

ANNUAL REPORT 2014



SEGUIN HOUSING AUTHORITY

516 JEFFERSON AVENUE

SEGUIN, TEXAS 78155

830-379-7091

SEGUINHA.APPLICATIONPI.COM

**The Housing Authority of the
City of Seguin, Texas**

Annual Report 2014

Submitted to:

Mayor Don Keil

Housing Authority Commissioners

**Directors of the Seguin Housing
Development Corporations**

City Manager Doug Faseler

City Council Members

**Ernesto Leal
Tomas V. Castellon
Carlos Medrano
Donna Dodgen**

**Jeanette “Jet” Crabb
Fonda Mathis
Nick Carrillo
Bob Pees**

**U. S. Department of Housing & Urban
Development**

Seguin Housing Authority

Board of Commissioners

Chairman - Adelina Duran

Vice - Chairman - Earl Moseley, Sr.

Commissioner - Antonio Sandoval

Commissioner - Betty Ann Matthies

Resident Commissioner- Lydia D. LaSalle

Secretary/Executive Director

Cathy (Mary C.) Jackson

Staff Members

Administrative Coordinator/Resident Services
Senior Occupancy Specialist
Occupancy Specialist
Intake Specialist

Brenda Edwards
Sarah Leal
Cindy Gutierrez
Monica Delgado

Maintenance Foreman
Maintenance Mechanic "A"
Maintenance Mechanic "A"
Maintenance Mechanic "B"
Maintenance Mechanic "B"
Maintenance Mechanic "B"
Maintenance Mechanic "B"

Gary "Butch" Warncke
Valentin Cevallos
John Engelke
Alejandro "Alex" Luna
Darryl Nichols
Danny Velasquez
Joe Garcia, Jr.

Seguin Housing Development Corporation

**Seguin Housing Development
Corporation – River Terrace**

**Seguin Housing Development
Corporation – Early Bird**

**Seguin Housing Development and Management
Corporation, Inc.**

**Seguin Housing Development
Company – Stratton Oaks, LLC**

Board of Directors

President/Director	-	Earl Moseley, Sr.
Vice-President/Director	-	Betty Ann Matthies
Secretary/Treasurer/Director	-	Cathy Jackson
Director	-	Calvin Salmon
Director	-	Antonio Sandoval
Director	-	Adelina Duran
Director	-	Lydia D. LaSalle

The annual report of the Housing Authority of the City of Seguin is submitted in accordance with Resolution No.2, adopting the Bylaws of the Housing Authority of the City of Seguin, dated June 9, 1966.

As of June 1, 2014 the Seguin Housing Authority is able to assist 568 families, elderly and disabled persons. Families are assisted with the Department of Housing and Urban Development Programs of Conventional Low-Rent Public Housing, Section 8 New Construction project-based housing assistance and, Section 8 Housing Choice Voucher Program. We are happy to report that we have 100% occupancy at all available Authority owned units and have a waiting list of potential residents. Unit breakdown for all Housing Authority managed properties are as follows:

PUBLIC HOUSING

Walnut Springs Tower (High Rise)	90 Apts. – Elderly/Disabled 86 1BR, 4 2BR
Pradera Homes	45 Apts. – Family 1, 2, 3, & 4 Bedrooms
Fairview Terrace	43 Apts. – Family 1, 2, 3, & 4 Bedrooms
Patton Street Apartments	10 Apts. – Family/Disabled 3 Bedrooms

SECTION 8 NEW CONSTRUCTION

River Terrace Apartments	40 Apts. – Elderly/Disabled 1 Bedroom
Rosalyn Heights Apartments	54 Apts. – Family 1, 2, & 3 Bedrooms

SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

Known as the Voucher Program this is a rent subsidy program to assist low-income families, disabled and elderly residents with rental housing provided by private landlords. During the past year we were advised that we could not contract assisted units over our maximum allowable which is 286 units even though funds may be available. At present we have been in an under leased state due to the lack of funding from the federal government on an annual basis. We receive notification at the beginning of each month advising how much money is available to lease up apartments although we have to have units leased as of first of each month. Funding for the administration of this program is being paid on a month-to-month system and based on the past quarter's lease up rate. There are 286 contracts possible for Seguin and we are currently at a 91% lease up rate and will be adjusting as fund notifications are made available. Bedroom size for this program ranges from 1 to 4 bedrooms per unit. The government continues to cut Administrative Funds to operate this program so more work is necessary for staff to try and keep as many units leased as possible.

AFFORDABLE HOUSING

The Seguin Housing Authority through its non-profits has partnered as General Partner in the development of the Early Bird Townhomes (104 units of 2, 3, and 4 bedroom apartments) and Stratton Oaks Apartments (100 units of 1, 2, and 3 bedroom apartments). Both complexes have reached full occupancy and are in compliance with the Low-Income Housing Tax Credits

requirements mandated by the State of Texas and Department of Housing and Urban Development.

June 2013 – May 2014

During the annual meeting in June 2013 the Board of Commissioners elected Mrs. Adelina Duran as Chairman; Mr. Earl Moseley, Sr. as Vice-Chairman; with Antonio Sandoval and Betty Ann Matthies serving as Commissioners and Ms. Lydia D. LaSalle as our Resident Commissioner.

To promote a positive working environment our employees and I continue to have monthly staff meetings to review and update current happenings within the organization and the Department of Housing and Urban Development. Employees are given the opportunity to discuss what is going on at the various complexes so all staff members are aware of any special needs or problems. We work together to find ways to make a difference and improve the overall living environment for our residents.

Modernization work for the Capital Fund Program 2012 is currently under completion and we are in the process of upgrading the electrical system at Walnut Springs Tower to be able to provide central heat and air conditioning to the residents. Funding for this endeavor will continue in the Capital Fund Program 2013 to complete the work. Bids for units to supply the 90 apartments and ground floor areas should be requested later in 2014. Before funds may be made available to the local authority an environmental review of the community and area must be completed and submitted to the Department of Housing & Urban Development for their review and approval prior to the receipt of any funds.

Keeping up with the daily changes in technology has helped to improve the efficiency of our employees for our residents benefit. Applications for housing may be made online at seguinha.applicationpi.com.

The annual Back-To-School event provided each family with school age children a Wal-Mart Gift Card to help with the purchase of school supplies. The Authority also helps with applications for the Blue Santa Program and participates with "Newspapers in Education" to assist families and children to keep current via the Seguin Gazette local newspaper.

A budget workshop is held annually to plan the annual budgets for each of the four housing programs owned and operated by the Seguin Housing Authority. The Authority participates in the "Older Youth Employment Program" with the Alamo Area Development Program employing individuals, ages 19 – 24, to learn maintenance skills and prepare them for the local work force. In addition we have 3 youths; age's 17 – 19 work during the summer months through the aid of Workforce Solutions.

A joint Christmas Party was held for all families at the Seguin Activity Center and was a big success. Prizes were awarded to the families in attendance. Individual luncheon parties were held at the two elderly sites.

Easter time found the Easter Bunny distributing candy filled eggs and other treats at the annual Easter Egg Hunt held at Fairview Terrace Apartments. Staff members were there to help with the party.

All Low-Rent Conventional Public Housing Units are inspected on an annual basis and in accordance with the Department of Housing and Urban Development and their Real Estate Assessment Compliance Program (REAC). The scores for these inspections combined with the Financial and Management scores give an overall scoring for the operations of the authority. The composite score ranked the Seguin Housing Authority against all other authorities of the same size and make-up across the nation. Work continues with the Board of Commissioners, Executive Director, Administrative and Maintenance staff to maintain this standard of excellence to keep Seguin Housing Authority as a recognized high performer in the housing industry.

During the year various policies have been revised and approved due to the continuing changes being mandated by the U. S. Congress and directives provided by the Department of Housing and Urban Development. This has become an on-going process each year.

Due to Congress not taking effective and timely action regarding the funding of the programs for housing authorities across the nation we have not heard what funds may be made available to the authority for capital needs in public housing for the fiscal year 2014. Operating funds have been decreased to approximately 82% for public housing with voucher funding at 94% and administrative fees to pay for the work associated the voucher program down to 75% funding but proposed funding rates for fiscal year 2015 are at 63 – 65% of funds available. These various cuts pose a hardship on each authority unless we continue to be very conscientious about our spending for necessary materials to keep the units in good repair while being able to keep adequate staff to run the programs.

Housing Authority staff assists the City of Seguin Main Street Program with their annual Scarecrow contest and enjoy this interaction between agencies. Health Service came to our elderly complexes to provide free learning sessions on macular degeneration; wheelchair & scooter availability; blood pressure clinics; Accolade Home Care; Dubois & Associates; and, Parkinson' Disease for our residents to help them receive medical care locally. These groups also provide refreshments and have game parties during their presentation for the enjoyment of the residents. Our Community Centers are made available for meetings of group functions such as the Lincoln-Ball High School Alumni/Ex-Students Association; Gospel Singers like Dusty Aleman; Department of Health and Human Services gave a presentation on Medicare/Medicaid eligibility and recent changes; and, Legend Home Health gave a program on how to check for oxygen in the blood to avoid heart attacks and other related problems. First United Methodist Church has provided programs about bullying; Victory Outreach has provided inspirational words, jam sessions, and movies for the family's education and entertainment. Local assisted living and rehabilitation centers provide informational programs about the coming years as well as providing full meals on holidays for the residents.

Various agencies throughout the City of Seguin and neighboring areas have been very helpful in providing additional informative and educational programs for all of our residents at each of our complexes. Without their assistance many available services would not be made known to our residents. We are happy to partner with AgriLIFE Extension System for programs for our elderly/disabled. Each month they provide a different topic on "Eat Smart for Heart Health" along with samples of healthy foods to prepare and eat. Show tickets were provided free of charge by the Guadalupe Valley Shrine Club for resident children to attend their annual magic and circus shows.

We have Memorandum of Agreements with Community Council of South Central Texas to provide additional assistance for many of our residents whether financial or educational.

We are most appreciative of our four Seguin Police Department officers who patrol off-duty at our various complexes that assist and increase the safety of our residents in addition to the regular police patrols provided by the city. There is also good cooperation between the Seguin Police Department and Guadalupe County Sheriff's Office Task Force to help keep down drugs and other criminal activity in the areas.

The Seguin Fire Department continues their vigilant watch over our properties and makes sure they are ready at any time they are called. The eight-story high rise is always a challenge especially being occupied by elderly and disabled residents but they have always been there with quick response anytime day or night. Recently the Fire Department came with different shifts of men and women to train and experience possible scenarios associated with the possibility of a fire in our 8 story high rise.

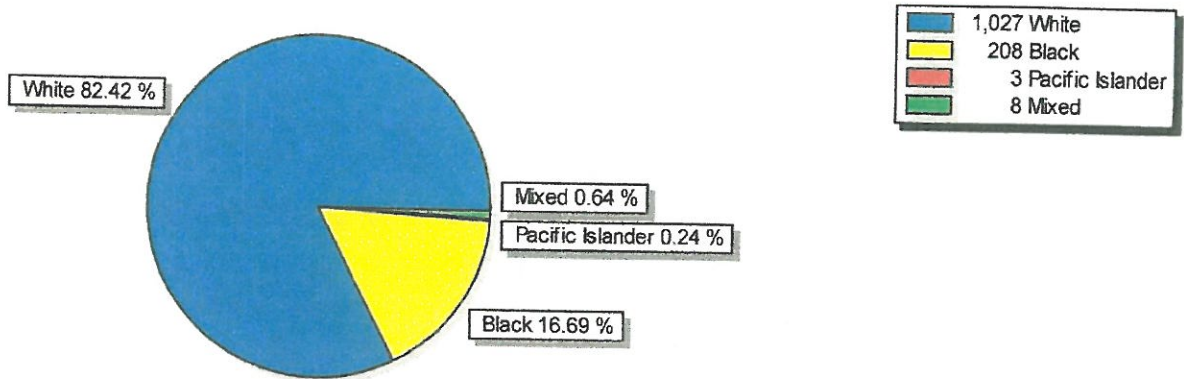
Ongoing training for Administrative and Maintenance personnel continues as classes become available and are reasonably priced in a nearby location. With the onset of new technology and our new computer system we are able to join in webinars sponsored by various vendors and organizations we are involved with to provide one-on-one training via the internet to our employees. This change has resulted in not having to have staff away from the office and has reduced much of the cost associated with keeping employees up-to-date on the many changes created by the Department of Housing & Urban Development and the State of Texas.

Executive Director Cathy Jackson wishes to thank the Commissioners, Department of Housing and Urban Development, city officials and crews and especially her staff of employees for the continued support and dedication to the local authority for the betterment of our residents to have decent, safe, sanitary, and affordable housing in these changing times. Our twelve employees have 220 years of combined service to the Authority. We congratulate Valentin Cevallos, Maintenance Mechanic A for 35 years of continuous service to the authority. With everyone's continued dedication and loyalty we will continue to have many successful years into the future.

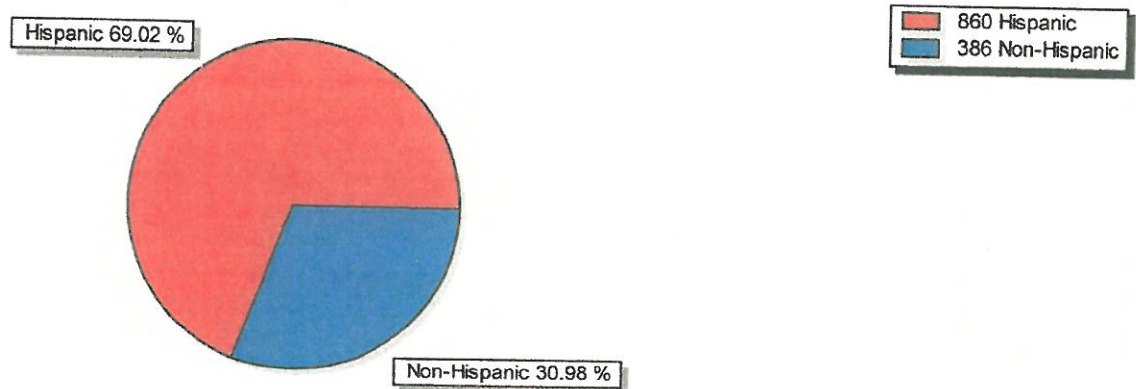
-End-

Seguin Housing Authority
Demographic Data Report

Race



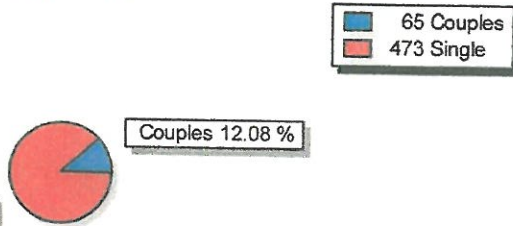
Ethnicity



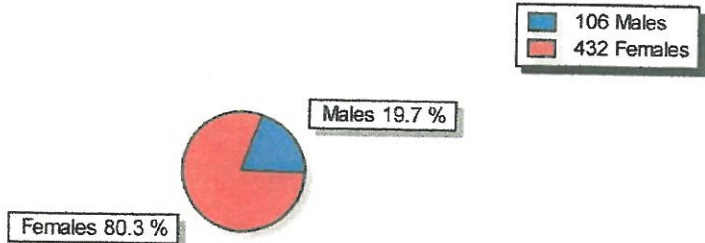
Seguin Housing Authority Demographic Data Report

Number of Family Members = 1246
 Number of Families = 538
 Average number of members per Family = 2.32
 Number of Male heads of household = 106 (19.70%)
 Number of Female heads of household = 432 (80.30%)
 Number of Couples = 65

Non/Single Families



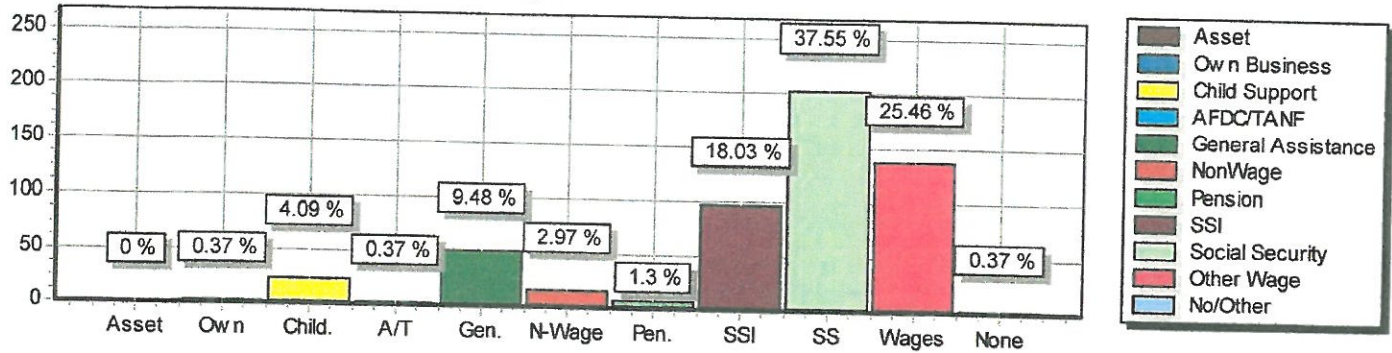
Head of Household Gender



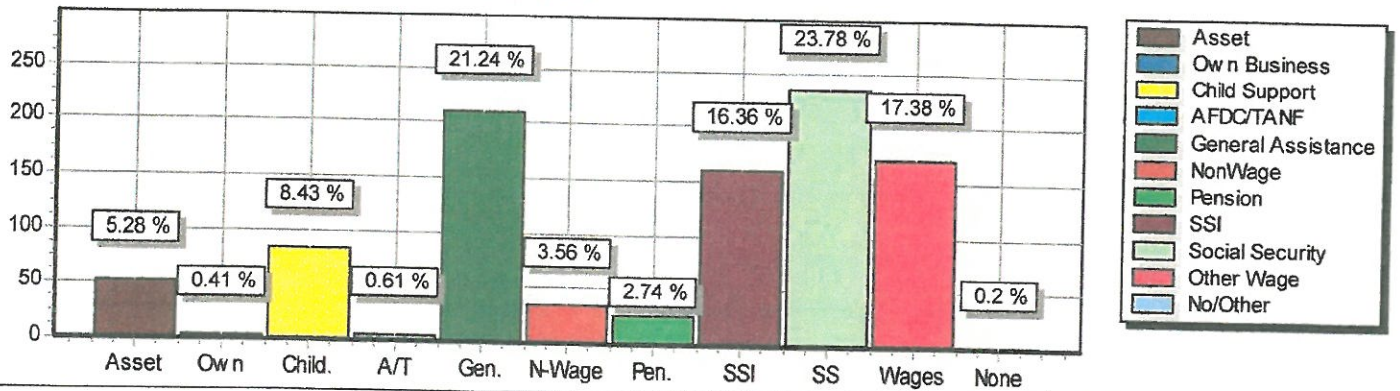
0 (0.00%)	Families with primary income from Asset
2 (0.37%)	Families with primary income from Own Business
22 (4.09%)	Families with primary income from Child Support
2 (0.37%)	Families with primary income from AFDC/TANF
0 (0.00%)	Families with primary income from Medical Reimbursement
0 (0.00%)	Families with primary income from Federal Wage
51 (9.48%)	Families with primary income from General Assistance
0 (0.00%)	Families with primary income from HA Wage
0 (0.00%)	Families with primary income from Indian Trust
0 (0.00%)	Families with primary income from Annual Imputed Welfare
0 (0.00%)	Families with primary income from Military Pay
16 (2.97%)	Families with primary income from NonWage
7 (1.30%)	Families with primary income from Pension
97 (18.03%)	Families with primary income from SSI
202 (37.55%)	Families with primary income from Social Security
0 (0.00%)	Families with primary income from Unemployment
137 (25.46%)	Families with primary income from Other Wage
0 (0.00%)	Families with primary income from MtW Income
2 (0.37%)	Families with primary income from No/Other
52 (9.67%)	Families with income from Asset
4 (0.74%)	Families with income from Own Business
83 (15.43%)	Families with income from Child Support
6 (1.12%)	Families with income from AFDC/TANF
0 (0.00%)	Families with income from Medical Reimbursement
0 (0.00%)	Families with income from Federal Wage
209 (38.85%)	Families with income from General Assistance
0 (0.00%)	Families with income from HA Wage
0 (0.00%)	Families with income from Indian Trust
0 (0.00%)	Families with income from Annual Imputed Welfare
0 (0.00%)	Families with income from Military Pay
35 (6.51%)	Families with income from NonWage
27 (5.02%)	Families with income from Pension
161 (29.93%)	Families with income from SSI
234 (43.49%)	Families with income from Social Security
0 (0.00%)	Families with income from Unemployment
171 (31.78%)	Families with income from Other Wage
0 (0.00%)	Families with income from MtW Income
2 (0.37%)	Families with income from No/Other
538	Families Listed

Seguin Housing Authority Demographic Data Report

Primary Income



Other Income

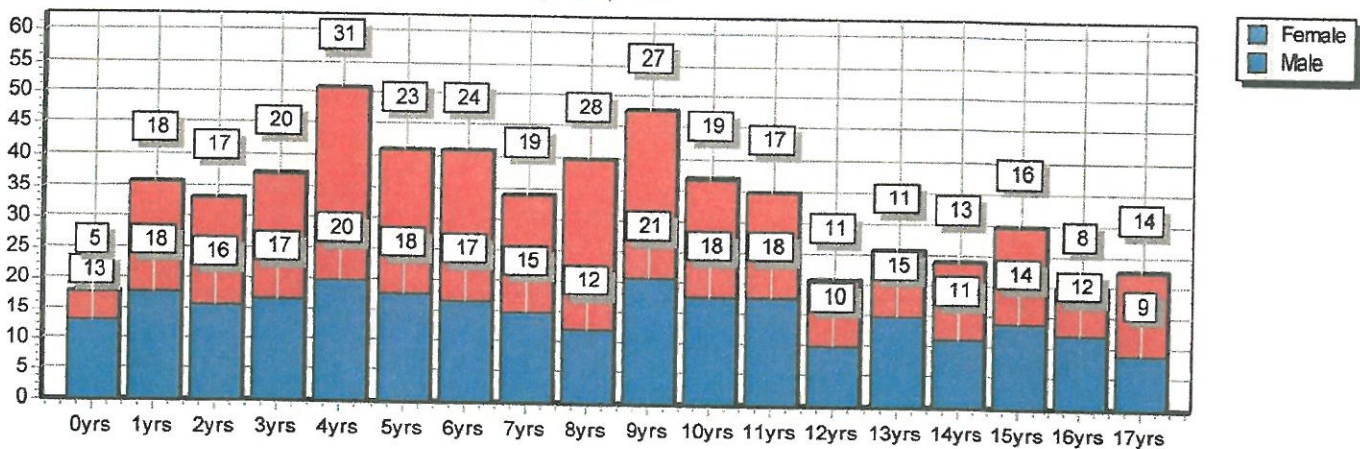


Seguin Housing Authority Demographic Data Report

	Age	Total	Males	Females
Number of Children Who are <=	1	54	31	23
Number of Children Who are =	2	33	16	17
Number of Children Who are =	3	37	17	20
Number of Children Who are =	4	51	20	31
Number of Children Who are =	5	41	18	23
Number of Children Who are =	6	41	17	24
Number of Children Who are =	7	34	15	19
Number of Children Who are =	8	40	12	28
Number of Children Who are =	9	48	21	27
Number of Children Who are =	10	37	18	19
Number of Children Who are =	11	35	18	17
Number of Children Who are =	12	21	10	11
Number of Children Who are =	13	26	15	11
Number of Children Who are =	14	24	11	13
Number of Children Who are =	15	30	14	16
Number of Children Who are =	16	20	12	8
Number of Children Who are =	17	23	9	14
Number of Children Who are =	18	0	0	0
		595	274	321

Average Age: 7

Age Comparison



Housing Authority =ALL
 Project =ALL
 Unit or property =ALL
 Site =ALL
 Building number =ALL
 County =ALL
 Region =ALL
 Locality =ALL
 Census tract =ALL
 Program type = All
 Active families only