

On the Right Path



Homelessness



Home Buyer Assistance



Housing Choice Voucher



Family Self-Sufficiency



**Arlington
Housing
Authority**
FY 2012
Annual Report

Executive Director Message: Staying on the Right Pathway



I consider it my privilege to work with the Arlington Housing Authority's Board of Commissioners and staff to serve the residents of Arlington. I am grateful to the Commissioners and staff for their integrity, honesty, dedication and vigilant safeguarding of the public trust as we work collaboratively with our many partners in the community to provide quality housing and related services to the residents of Arlington.

Housing Authority services offer a helping hand to income qualified, law abiding residents and support to the elderly and persons with disabilities. The Housing Authority utilizes federal resources appropriated by the Congress and regulated by the U.S. Department of Housing and Urban Development to provide quality housing services to qualified

homeowners, renters and homeless residents of Arlington.

It is my pleasure to present the Arlington Housing Authority's Annual Report for fiscal year 2012.



David Zappasodi
Executive Director



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

Financial Statement Balance Sheets

	2012	2011
Total Assets	6,131,796	\$8,120,587
Total Liabilities	660,018	\$ 873,964
Total Net Assets	5,471,778	\$7,246,623
Total Liabilities & Net Assets	\$6,131,796	\$8,120,587

Revenues & Expenses and Change in Net Assets

	2012	2011
Operating Revenues	27,630,230	28,457,794
Operating Expenses	29,389,286	28,732,642
Non-Operating Income	(15,789)	(17,353)
Change in Net Assets	(1,774,845)	(292,201)
Net Assets Ending	\$5,471,778	\$7,246,623



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



Board of Commissioners: Following the Right Pathway

The Arlington Housing Authority (AHA) Board of Commissioners comprises five dedicated community leaders who are committed to accomplishing the AHA's mission. The Commissioners serve without compensation and lead the agency on the *right path*. The Commissioners strive to ensure that the AHA provides a full range of housing opportunities to enable clients to reach their highest potential. They seek to maintain the public's trust by demonstrating program knowledge, professionalism, integrity, and accountability. The Commissioners regularly review the performance of programs and set policies that utilize key strategies and



Board members present a Media Recognition Award to Mr. Mola Lenghi, NBC Channel 5 reporter, for his coverage of the Jordan Lane Redevelopment Project which resulted in a NAHRO award..

high ethical standards. In addition to participating in regular board meetings, they

are involved in special events coordinated by the AHA staff for participants.



Board of Commissioners: Left to right: Kathy Crusto-Way, Commissioner; Michelle Fernandes, Commissioner; James Cribbs, Legal Council; Victor Weir, Chair; David Zappasodi, Executive Director; Sharon Wright-Jackson, Commissioner; Curtis Boozer, Vice Chair

Homelessness and Eviction Prevention Programs: Pathway to a New Life



Research shows after a person has been homeless for 6 months, it is significantly more difficult to recover. To successfully break the cycle of chronic homelessness, it is critically important to intervene and prevent homelessness before it happens.

The Arlington Housing

Authority (AHA) manages the **Homeless Prevention and Rehousing Program (HPRP)** and the **Homeless Housing and Services Program (HHSP)**, utilizing these resources to prevent homelessness before it occurs. In 2012, the AHA exhausted its budget of \$335,337 within 9 months.

One hundred seventy-four households were assisted with transitional housing and eviction prevention.

In addition to the 2 prevention programs, the AHA provides transitional housing, utilizing funds from the **Emergency Solutions Grant (ESG)**, the **Shelter Plus Care (SPC)**, the **Supportive Housing Program (SHP)**, and the **Tenant Based Rental Assistance (TBRA)** grants. These programs each have special participant requirements. In 2012, 104 households were assisted each month.

The AHA utilizes all available resources to implement the 10-Year Plan to End Chronic Homelessness, adopted by the City Council, to ensure that our most vulnerable citizens are on the *right path* to stable housing.



*Homeless Assistance Team:
Left to right: Laneshia Linzy,
Centra Robinson*



Housing Choice Voucher Program: Pathway to Safe and Affordable Housing

The **Housing Choice Voucher** (HCV) program is the largest program managed by the Arlington Housing Authority (AHA), utilizing over \$26 million to provide rental housing assistance to over 3,600 families monthly. This program provides a *pathway* for eligible participants to obtain safe and affordable housing in the City of Arlington.

The AHA selects applicants from its wait list based on established criteria. Preferences are in place that target selecting applicants that live or work in Arlington, or are working, disabled, or elderly. The HCV waiting list was open for a 10 day period in November 2011 and the AHA received over 9,000 applications. In 2012, staff conducted 5,368 interviews to determine eligibility for new and continuing participants, resulting in 767 new admissions. An average of 3,646 households received HCV rental housing assistance each month, and 99% of allocated funding was utilized. The

HCV Inspections Team: Left to right: Clarence Hursey, Jeanette Culwell, Aaron Williams, Jessica Parry, Tony Martin, Vicky Hernandez



AHA was designated “High Performer” by HUD (for the 11th consecutive year) for effectively managing the HCV program.

The Compliance and Inspections Teams ensure that participating tenants and landlords stay on the *right path*, performing to the level of responsibility required by program regulations. In 2012, the Inspections Team performed 10,884 inspections and 2,351 rent reasonable assessments. The Compliance Team

conducted 109 investigations and 115 informal hearings, which resulted in clearing 48 clients and terminating housing assistance to 67 participants. The AHA’s compliance efforts collected over \$26,500 in restitutions and repayment agreements.

HCV Specialist Team: Back row: Jackie Williams, Nikki Hemphill, Jesse Lopez, Samuel Herrera, Steven Brown. Front row: Krisinda Woolen, Lydia Willingham, Joan Love, Misty Ellis, LeTisa Francisco, Eleene Choate



HCV Compliance Team: Left to Right: Linda Kiani, Beverly Cote, Rosalinda Alvarez (not pictured James Weddle)

Family Self-Sufficiency Program: Pathway to Independence



The **Family Self-Sufficiency (FSS)** is a program that helps Housing Choice Voucher (HCV) families obtain employment that will lead to economic independence and self-sufficiency. The Arlington Housing Authority (AHA) connects FSS participants with schools, businesses, and other local partners to develop a comprehensive program. The program leads participating FSS family members on the right *path* to develop the skills and experience which will enable them to obtain employment that pays a living wage.

HCV participants volunteer to enroll in the FSS program and make a commitment to

fully participate for five years.

The program consists of developing individual personal goals and a plan to attain their goals. The FSS staff walks with the FSS participants, every step of their journey, encouraging them to continue when the road is difficult and celebrating their successes.

The FSS staff stays in regular contact with FSS participants through phone calls, meetings, home visits, newsletters, educational training sessions, and occasional celebrations. In 2012, 146 persons participated in the FSS program; 9 graduated and received their accumulated escrow payments.

Since 2005, the AHA has graduated 108 participants from the FSS program. Most graduates become first time homeowners.



FSS Team: Julie Hall (not pictured Nickolas Gaffney and Pedro Martinez)



AHA Staff, Nickolas Gaffney (left) sharing with father and children at the FSS Annual Father's Day event.

Homebuyer Assistance Programs: Pathway to Homeownership



The Arlington Housing Authority (AHA) successfully manages 4 programs to help residents purchase a home in Arlington. The **Homeownership Voucher Program** assists **Housing Choice Voucher (HCV)** participants to qualify for a mortgage and convert their rental assistance voucher to purchase a home. The AHA requires HCV participants to actively participate in homebuyer education training, credit correction, and household budget training. Their journey on the *pathway* to homeownership

Assistance Program (AHAP). The homebuyer receives important education regarding home-ownership before they purchase a home and qualify for up to \$10,000 in down payment and closing costs. TCHP's services are supported by a federal grant to the City of Arlington. The



NSP property for sale.

Grant's Management department oversees the program. In 2012 program year, the program assisted 38 homebuyers. The developer for the City of Arlington, utilized the **Neighborhood Stabilization Program (NSP)** funds to help transform neighborhoods that have experienced a high number of foreclosures. The program provides closing costs and up to \$20,000 in principle reduction to qualified homebuyers that purchase a vacant, foreclosed property. The program also provides up to \$24,500 in housing rehabilitation to bring the house up to local standards.

The third program offered to homebuyers is the **Mortgage Credit Certificate**

Program. This resource assists first-time homebuyers by providing up to a \$2,000 credit on their federal income tax return annually. In 2012 program year, the program assisted 53 homebuyers.

The AHA, acting as

The final phase of the program allows the AHA to purchase, demolish and redevelop vacant, blighted structures. In 2012, the AHA purchased and rehabilitated 1 home and acquired and demolished 2 vacant, foreclosed, seriously substandard, single-family homes, and is currently preparing these homes for redevelopment.



Celebrating three new homeowners. Left to right: AHA staff Pedro Martinez and Nickolas Gaffney; homeowners Diann Hendrix and Sherry Shelby; AHA staff Julie Hall; homeowner Jerletha McDonald; Board of Commissioner Chair Victor Weir.

is long but effective. In 2012, 6 HCV participants became homeowners.

Tarrant County Housing Partnership, Inc. (TCHP) offers first-time homebuyers assistance through the **Arlington Homebuyers'**

Homeowner Assistance: A Pathway to Home Improvements



The Arlington Housing Authority administers the **Housing Rehabilitation Program** (HRP) for the City of Arlington which is a benefit to many low-income homeowners in Arlington. Many low income homeowners do not have funds to pay for the much needed home repairs. The program provides funding for major rehabilitation to substandard homes in Arlington to bring properties into compliance with local code requirements. Major repairs include roof replacement, foundation repairs, exterior siding, electrical repair, replacing built-in appliances, and structural repairs. Funding is received in the form of a forgivable, five-year loan, up to \$24,500, so there is no cost to the homeowner.

The program also provides quick assistance for an emergency such as repair or

replacement of HVAC systems (critical during the hot Texas summers), major plumbing repairs, or other life-safety issues.

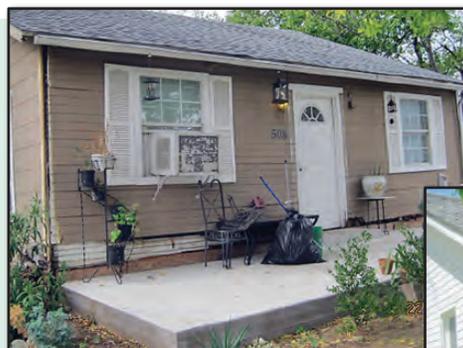
A house might require special accommodations to assist a disabled household member by providing greater mobility and improved accessibility. In 2012, 893 households were assisted utilizing an average of \$12,119 per household served.

The **Weatherization Assistance Program** (WAP) helps residents control their energy costs through education and targeted weatherization improvements to their home such as repair or replacement of inefficient heating and cooling systems, windows and other components. This \$2 million state funded program was administered by the Arlington Housing Authority for the City



*Rehabilitation Team:
Left to right: Paul Shaffer, Marisa Loera, Tim Simmons, Jessica Parry, Jeb Barr*

of Arlington for a 2 year period, which ended in fiscal year 2012; however, the Arlington Housing Authority continues to operate the program with financial support from 2 local energy companies. A total of 536 households were assisted during the past 2 years.



Fully rehabilitated home



Improved accessibility





Awards and Recognitions: Pathway of Honors

In fiscal year 2012, the Arlington Housing Authority was presented with several awards and recognitions:

US Department of Housing and Urban Development (HUD)

- **High Performer Public Housing Agency Designation** (11 years consecutive)

National Association of Housing and Redevelopment Officials (NAHRO)

- **Award of Excellence - Program Innovation Community Revitalization:** Creative Implementation of HUD/FHA REO
- **Award of Merit – Administrative Innovation:** Effective Implementation of the Homeless Plan
- **Award of Merit – Program Innovation:** Jordan Lane Redevelopment Project

Texas Chapter of National Association of Housing and Redevelopment Officials (NAHRO)

- **Media Recognition Award** – Feature Produced and Aired by a Broadcast Medium, Channel 5 News – Jordan Lane Redevelopment Project
- **Best Annual Report - Large Agency**

Southwest Regional Council of the National Association of Housing and Redevelopment Officials (NAHRO)

- **Media Recognition Award** – Feature Produced and Aired by a Broadcast Medium, Channel 5 News – Jordan Lane Redevelopment Project
- **Best Annual Report - Large Agency**
- **Charles L. Farris Award** – presented to Executive Director, David Zappasodi



David Zappasodi receiving the Charles L. Farris Award, presented by Blake Farris, President SW Regional Council NAHRO



Contact Information

Housing Authority of the City of Arlington
501 W. Sanford Street, Suite 20
Arlington, TX 76011

For more information
Call 817-275-3351
Fax 682-367-1000
www.arlingtonhousing.us



Office Hours: 8 a.m. – 5 p.m.
Monday through Friday