREN	2,053	7,696	9,749	
AVERAGE FAMILY INCOME	\$14,059	\$12,504		

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## Family Self-Sufficiency and Resident Opportunities for Self-Sufficiency Programs



Family Self-Sufficiency Program graduates are honored at the annual luncheon

The Family Self-Sufficiency (FSS) Program provides opportunities to residents of the Public Housing and Housing Choice Voucher Programs to become financially independent. Each person has a unique life story to tell with a common denominator of financial independence. Established in 1993, the FSS Program links members to training and supportive services to help them eventually provide for their family without public assistance.

FSS Coordinators work with the members to identify a five-year plan documenting their personal and professional goals. As the resident's rent increases due to earning higher wages, a portion of the rent is matched by the FSS Program and credited monthly to an escrow account. The Resident Opportunities for Self-Sufficiency (ROSS) Program is designed to help adults and youth living in public housing set and achieve goals related to economic self-sufficiency.

HACA's ROSS program is divided into sets of goals related to education, employment, financial management, parent leadership, homeownership, and Youth Educational Success leadership. The program is self-directed and self-paced.

Ideal candidates for the ROSS Program are public housing residents who are interested in becoming more economically self-sufficient, but are not ready to make the five-year commitment of the FSS Program.

Each year the dedicated families of the Family Self-Sufficiency (FSS) Program are recognized for their many accomplishments. FSS Program members have worked for five years with their FSS Coordinator to achieve important milestones in their lives. The members identify and commit to an extensive plan documenting their personal and professional goals such as the following:

- career advancement,
- continuing education,
- homeownership,
- leasing private rental property,
- becoming a business owner,
- obtaining an educational degree or certificate.

### **2011-2012 FSS statistics:**

- **118 Public Housing Program participants**
- **204 Housing Choice Voucher Program participants**
- **21 FSS Graduates**
- **4 Homeownership Graduates**



2011  
FSS Program/  
Homeownership  
Graduates

## Y.E.S to College Program and Resident Academic Scholarship Program



Y.E.S. to College Tour

### College Tour

Twenty-six students traveled to Prairie View A&M University and the University of Houston with Communities in Schools. The trip was a part of a two-year grant provided by TG to the housing authority to increase college access for public housing youth and to increase college completion for adult recipients of the HACA Resident Scholarship.

### Student Studies Abroad

Qualla Ellis, a resident at Booker T. Washington and a student at Eastside Memorial Global Tech High School, participated in a study abroad program which allowed her to travel to Shanghai, China. Ellis traveled with nine students and two teacher chaperones. This six-week trip included classroom instruction at East China Normal University. Eastside Memorial Global Tech High School was awarded a grant through the National Security Language Initiative for Youth. The grant covered each student's tuition, room and board, materials, stipend, medical insurance, and visa. Most of the students were in their second year of studying Mandarin at Eastside Memorial High.

Ellis was able to live on a Chinese university campus and visit many historical sites in the area. She also participated in a variety of activities including some community service projects. An experience never to forget, Ellis spent a weekend with a Chinese host family. Once the trip was completed, she returned to give a final report about her experience to her fellow high school students.



Qualla Ellis, study abroad student and scholarship recipient





Ericka Howard, Family Self-Sufficiency Member of the Quarter and scholarship recipient

## Resident Academic Scholarship

HACA hosted the Eleventh Annual Scholarship Awards Ceremony in July for the scholarship recipients of the Public Housing and the Housing Choice Voucher Programs.

Since the inception of the HACA Resident Scholarship in 2000, HACA has awarded 327 scholarships (some recipients have received scholarships every year of their college study) for a total value of \$781,600. This includes the scholarships awarded in July 2011.

In 2010, the HACA Scholarship Foundation was created as a permanent endowment fund for this highly acclaimed program.

## Y.E.S to Student Success!

In an effort to encourage success in school, HACA developed the Y.E.S. incentive program for school-aged children. Students who achieved the A/B Honor Roll and/or Perfect Attendance for the entire school year were treated to a day at the Main Event Entertainment Complex. Students and chaperones enjoyed bowling, mini golf, laser tag, arcade games, and prizes. A total of 85 kids attended this year.

By working hard and attending school, this fun program highlights HACA student success. Parents encourage their children to earn good grades and to never miss a day of class so they may realize the importance of doing well in school.



Youth Educational Success (YES) Program students at the Main Event Entertainment Complex

## North Loop Solar Panel Project



- The solar panels will save approximately \$15,000 in annual energy cost.
- The system will produce approximately 140,000 kilowatt hours of electricity annually, which is equivalent to powering approximately 12 average-sized homes in Austin year-round (based on Austin Energy statistics).

In 2009, HACA was awarded a “green” grant for energy improvements at North Loop Apartments which included photovoltaic (solar power) systems and thermal water heating systems as well as window replacements and lighting retrofits. As a result, approximately 160,000 pounds of carbon dioxide will





be eliminated annually. That is the equivalent to the annual greenhouse gas emissions from 14 passenger vehicles, or the equivalent of planting 1,856 tree seedlings grown for ten years.

The “green” grant funds were a part of the larger total funds allotted by the U.S. Department of Housing

and Urban Development’s American Recovery and Reinvestment Act (ARRA). The solar panel system at North Loop consists of 611 solar panels. All of the panels, inverters, and structures used were made in the U.S.A. and installed by local firms.

The carport and field pavilion structures provide welcomed

shade for the site residents. Also, the pavilion area provides residents with a new place to enjoy the surrounding property, including walkways and shaded benches.



# Resident Programs and Training

## Business Boot Camps

The Economic Growth Business Incubator (EGBI) has assisted 62 Austin residents launch their own companies. HACA residents continue to be participants of this program, including Debra Locklear who began Pathway 2 Wellbeing, a massage therapy business. In January 2011, EGBI welcomed a new Executive Director, Al Lopez, to provide leadership and fresh ideas to the business center.

EGBI began business boot camps at eight HACA public housing sites specifically for HACA residents who desire to establish their own businesses. The boot camps explain what it takes to start and maintain a business, including the pros and cons of being a business owner.

## New \$500 Incentive for GED Achievement

According to the Center for Public Policy Priorities, the earning ability of Texans increases by about \$7,300 annually upon completion of the General Educational Development (GED). HACA has two strong partners to help our residents with their educational goals: Austin Community College (ACC) and Ascend Center For Learning (formerly Austin Academy). Ascend is a community-based, nonprofit adult educational service agency. ACC and Ascend offer GED preparation courses and career services such as business communication, computer literacy, job search skills, business math, resume writing, and interviewing skills. All classes are offered in a case management format to ensure the success of the student. In addition to learning job skills and increasing their employability and self-confidence, participants may receive childcare, transportation, medical assistance, and basic needs support. In March of 2011, HACA established a new \$500 incentive for those who completed their GED.



Samisha Hutchison receives  
her GED Certificate



## Resident Programs and Training

### Silver Voices in Ink

Thirty-three HACA residents had their original works published through Badgerdog Literary Publishing, Inc in 2011. The residents held a special reading on February 14, 2012 to celebrate the release of their latest book *Silver Voices in Ink: Transcend*. The book is a compilation of work developed through writing workshops with seniors across the community. The writers performed their work, which highlighted sweet memories, inner struggles, and family members gone but not forgotten.



Bessie Paris performs  
"Caged" at the  
Citywide Advisory  
Board Meeting

### Training Facility Opens at Rosewood Courts



A new training facility, located at Rosewood Courts, contains various training stations that simulate what a maintenance person would repair inside a HACA unit. The mock stations include a water heater, bathroom, electrical, and plumbing equipment. Training inside the facility will begin in the latter part of 2012. In the future, HACA is planning to open the facility to other public housing authorities and job training providers to train other maintenance workers.



# HACA Leadership



**James Hargrove, PHM**  
President & CEO  
NAHRO Fellow



**Thomas Cherian, CPA**  
VP and Chief  
Financial Officer



**Lisa Garcia**  
VP of Assisted Housing



**Sylvia Blanco**  
VP of Housing  
& Community  
Development District I



**Veronica Macon**  
VP of Housing  
& Community  
Development District II



**Michael Cummings**  
VP of Southwest Housing  
Compliance Corporation



**Ron Kowal**  
VP of Austin Affordable  
Housing Corporation

## Employees of the Quarter for 2011-2012:

(left to right)

**1st Quarter – Sheldon Celedon**

Lead Maintenance

**2nd Quarter – Angie Cortez**

Resident Wellness Specialist

**3rd Quarter – Gloria Morgan**

Human Resources Director and Employee of the Year

**4th Quarter – Ashley Perez**

Assistant Housing Manager



# HACA 2011-2012 Honors and Achievements

- ➔ Public Housing Assessment System (PHAS) Score as of (3/31/2011): 93 out of 100  
PHAS Financial Score: 23 out of 25
- ➔ Section Eight Management Assessment Program (SEMAP) Score: 104 percent
- ➔ Average public housing unit turn around time: eight days
- ➔ National Association of Housing and Redevelopment Officials (NAHRO) Award of Merit
- ➔ Texas NAHRO Management Person of the Year - Nora Morales, Best Annual Report, Best Newsletter, and Best Publication "2011 Resident Calendar"

- ➔ Austin Business Journal's Best Places to Work
- ➔ Resident Opportunities and Self-Sufficiency (ROSS) Grant
- ➔ Continuum of Care (CoC) Homeless Assistance Program Grant
- ➔ Your Educational Success to College Program Grant
- ➔ Capital Fund Community Facility Grant
- ➔ Family Unification Program Vouchers
- ➔ Veterans Affairs Supportive Housing Vouchers
- ➔ Money Follows the Person Vouchers

**Achievements for fiscal year ending March 31, 2012.**

## HACA's New Website



HACA's new website was introduced in July 2011. It was redesigned to be more informative and user-friendly for our residents, staff, and the public.

HACA honored as one of Austin Business Journal's Best Places to Work

# Austin Affordable Housing Corporation

Austin Affordable Housing Corporation (AAHC), a non-profit subsidiary of HACA, ensures and preserves quality, affordable housing opportunities and continues to pursue entrepreneurial endeavors. AAHC oversees the following components: Community Land Trust, Downpayment Assistance/ Homeownership Program, Six-Star Resident Program, Economic Growth Business Incubator, and Residential and Commercial Real Estate holdings.

First-time homebuyers, who are residents of the Public Housing or the Housing Choice Voucher Programs, have the opportunity to be awarded \$10,000 towards the downpayment of a home. The loan is awarded on a first-come, first-serve basis as funding for the program continues. Loan applicants must first be qualified for homeownership and contribute a minimum of \$2,500 towards the purchase of the home. The best part about this program is the downpayment loan is forgiven after five years, if the homeowner is not in default.

LaVerne Pratt is the 75th homeowner to graduate from the Downpayment Assistance/ Homeownership Program. Pratt moved into her new home in April 2011. To obtain her three-bedroom, two-bathroom home, she successfully increased her credit score by taking HACA's free and required credit courses.

Pratt has two adult children, Quittman and Gwendolyn Goodley. One important reason for purchasing her home was, "I wanted to live close to my job, where my commute would be easy." She says her home is peaceful, she has more space and privacy, and a permanent parking spot. In the future, Pratt imagines herself finishing college, enjoying her home, and waiting to share it with future generations. She says, "I was happy to become free of public assistance because it is not guaranteed in the future. Don't give up on your dream of owning your own home."



LaVerne Pratt, HACA's  
75th Homeowner



# Southwest Housing Compliance Corporation

Founded by the Housing Authority of the City of Austin (HACA) in 2000, Southwest Housing Compliance Corporation (SHCC) serves as the Performance Based Contract Administrator (PBCA) for the U.S. Department of Housing and Urban Development (HUD) for Project-Based Section 8 properties in Texas and in Arkansas. SHCC has served as PBCA for Texas since September 2000, and for the state of Arkansas since September 2004.

SHCC's role includes adjusting contract rents, processing contract renewals and terminations, responding to health and safety issues, processing special claims, and processing and disbursing monthly voucher payments on Housing Assistance Payment contracts. SHCC's philosophy in fulfilling its duties as HUD's PBCA is to maintain a service-oriented approach designed to assist owners and agents in understanding and complying with the many complex federal housing regulations pertaining to their properties.



# Financial Report

Housing Authority of the City of Austin Combined Statement of Net Assets as of March 31, 2012

## ASSETS

Current assets	
Cash and cash equivalents- unrestricted	18,732,091
Restricted cash and cash equivalents	9,225,933
Receivables, net	3,034,146
Inventories, net	148,070
Prepaid expenses and other assets	434,845
<b>Total current assets</b>	<b><u>31,575,085</u></b>
Noncurrent assets	
Capital assets:	
Land	10,315,905
Building, equipment and infrastructure	136,852,514
Construction in progress	8,891,689
Less accumulated depreciation	(101,027,377)
Capital assets, net	55,032,731
Investment in Joint Venture	1,846,244
<b>Total noncurrent assets</b>	<b><u>56,878,975</u></b>
<b>Total assets</b>	<b><u>88,454,060</u></b>

## LIABILITIES

Current liabilities	
Accounts payable	1,487,269
Accrued liabilities	516,014
Intergovernmental payables	22,546
Tenant security deposits	467,079
Deferred revenue	321,362
Bonds, notes, and loans payable	1,415,224
Other current liabilities	231,042
<b>Total current liabilities</b>	<b><u>4,460,536</u></b>
Noncurrent liabilities	
Bonds, notes, and loans payable	14,003,177
Accrued compensated absences non-current	1,367,563
Noncurrent liabilities - other	613,503
<b>Total noncurrent liabilities</b>	<b><u>15,984,243</u></b>
<b>Total liabilities</b>	<b><u>20,444,779</u></b>

## NET ASSETS

Invested in capital assets, net of related debt	41,460,574
Restricted net assets	8,411,973
Unrestricted net assets	<u>18,136,734</u>
<b>Total equity/net assets</b>	<b><u>68,009,281</u></b>
<b>Total liabilities and equity/net assets</b>	<b><u>88,454,060</u></b>

# Financial Report

Housing Authority of the City of Austin Combined Statement of Revenues, Expenses, and  
Changes in Fund Net Assets for the year ended March 31, 2012

## REVENUES

Tenant revenue	7,525,247
Government operating grants	75,290,051
Other revenue	3,393,850
<b>Total operating revenues</b>	<b><u>86,209,148</u></b>

## EXPENSES

Administrative	20,675,178
Tenant services	3,384,153
Utilities	3,197,140
Maintenance	5,622,211
Protective services	924,053
General	1,301,360
Interest expense and amortization cost	855,837
Housing assistance payment	44,738,243
Casualty Losses - Non-capitalized	30,542
Write Down Property Undergoing Demolition	699,393
Depreciation	5,095,055
<b>Total expenses</b>	<b><u>86,523,165</u></b>

<b>Excess of revenue over expenses</b>	<b><u>(314,017)</u></b>
----------------------------------------	-------------------------

Change in equity/net assets	
Total equity/net assets - beginning	<u>68,323,298</u>
<b>Total equity/net assets - ending</b>	<b><u>68,009,281</u></b>

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