ANNUAL REPORT

2017

EDINBURG
HOUSING
AUTHORITY

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#CHANGESTARTSWITHUS

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MAYOR
RICHARD MOLINA

A MESSAGE FROM THE MAYOR

The Edinburg Housing Authority has consistently done an outstanding job serving low-income families in the Rio Grande Valley for more than 65 years. As one of the largest public housing authorities in South Texas, it has provided affordable housing for thousands of families in our city.

Within these pages, I trust you will find information indicating the spirit of a hardworking agency. Like I have, I believe you will discover that the Edinburg Housing Authority is a vital component and generous contributor to our community.

With this said, I would like to give special thanks to the Edinburg City Council and various city departments for their constant support to the Edinburg Housing Authority and the people of the Rio Grande Valley. Thanks to your help, the agency is able to continue offering Edinburg families and seniors the chance to live in a safe and affordable apartments where they can pursue educational opportunities, employment and ultimately be self-sufficient.

ABOUT US

At the Edinburg Housing Authority, we take great pride in serving the needs of low - income families and do our best to:

- Increase the availability of decent, safe & affordable housing;
- Narrow the digital divide for families in public housing;
- Ensure equal opportunity in housing;
- Promote self-sufficiency & valuable development; &
- Improve community quality of life & economic growth.

OUR AGENCY

THE EDINBURG HOUSING AUTHORITY WAS FIRST ESTABLISHED IN 1949. IT IS A GOVERNMENT ASSISTED HOUSING AGENCY DIRECTLY SUPERVISED AND FUNDED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).

HOUSING ACT OF 1937

U.S. Housing Act of 1937, sometimes called the Wagner-Steagall Act, calling for "decent, safe, and sanitary housing" for all Americans, provides for low-income housing subsidies and the creation of PHAs.

Under this Act, the Roosevelt Administration implemented the construction of new public housing units to be matched by the removal of an equal number of substandard dwellings known as 'slums' from the local housing supply.
The goal of the federal housing program was to increase the quality of housing without increasing the quantity.

Vision

We want to ensure affordable, equal opportunity housing and provide a safe, suitable living environment for every resident of the city of Edinburg.

PUBLIC HOUSING

—

6 Properties

La Posada
Lantana
Albores Courts
Viviendas Manuel L. Ramirez
El Jardin
Peridot

98.9% Occupancy
99.7% Rent Collection

HOUSING CHOICE VOUCHER (SECTION 8)

—

Current administered rental vouchers 850

Can administed up to 970 rental vouchers

TAX CREDIT PROPERTY

—

The Edinburg Towers

Houses 100 elderly/disabled families

25 Public Housing units
75 Housing Choice Voucher units

WE DO WHAT WE DO BECAUSE WE CARE

Affordable housing brings stability, economic diversity and improves the physical quality of the neighborhood.

- John Woods

// OUR TEAM //

BOARD OF DIRECTORS

JOE RODRIGUEZ
Chairman

DR. MARTIN CASTILLO
Commissioner

MARISSA CHAVANA
Commissioner

JUAN GUZMAN
Resident Commissioner

GABRIEL SALINAS
Commissioner

RODOLFO "RUDY" RAMIREZ

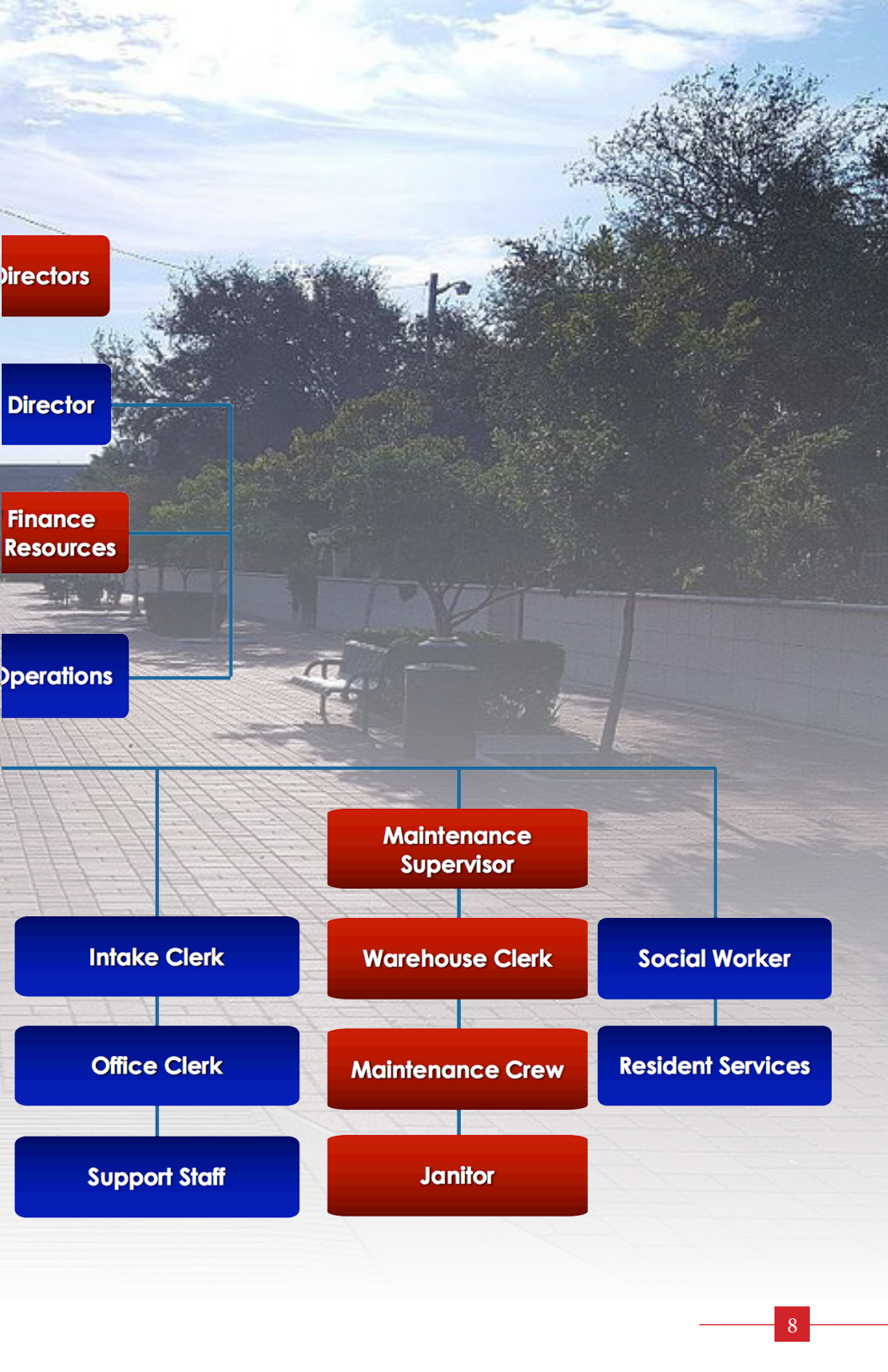
Executive Director

As the end of another year comes, it is time we reflect on the accomplishments the Edinburg Housing Authority has made in 2017. As I look back at the achievements that have taken place, I look forward to a new year with much optimsm. With an amazing staff and dedicated, devoted professionals I know we will achieve all our year - round goals, revolutionize and redefine public housing in ways never done before. I feel truly blessed to have the support of many community leaders and organizations, because by working together we will not only change housing but the local communities. We want to break stereotypes of low - income families in housing and make Edinburg Housing Authority be one of the best housing agencies in Texas.

OUR TEAM

Our team is dedicated and committed to serving the residents of EHA. Everyone is greeted with a smile when they walk through our doors. The safety of our tenants a top priority to our agency, making sure their appliances and units are safe and suitable is of utmost importance to us. Each department executes their work with professionalism and excellence. The Edinburg Housing Authority team will diligently work to represent the agency well and meet the needs of the residents we serve.

// MANAGEMENT HIERARCHY //


Directors
Director
Finance Resources
Operations
Maintenance Supervisor
Intake Clerk
Warehouse Clerk
Social Worker
Office Clerk
Maintenance Crew
Resident Services
Support Staff
Janitor

PUBLIC HOUSING

DESIGNATED HIGH PERFORMER OF THE YEAR BY PUBLIC HOUSING ASSESSMENT SYSTEM (PHAS), HUD.

PROPERTY IMPROVEMENTS

1. Disposition of Albores Courts a 100-unit property and replaced by Liberty Village a 100-unit Tax Credit New Construction replacement property.
2. Rehabilitation of properties
   - El Jardin - Building Reroofing
   - La Posada - Continuation of Building reroofing
   - Ramirez - Building reroofing

NEW PARTNERSHIPS

1. Rice University
   - Spring Break Alternative Program
2. Robert Vela High School
   - Brains and Brawns Skills Academy
3. ESL Certification Classes provided to residents by Region One.
4. Recipient of the **ConnectHomeUSA** initiative
5. Mission Economic Development Corporation
   - Student Educational Enrichment Classes

PERIDOT, LANTANA. LA POSADA AND TOWERS RECEIVED A GRADE "A" SCORE BY THE REAL ESTATE ASSESSMENT CENTER (REAC).

RETHINKING HOUSING

One of the goals of the Edinburg Housing Authority is to change the perception of public housing. EHA works effortlessly to bring numerous resources to help residents grow in knowledge, skill, and character. Investing in the resident's helps accomplish our goal to rethink housing.

LA POSADA

La Posada property is our 3rd largest development that can host up to 74 families. The property has a:

- Jogging Trail
- Pavillion with basketball hoops
- Soccer Field
- Community Center with a fully equipped library and computer lab
- Tetherball
- Garden
- Free Little Library
- Laundry Mat

All these amenities are for our residents to enjoy and use as needed or desired. We want our families to have the resources needed in order to be productive, active and efficient.

Viviendas Manuel L. Ramirez

The Viviendas Manuel L. Ramirez property was established in 2004. The property has a:

- Community Center with a fully equipped library and computer accessible to the residents.
- Soccer Field
- Basketball Court
- Gazebo with shading for family outings.
- Free Little Library
- Laundry Mat

Viviendas Manuel L. Ramirez currently has two computers with access to the internet for residents to use. However, thanks to a partnership with **Workforce Solutions** in the near future they will be getting a fully equipped computer lab. Ramirez is one of the youngest EHA developments. The property has 69 units, which is split between elderly and non-elderly.

Albores Courts

Albores Courts is our largest development that can host up to 98 families. The property has a:

- Computer Lab currently equipped with 15 computers, but thanks to a partnership with **Workforce Solutions** it will soon be equipped with 26 computers.
- Gymnasium for recreational activities and events, it also is equipped with basketball courts.
- Community Center with a fully equipped library
- Free Little Library
- Laundry Mat

El Jardin Apts.

El Jardin Apartments can host up to 74 families. The property has a:

- Playground
- Free Little Library
- Laundry Mat
- Community Center with a fully equipped library
- Second newly built community center that will serve as a fully functioning computer lab

Thanks to a partnership with **Workforce Solutions** El Jardin will have their first fully functining computer lab which will give the residents access to online resources that will benefit them in a variety of ways.

Lantana Apts.

Lantana Apartments, located near the University of Texas Rio Grande Valley, host up to 76 families. The property has a:

- Pavillion with basketball hoops
- Soccer Field
- Community Center with a fully equipped library and computers
- Garden
- Free Little Library
- Laundry Mat

Also located on the Lantana lot is an emergency home for residing residents. Families who have an accommodation emergency will be temporarily placed in the emergency home while their apartment receives the attention it needs.

Peridot Apts.

Peridot Apartments host up to six families. The property has a:

- Private Patio
- Like all other properties it comes with essential appliances
- Covered Parking with wheelchair accessibility

The Edinburg Towers

The Edinburg Towers host up to 100 families. The property has a:

- Elevator
- Gazebo
- Community Center
- Laundry Mat
- Dining and Kitchen Area

Since The Towers is a residency for elderly, the tenants don't pay utilities. Such as water and electricity.

POPULATIONS

EHA provides housing opportunities and community programs to nearly 3,500 individuals

3,332 Residents

2,162 Housing Choice Voucher (HCV) clients

1,170 Public Housing residents

1,725 children

154 person with disabilities

204 seniors

ENGLISH AS A SECOND LANGUAGE

Region One
Education Service Center

EHA and Region One ESC are now in a continuous partnership that offers a year-round ESL program to EHA residents! The program will continue to renew as long as the need for ESL is in housing. Students will meet twice a week for three hours a day to engage and participate in a variety of oral and written activities to teach and improve their English. The ESL Classes held at La Posada community center currently has 35 students enrolled. Our agency is glad to see the residents be excited about opportunities as this.

GOALS & OBJECTIVES

1. OPENING MORE DOORS TO EDUCATION

- Offering ESL classes to adult residents
- Applying for grants that will help lead our families to self - suffieciency
- Collaborating with different regional educational institutions

2. APPLYING FOR LOW - INCOME HOUSING TAX CREDIT

- Seeking different avenues to secure adequate funding for replacement funding.

3. STAFF DEVELOPMENT

- Implementing staff development workshop series
- Setting new criteria for employee evaluation
- Devising and implementing a mentorship plan

4. GRANTS

- Reaching out and applying for maximum number of grants offered by HUD and other Public & Private Sector organizations

EXPANDING DEVELOPMENT

LIBERTY VILLAGE

Liberty Village is our new expanding development that will begin construction in late 2017 and be completed in 2018. Our Liberty village property will be our new Tax Credit property replacing our Albores Courts apartments.

ALBORES COURTS

100 units

(oldest Edinburg Housing Authority development.)

LIBERTY VILLAGE

100 units

(newest Edinburg Housing Authority development.)

GROUND BREAKING DEVELOPMENT!

- Located in a neighborhood of higher opportunity
- Served by high performing public schools
- Gated community
- Exercise room
- Computer lab
- Energy efficient
- Central ac + heat
- 2 baths in units with 2 or 3 BRs
- Near shopping, restaurants, etc.
- Public transportation
- Rent is affordable to low income renters, including 25 PH units and available to voucher holders

Project by Brownstone Construction Group.

YLA

Youth Leadership Association

CONGRATULATIONS YLA!!!

We are so excited to announce that our Youth Leadership Association (YLA) was nominated for a National Award of Excellence and won the Merit Award by the National Association of Housing and Redevelopment Officials (NAHRO). YLA coordinator Gladys Sanchez, Executive Director Rodolfo "Rudy" Ramirez, Director of Operations Elizabeth Hernandez and personnel Robert Hernandez traveled to the NAHRO Conference in Indianapolis, IN to receive the award.

AWARDS & RECOGNITIONS

EDINBURG HOUSING AUTHORITY
El Reflejo Newsletter

Best Newsletter - awarded by NAHRO

Best Annual Report - awarded by NAHRO

2017
NAHRO Award Recipients

COMMISSIONER OF THE YEAR

Mr. Elias Longoria Jr. has been a commissioner at the Edinburg Housing Authority for a year. He has attended conferences and training to advance the agency and better serve the residents! We appreciate his dedication and commitment to Edinburg Housing Authority.

MANAGEMENT PERSON OF THE YEAR

Mr. Alejandro Pequeno consistently shows the agency the importance of taking on challenges. Mr. Pequen oversees and leads a team effectively in the Section 8 Voucher Program. Edinburg Housing Authority is grateful for his leadership and passion.

RESIDENT OF THE YEAR

Resident **Consuelo Sanchez** has shown our agency that working together and being involved with the agency helps the vision and mission come to life. Her volunteerism and efforts have allowed the agency to be more effective in the EHA communities. Thank you, Mrs. Sanchez!

MAINTENANCE PERSON OF THE YEAR SANTOS HERNANDEZ

Mr. Santos is a Maintenance Special Project Team Member under the Maintenance Department at the Edinburg Housing Authority. Mr. Santos is responsible for taking on special projects for EHA. Mr. Santos is a hardworking and dedicated employee very deserving of this award.

SENIOR LUNCHEON

Celebrating our graduating high school seniors!

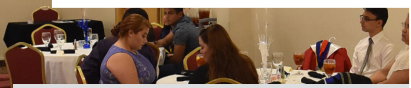
Red and blue decorations and congratulatory vibes filled the Vista Room of the Echo Hotel, as Edinburg Housing Authority staff, board of commissioners, Youth Leadership Association members, and guests gathered on Wed. June 22 to honor the recent high school graduates.

The Edinburg Housing Authority was established in 1949 and is a government-funded program that provides housing assistance to low-income residents. One of the efforts the agency tries to push is the education of all its residents. EHA's Step Up, a non-profit was created to overlook a scholarship fund that would directly benefit young residents wishing to pursue higher education.

In effort to continue motivating those in public housing, members of the YLA organized a luncheon with an awards ceremony to commemorate the accomplishments of the graduates. Four graduates were gifted $100 Staples gift cards to be used to purchase any item they may require upon beginning their collegiate education in the fall. The EHA Scholarship was awarded to Gwendaline Montemayor, La Posada, and Rodolfo Cantu, Albores Courts. The two residents were each awarded a $1,000.

Additionally, the two scholarship recipients were surprised with a laptop and backpack. It's the agency's hope that by providing the recipients with helpful tools, they will be able to more easily transition into the college environment.

"Receiving the scholarship and backpack made me feel relieved," said Cantu. "I will be able to focus on my studies and enjoy the environment around me rather than focus on the cost of attending UT Austin."



Cantu is thankful to the EHA for having helped him throughout his college and scholarship application process. He strongly believes that the agency is committed to empowering education amongst its residents.

"Efforts like these demonstrate the willingness of the Edinburg Housing Authority to help its students as best as it can," said Cantu.

EHA Executive Director, Rodolfo "Rudy" Ramirez is proud of the recent graduates and their enrollment into a college or university. Ramirez hopes that the agency's non-profit will continue empowering the individuals in public housing to pursue a higher education. The agency strongly believes that through education its residents can cycle out of housing and hopefully fulfill the American dream, which is home ownership.

#changestartswithus

"We wish all the recent graduates much success in their educational endeavors," said the executive director. "And remember, 'the tassel is always worth the hassle!" -Ramirez

Edinburg Housing Authority Joins ConnectHomeUSA

Edinburg Housing Authority (EHA) has been selected to be part of the first new cohort of ConnectHome USA, the innovative initiative to end the digital divide in public housing across the United States.

EHA is one of 30 communities that were selected after an open application process and review by EveryoneOn.

"We are extremely excited to be a part of this initiative." said Rodolfo "Rudy" Ramirez, executive director of EHA.

In May 2017, EveryoneOn announced the expansion of the ConnectHome pilot initiative, which launched in 2015 in conjunction with the U.S. Department of Housing and Urban Development (HUD) and was created to bridge the digital divide in 28 pilot communities. Rebranded ConnectHome Nation, the goal of the initiative is to expand to 100 communities and connect 350,000 people living in the HUD)-assisted housing by 2020.

"ConnectHome and now ConnectHome USA is a first of its kind, public private partnership that is committed to ending the digital divide in public housing across the United States," said Chike Aguh, chief executive officer of EveryoneOn. "We are so excited to welcome Edinburg Housing Authority to this new cohort of communities who are committed to changing the life trajectory of some of the most in need in our country."

WORKFORCE

90 percent of people in the United States who have looked for a new job in the last two years used the internet to research jobs, and 84 percent have applied to a job online

EDUCATION

Nearly all students say they are required to use the internet to complete homework assignments outside of school (96.5 percent).

HEALTHCARE

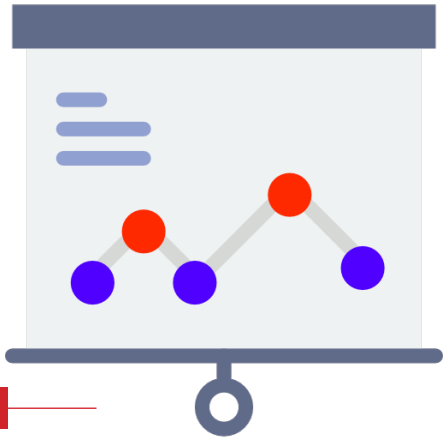
A Pew internet Report revealed 59 percent of caregivers with internet access say that online resources has increased their ability to provide care and support for the person in their care.

To learn more about ConnectHome Nation, visit https://connecthomeusa.org/

BREAKING THE DIGITAL DIVIDE

CONDENSED STATEMENT OF REVENUES AND EXPENSES FOR THE YEAR ENDING MARCH 31, 2016 (UNAUDITED)

Operating Venues	
Tenant Revenue	$730,538
Grants - Operating	$5,660,918
Grants - Capital	$298,916
Other Revenue	$162,693
Total Operating Revenue	**$6,853,065**
Operating Expenses	
Administrative Expenses	$1,398,228
Ordinary Maintenance & Operations	$801,499
Housing Assistance Payments	$3,657,779
Protective Services	$46,670
Tenant Services Utilities	$125,224
Utilities	$80,092
General Expenses	$186,705
Total Operating Expenses	**$6,296,197**
Operating income (Loss)	**$556,868**
Interest Expense	$0
Depreciation Expense (non-Cash)	$393,706
Extraordinary items	$0
Excess (Deficiency) of Operating Revenue	**$(103,162)**



CONDENSED STATEMENT OF NET ASSETS FOR THE YEAR ENDING MARCH 31, 2016 (UNAUDITED)

Assets	
Current Assets	$2,006,765
Capital Assests (net)	$5,287,958
Other Assets	$185,337
Total Assets	**$7,480,060**
Liabilities	
Current Liabilities	$510,513
NonCurrent Liabilities	$214,956
Total Liabilities	**$725,469**
Net Assets	
Invested in Capital Assets, Net of Related debt	$5,287,958
Restricted Net Assets	$125,468
Unrestricted Net Assets	$1,341,165
Total net Assets	**$6,754,591**
Total Liabilities and Net Assets	**$7,480,060**

EHA'S CONTRIBUTION IN 2017 - 2018 IN THE ECONOMY OF THE CITY OF EDINBURG

Public Housing Annual Spending Amount (est): **$2,600,000**

Section 8 Annual Spending
HAP: $3,700,000
Admin Fees: $450,000

Capital Fund Property Improvements:
Spent with various Contractors: $400,000

Total Estimated Spending: **$7,150,000**

A GREAT DESIGN SOLUTION
IN SIMPLE WAY

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2017 E-Annual Report