

ANNUAL REPORT

2015-2016



SEGUIN HOUSING AUTHORITY

516 JEFFERSON AVENUE

SEGUIN, TEXAS 78155

830-379-7091

seguinha.housingmanager.com

Housing Authority of the City of Seguin, Texas

Annual Report

Submitted to:

Mayor Don Keil

Housing Authority Commissioners

**Directors of the Seguin Housing
Development Corporations**

City Manager Doug Faseler

City Council Members

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

**Jeannette "Jet" Crabb
Fonda Mathis
Phil Seidenberger
Mark Herbold**

U. S. Department of Housing & Urban Development

Housing Authority of the City of Seguin

Board of Commissioners

Chairman	Betty Ann Matthies
Vice-Chairman	Earl Moseley
Commissioner	Adelina Duran
Commissioner	Johnny SanMiguel
Resident Commissioner	Lydia D. LaSalle

Secretary/Executive Director

Brenda L. Edwards

BOARD OF COMMISSIONERS

Executive Director
Brenda Edwards

**Administrative
Coordinator/
Resident Services**
Monica Delgado

**Maintenance
Foreman**
John Engelke

Protective Services

**Seguin PD - Off-duty
Officers**
Kado Cato
Bruno Cavazos
Michael Guerra

Maintenance Mechanic A
Alex Luna
Valentin Cevallos

**Senior Occupancy
Specialist**
Sarah Leal

Occupancy Specialist
Yvette Moreno

Intake Specialist
Patricia Hutton

Receptionist/Intake
April Smith

Maintenance Mechanic B
Daniel Velasquez
John P. Martinez
Benny Reyes

Seguin Housing Development Corporation

**Seguin Housing Development
Corporation - River Terrace**

**Seguin Housing Development
Company - Stratton Oaks**

Seguin Housing Development & Management Corporation, Inc.

Board of Directors

President/Director	Earl Moseley, Sr.
Vice-President/Director	Betty Ann Matthies
Secretary/Treasurer/Director	Brenda L. Edwards
Director	Calvin Salmon
Director	Adelina Duran
Director	Johnny SanMiguel
Director	Lydia D. LaSalle

Happier Times

In Memory of Cathy Jackson



November 13, 1947 - November 14, 2015

**It is with great sadness I prepare this
Annual Report**

Mission Statement

**The mission of the Seguin Housing Authority:
To promote adequate decent, safe, and sanitary housing,
economic opportunity and a suitable living
environment free from discrimination.**

2016 State of the Seguin Housing Authority

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

RECOGNITIONS

The Seguin Housing Authority
Once again has been designated a

High-Performer

In HUD's
Public Housing Assessment System
(PHAS)

By

Department of Housing and Urban Development

Housing Choice Voucher Program
(Section 8 Housing)

Once again designated as

High-Performer

In HUD's
Section Eight Management Assessment Program
(SEMAP)

By the

Department of Housing and Urban Development

Who we serve

As of June 1, 2016, the Seguin Housing Authority is able to assist 568 families, elderly and disabled persons. Families assisted by the Department of Housing and Urban Development include Conventional Low-rent Public Housing, Section 8 New Construction and the Section 8 Housing Choice Voucher Program. We are pleased to report we have 100% occupancy at all available authority owned units with a waiting list of potential residents. Unit breakdown for all Housing Authority managed properties are as follows:

PUBLIC HOUSING

Owens and manages 188 Public Housing units at four properties:

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

The Authority owns and manages 94 Section 8 New Construction units at 2 properties:

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

SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

Known as the Voucher Program this is a rental subsidy program, this program assist low-income families, disabled and elderly residents with rental housing provided by private Landlords. We are administering rental vouchers to 273 Seguin families in the Housing Choice Program. Bedroom sizes for this program range from one to four bedrooms.

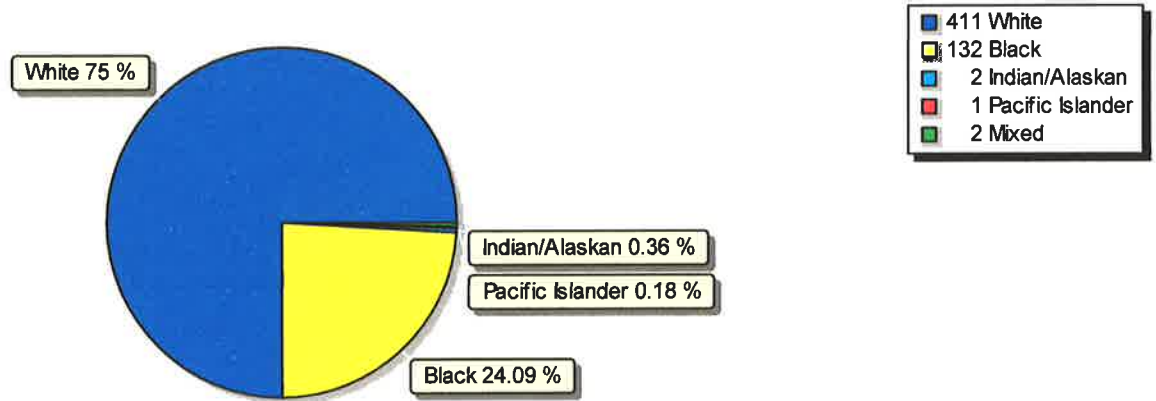
AFFORDABLE HOUSING

The Seguin Housing Authority through its non-profit has partnered as General Partner in the development of Stratton Oaks Apartments (100 units of 1, 2, and 3 bedroom apartments). This development has reached its full occupancy and is in compliance with the Low-Income Housing Tax Credits requirements mandated by the State of Texas and Department of Housing and Urban Development.

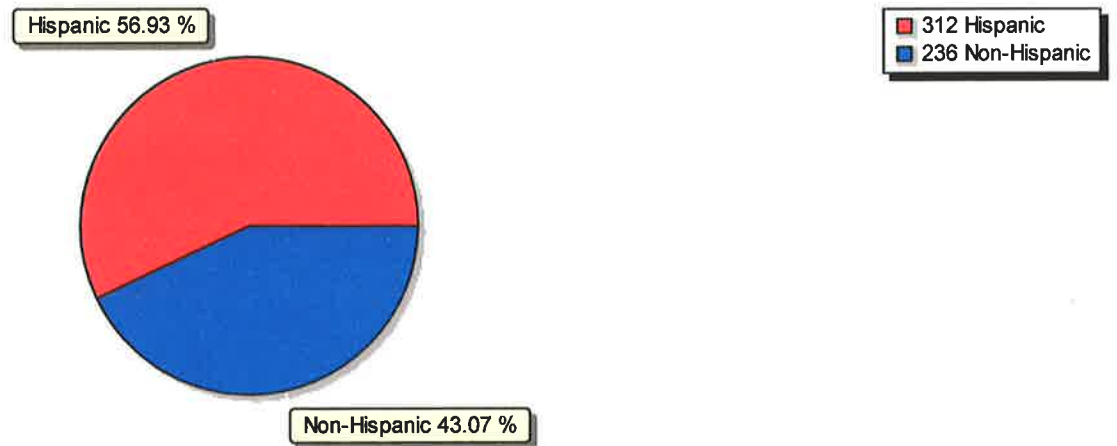


Seguin Housing Authority Demographic Data Report

Race



Ethnicity

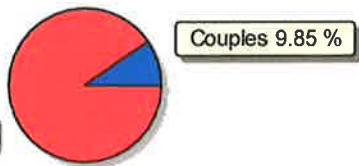


Sequin Housing Authority Demographic Data Report

Number of Family Members = 1224
 Number of Families = 548
 Average number of members per Family = 2.23
 Number of Male heads of household = 116 (21.17%)
 Number of Female heads of household = 432 (78.83%)
 Number of Couples = 54

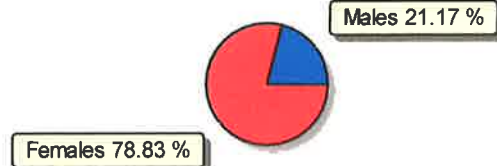
Non/Single Families

■ 54 Couples
 ■ 494 Single



Head of Household Gender

■ 116 Males
 ■ 432 Females

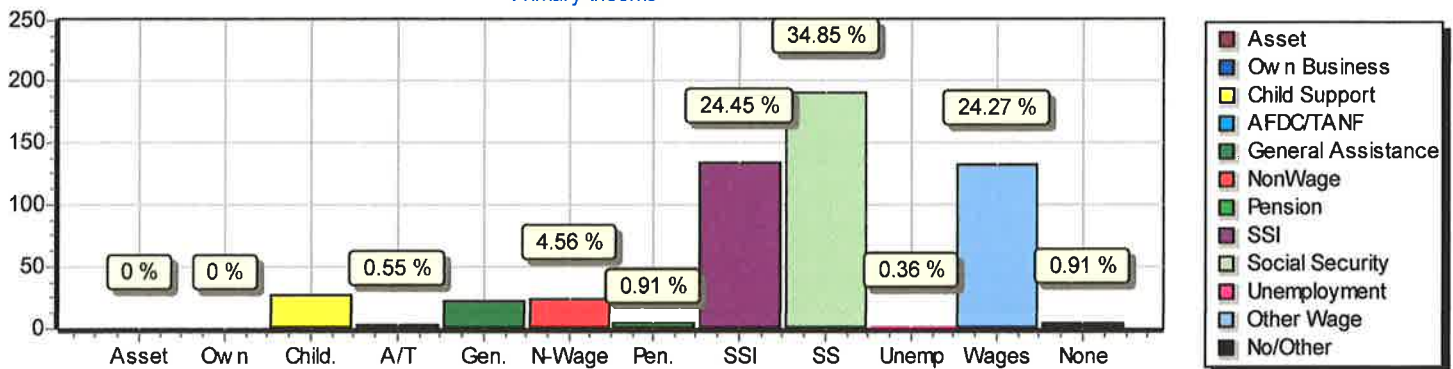


0 (0.00%)	Families with primary income from Asset
0 (0.00%)	Families with primary income from Own Business
27 (4.93%)	Families with primary income from Child Support
3 (0.55%)	Families with primary income from AFDC/TANF
0 (0.00%)	Families with primary income from Medical Reimbursement
0 (0.00%)	Families with primary income from Federal Wage
23 (4.20%)	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
25 (4.56%)	Families with primary income from NonWage
5 (0.91%)	Families with primary income from Pension
134 (24.45%)	Families with primary income from SSI
191 (34.85%)	Families with primary income from Social Security
2 (0.36%)	Families with primary income from Unemployment
133 (24.27%)	Families with primary income from Other Wage
0 (0.00%)	Families with primary income from MtW Income
5 (0.91%)	Families with primary income from No/Other
34 (6.20%)	Families with income from Asset
1 (0.18%)	Families with income from Own Business
75 (13.69%)	Families with income from Child Support
8 (1.46%)	Families with income from AFDC/TANF
0 (0.00%)	Families with income from Medical Reimbursement
0 (0.00%)	Families with income from Federal Wage
119 (21.72%)	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
30 (5.47%)	Families with income from NonWage
23 (4.20%)	Families with income from Pension
200 (36.50%)	Families with income from SSI
222 (40.51%)	Families with income from Social Security
2 (0.36%)	Families with income from Unemployment
161 (29.38%)	Families with income from Other Wage
0 (0.00%)	Families with income from MtW Income
5 (0.91%)	Families with income from No/Other

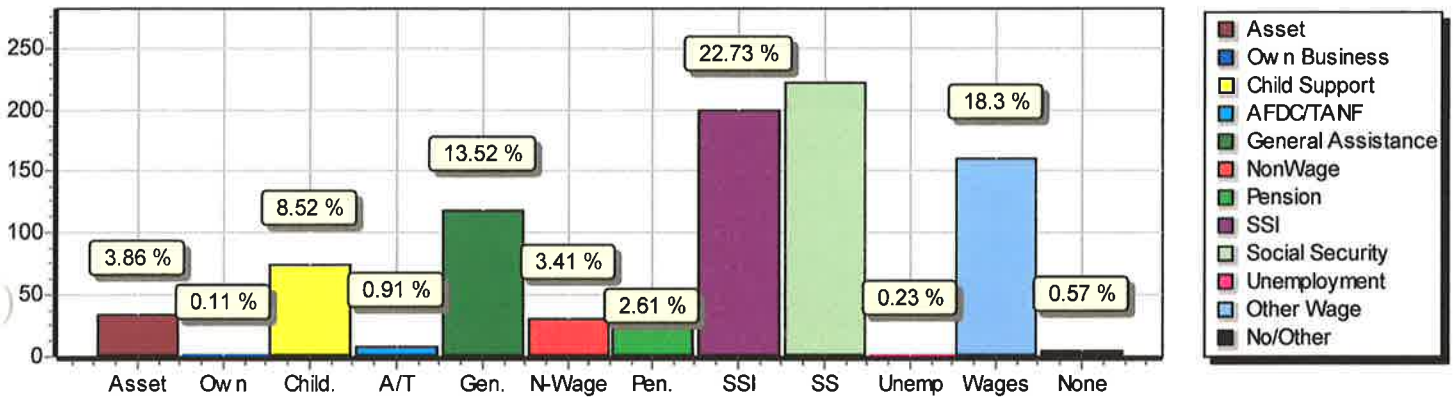
548 Families Listed

Seguin Housing Authority Demographic Data Report

Primary Income



Other Income



State of the Authority

June 2015 – June 2016

During the annual meeting in June 2015, the Board of Commissioners elected Mrs. Betty Ann Matthies Chairman and Mr. Earl Moseley as Vice-Chairman. The remaining board members are Adelina Duran, Johnny SanMiguel and Resident Commissioner Lydia Denise LaSalle.

**Brenda Edwards
Appointed Executive Director
December 14, 2015**

To the Commissioners, I say thank you for giving me the opportunity to serve the residents and citizens of Seguin. The (HUD) Department of Housing and Urban Development – Margaret Sandoval, thank you for all of your help during this transition. To the staff I say thank you for continued support and dedication to the authority for the betterment of our residents to have decent, safe, sanitary, and affordable housing in these changing times. I really appreciate all of your hard work.

2015/2016 Capital Fund Program

“CFP Funds at Work”



Walnut Springs Tower (High-Rise): Modernization work performed: A new makeover of the 1st floor Community room, freshly painted wall throughout the building, installed 90 new doors, renovated the interior handrails, and had new flooring replaced in the common areas. “The makeover looks really nice.”



River Terrace Apartments: Had damaged roofs replaced.

Residents Activities

As in previous years, the Housing Authority of the City of Seguin has offered a number of educational, recreational and informational programs to residents at all housing properties.

At the beginning of the year, MED TEAM, Inc. presented an "Apron Style Show" with the residents at Rosalyn Hts. Apartments hand sewing their own vintage apron then styling it. 1st and 2nd place prizes were given.

Thursday's at Walnut Springs Tower (High-Rise) and River Terrace Apartments Bible Study & Praise & Worship services are held for the residents.

Cinco de Mayo Celebration was held by Hacienda Oaks Nursing & Rehabilitation for our residents with Prizes, Chips, Salsa and Pan Dulce.

Mother's Day & Father's Day Celebrations were held at Walnut Springs Tower (High-rise) and River Terrace Apartments for our elderly and disable residents. We also throw a big Father's Day Celebration for all of our family properties to get the fathers involved with their children. We had lots of food fun and fellowship.

Live Healthy. Live Well.

United Healthcare Medicare Solutions hosts a number of events for our senior properties throughout the year to explain the benefits of the Medicare plans. They are free and open to the public.

Coffee and Conversation with the Dr. we had a very nice turn out with the residents having many questions for the Dr.

Healthy Cooking and Shopping on a Shoestring Budget: Provided by Texas Agricultural Extension Service monthly the residents are taught about healthy eating habits and how to cook low-calorie and basic meals on a limited budget.

Blood Pressures are checked monthly at Senior Properties: Walnut Springs Tower (High-Rise) as well as River Terrace Apartments by MED TEAM, Inc. and Windsor Nursing and Rehabilitation. The two agencies also sponsor bingo monthly as well as other activities such as a "Spring Fling Hat Show" - "Glamour Day" as well as "Painting Activities.

The authority held its Annual Thanksgiving and Christmas Dinners with all the trimmings for our Elderly/disabled residents. We gave out door prizes, sang Christmas carols, and fellowshiped with each other, fun was had by all in attendance. Commissioners and staff members were there to help with the serving.

Community Involvement

TLU Texas Lutheran University **Community Health Senior Nursing Students** **With Dr. Bischoff (Instructor)**

It was an honored to have the University Students come to the Walnut Springs Tower (High-Rise) and River Terrace Apartments as a part of their Community Health Nursing Course, Nursing 440. The students presented on Mondays from 8:30 a.m. to 4:00 p.m. They were available to take blood pressure or blood glucose, as well as teach them about any medication they may have been taking. The most rewarding part for the students and the residents were just having someone to talk and listen too about their health challenges.

Lincoln Ball High School Alumni/Ex-Students

Use our River Terrace Community Center monthly to hold meetings as well as provide activities such as Thanksgiving & Christmas dinners to the residents. Yearly they put on a Reunion that kicks off at the Seguin Silver Center. The reunions consist of a number of events starting with a Scholarship Luncheon with Scholarships going to the residents of Seguin. In addition, they have a Banquet/Dance with the community invited. They close out the reunion at the Silver Center with church services and dinner.

Community Council

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.

Seguin Police Department

We are most appreciative of our three Seguin Police Department officers who patrol off-duty at our various complexes that assist with increasing the safety of our residents in addition to the regular police patrols provided by the city.

Seguin Fire Department

We are truly grateful to the Seguin Fire Department for their vigilant watch over our properties in making sure they are ready when called. The eight-story high-rise continues to be a concern and a challenge for them being that it is occupied by elderly and disabled residents, but they have always been there with a quick response anytime day or night.

Recently the Fire Department came for 3 days at the Walnut Springs Tower (High-rise) with different shifts of men and women to train and experience possible scenarios associated with the possibility of a fire in our eight stories High-rise building.

-In closing-

Message from the Executive Director

This has truly been an exciting and overwhelming 6 months. I look forward to the New Year with great optimism. I have long way to go and much to learn but very excited about the journey.

As the Executive Director of the Seguin Housing Authority, I feel truly blessed to be surrounded by an excellent staff and caring Board of Commissioners. I say thank you again for the continued support to the authority for the betterment of our residents to have decent, safe, sanitary, and affordable housing in these changing times. With everyone's continued dedication and loyalty, we will continue to strive to have many successful years.



**Financial
Reports
2015-2016**

HOUSING AUTHORITY OF THE CITY OF SEGUIN
SEGUIN, TEXAS

STATEMENT OF REVENUES AND EXPENSES AND CHANGES IN NET POSITION

FOR THE YEAR ENDED SEPTEMBER 30, 2015

	Housing Authority and Blended Comeonent Units	Discretely Presented Comeonent Unit
Operating Revenues:		
Total tenant revenue	\$ 792,953	\$ 758,606
HUD operating grants	2,484,055	117,078
Other revenue	9,742	
Total Operating Revenues	3,286,750	875,684
Operating Expenses:		
Administrative	543,162	252,997
Tenant services	5,671	
Utilities	361,108	116,696
Ordinary maintenance and operation	599,640	89,035
Protective services	37,474	
General expense	104,041	84,818
Housing assistance payments	1,387,168	
Depreciation expense	210,307	348,211
Total Operating Expense	3,248,571	891,757
Operating Income (Loss)	38,179	16,073)
Nonoperating Revenues (Expenses):		
Investment income - unrestricted	16,799	154
Investment income - restricted	3,604	
Interest expense		(218,968)
Casualty losses-non-capitalized	(791)	
Special items (net gain/loss)	5,000	
Total Nonoperating Revenues (Expenses)	24,612	218,814)
Income (Loss) before Other Revenues, Expenses, Gains, Losses and Transfers	62,791	234,887)
Capital Contributions:		
HUD capital grants	232,670	
Total Capital Contributions	232,670	
Equity Distributions:		
Distribution to investor limited partner		1,385)
Total Equity Distribution		(1,385)
Changes in Net Position	295,461	(236,272)
Net Position, beginning of year	3,354,979	2,621,938
Prior Period Adjustments	19,118	
Net Position, end of year	\$ 3,669,558	\$ 2,385,666.

HOUSING AUTHORITY OF THE CITY OF SEGUIN
SEGUIN, TEXAS

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