

Housing Authority
of the
City of Arlington

FY 2013
Annual Report



Executive Director Message

This past year was filled with memorable accomplishments. I am very proud of the Housing Authority of the City of Arlington (AHA), its Board of Commissioners and dedicated staff who continue to provide outstanding housing services to those most vulnerable in our community. The AHA assists those who need a little help and are willing to help themselves. The AHA provides the homeless with stable housing and other supportive services; rehabilitates owner occupied housing to preserve affordable housing for aging

homeowners while stabilizing neighborhoods; increases homeownership by helping qualified first-time homebuyers become homeowners; and financially assists persons who are elderly, disabled and low-income reside in safe, decent rental housing. I welcome you to review the AHA's Annual Report.



David Zappasodi
Executive Director

*Finance Staff: Back row: Meaghan Phillips, Amy Trevino
Front row: Elvira Freeman, Nina von Falkenstein
(not pictured Bruce Beard)*



Financial Information

Balance Sheets

	2013	2014
Total Assets	5,241,843	6,131,796
Total Liabilities	751,679	660,018
Total Net Assets	4,490,164	5,471,778
Total Liabilities & Net Assets	\$5,241,843	\$ 6,131,796

Revenues & Expenses

	2013	2014
Operating Revenues	28,123,361	27,630,230
Operating Expenses	29,117,258	29,389,286
Non-Operating Income	12,283	-15,789
Change in Net Assets	-981,614	-1,774,845
Net Assets Ending	\$4,490,164	\$5,471,778



*Support Staff: Left to right: LaTreva Johnson,
Carolina Molina, David Zappasodi, Michele Craven*

Board of Commissioners

The board of commissioners promote the agency's vision and mission and are dedicated to adopting policies and budgets to ensure program participants reside in safe, decent housing. They attend board meetings, always prepared and ready for discussions. They faithfully serve without compensation, other than the satisfaction of a job well done and a well run agency.



Commissioner Reyes taking the Oath of Office.



Curtis Boozer
Vice Chair



Caleb Reyes
Commissioner



Sharon Wright-Jackson
Commissioner



Michelle Fernandes
Commissioner



Victor Weir
Chair

Jan 24, 2013

Tonight at the Annual Homeless Count Night, 3 of the commissioners traveled with staff, 90 volunteers and police officers to interview the homeless in Arlington at a few of the known homeless encampments.

The commissioners, demonstrating their support and passion, gained a "first-hand" experience of what's happening around us. It was a really late night...we didn't return to the office until after midnight!



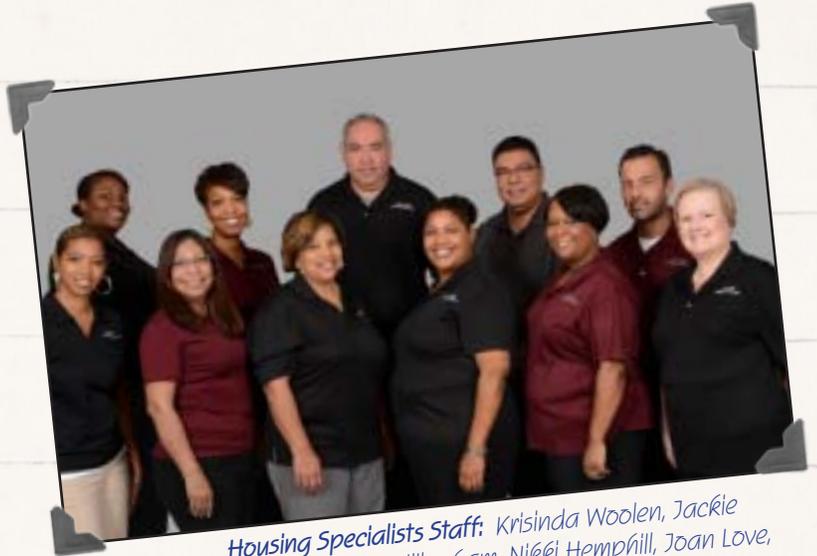
Commissioners Wright-Jackson, Reyes, and Fernandes at the Homeless Count Night

2/20/13

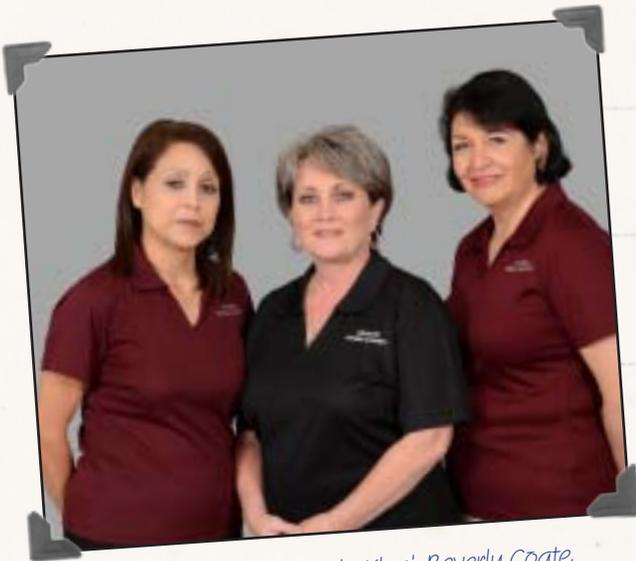
For the 13th year in a row, the ATHA earned the designation of "high performer" status from HUD. The commissioners asked to have a reception to meet all the staff so they could personally say "Congratulations - job well done!"

Housing Choice Voucher Program

This is the largest program managed by AHA, with a budget of \$29 million. Staff work hard to keep this program operating at 99%+ capacity. The HUD reviews prove their good work; 12 consecutive years of being a 'High Performing' public housing agency. That's quite an accomplishment! This year, over 3,600 families were assisted on a monthly basis which included 4,700 interviews and 372 new admissions processed for the year.



Housing Specialists Staff: Krisinda Woolen, Jackie Williams, Lydia Willingham, Nikki Hemphill, Joan Love, Jesse Lopez, Misty Ellis, Sam Herrera, LeTisa Carter, Steven Brown, Eleen Choate.



Compliance Staff: Linda Kiani, Beverly Coate, Rosalinda Alvarez (James Weddle not pictured)

The Compliance staff conducted 400 investigations, 276 hearings, and collected \$26,470 in money owed from current and former participants.



Inspections Staff: Clarence Hursey, Jeanette Culwell, Aaron Williams, Jessica Parry, Tony Martin and Vicky Hernandez

The Inspections staff completed 10,010 inspections and 2,377 rent reasonableness assessments... that's quite a lot!

Family Self-Sufficiency Program

This is the best program ever! Housing Voucher participants have the opportunity to improve their lives in a BIG way...but it's also a BIG commitment. They set goals and work with staff for 5 years to meet their goals. Their dedication and hard work pays off in the end...and pays off BIG for some people. During their participation, they accrue escrowed funds as their earnings increase. In 2013, the ATA distributed a total of \$40,031 in escrow funds to 7 graduates. We hope to grow this program to help more families help themselves achieve independence and escape poverty.

11/2012

Had a big crowd of family and friends at the graduation this year. 7 participants graduated, bringing our program graduation total to 112. 152 participants are currently enrolled in the program. One graduate received an escrow check for \$14,150.13 and she plans to use it to buy her first house. We were all so proud of her. What a great example she's setting for her children and others in the program. Success is contagious!



From left to right: ATA staff Nickolas Gaffney, Pedro Martinez, Julie Hall; graduates Rachel Parker, Jerletha Britton-Smith, Quishonne Lawson, Nina Ray, Ana Hernandez-Espinoza; ATA Commissioner Victor Weir

"People of accomplishment rarely sat back and let things happen to them. They went out and happened to things."
- L daVinci

Love this!

April 2013

Staff creates an excellent newsletter to encourage the FSS participants to stay on track, to celebrate their accomplishments, and to share "words of wisdom". Great inspirational quote in the April newsletter!

6/15/13

This was the 2nd year to coordinate a Father's Day Celebration. It feels good knowing that we are encouraging fathers to be more involved in the lives of their children and to become better role models. We plan to grow this event each year. Snacks, games, & good fellowship made it fun for all!



Children playing games and having fun!

Homeless Assistance Programs

The single, simple solution to homelessness, given the many causes, is housing. We learned that while some need supportive services, some don't; some need a 3 bedroom apartment, but some need an efficiency. The homeless are the most vulnerable persons in our community. The cure for their homelessness is a housing solution - a decent place to live.

The AHA's Homeless Housing and Services Program (HHSP) helps to prevent homelessness before it occurs. HHSP funds are used to pay past due rent to prevent evictions or for a short hotel stay (if eviction has already happened) until the newly homeless can get back on their feet. In 2013, the AHA used \$287,533 to help 148 families.



The AHA also receives grants from HUD for the homeless who have special needs:

- Shelter Plus Care (SPC)
- Supportive Housing Program (SHP)
- Tenant Based Rental Assistance (TBRA)

In 2013, 100 homeless households were assisted monthly.

In 2008, the Arlington City Council adopted a 10-Year Plan to

END CHRONIC HOMELESSNESS

which the AHA implemented & uses as guiding principles to keep on the right track.



Homebuyer Assistance Programs

Buying your first home is a big step and can be overwhelming. Sometimes people need a little guidance to feel comfortable with their big decision....and may also need a little help financially. The AHA works with 3 programs that can help first-time homebuyers purchase a home in Arlington.

HOMEOWNERSHIP VOUCHER PROGRAM

Helps Housing Choice Voucher (HCV) participants qualify for a mortgage and convert their rental assistance voucher to a homeowner voucher. The monthly rental assistance is converted to help pay the mortgage. In 2013, 1 HCV participant became a homeowner.



ARLINGTON HOMEBUYERS' ASSISTANCE PROGRAM (AHAP)

Gives up to \$10,000 in down payment and closing costs but it also provides important homebuyer education before the home is purchased. The AHA partners with Tarrant County Housing Partnership (TCHP) who services this program and the City of Arlington's Grant Management department oversees the program. This year, the program assisted 29 homebuyers.



Homebuyer Assistance Staff: Julie Hall

MORTGAGE CREDIT CERTIFICATE PROGRAM

Provides up to a \$2,000 credit on homebuyers' income tax returns annually. This year, the program assisted 20 homebuyers.



Housing Rehabilitation Program

This program has helped many residents that can't afford to make badly needed repairs to their homes. The ATHA completes major projects like roof replacements, foundation, electrical and exterior repairs, and installs energy efficient appliances. We also help with smaller projects like building handicap accessible ramps and installing bathroom grab bars. And can't forget about those emergency repairs like replacing inoperable HVAC units when it was so incredibly hot! And the best part is that families don't have to repay the grant unless they move or sell the home. In 2013, 86 families were helped, spending an average of \$15,897 per household.

1985 - 2013 = 28 years

89.29
28 | 2500



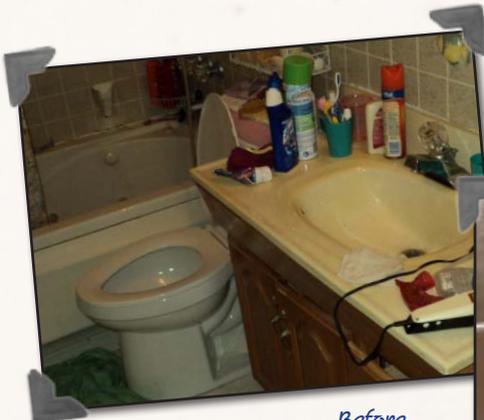
This program runs very well because we have such great staff! Customers consistently rate them with "outstanding customer service"

Paul Shaffer,
Marisa Loera,
Tim Simmons,
Jessica Parry,
Jeb Barr

This was a **very special year** because the ATHA rehabilitated our 2,500th home! What an accomplishment that is! It was a special occasion for the family as well. They were really happy with their home's "new look" and greatly appreciated the help. The program began in 1985 so that means we have helped an average of 89 families a year for 28 years. Wow!



Everybody's happy!



Before



After





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