

two thousand
TWELVE



Beaumont Housing Authority
2012 Annual Report



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*“Life is a great big canvas,
and you should **throw all the** Paint on it you can.”*

This is a favorite quote of one of our partners, coined by the late entertainer, Danny Kaye. At The Beaumont Housing Authority, we like to think that this line represents what we strive to do each week.

Through support services, affordable housing, personal communication, and upward mobility opportunities, we make it our goal to bring the best tools and resources to our city's families so that they can flourish and create brighter futures for themselves – moving from dependence to independence.

We are proud to share this year's chapters of momentum and success in this annual report.

We thank our board, our affiliates, our partners, and our residents as we continue to...

Build foundations.

Create opportunities.

And add some bright splashes of color and life to the canvas of Beaumont.



2012 Stats

- We provide affordable housing to 6,838 individuals
- BHA paid out more than \$8.9 million in Housing Assistance Payments to 650 local landlords. This investment channeled funds back into the City of Beaumont economy through taxes, utility payments & jobs.
- We paid over \$12.1 million for goods, materials, and services to 624 vendors and suppliers - most local
- BHA has an annual operating budget of \$25 million dollars, with assets totaling \$65 million+
- We have a combined waiting list of 5,510 families in need of affordable housing

Facts

Housing authorities across the nation are entities that work within the cities, **yet separate from city government**, and exist to benefit individuals and communities alike. Housing agencies like BHA play a vital role in supporting families and neighborhoods.

- BHA is a complex agency whose services extend far beyond shelter
- **Tax exempt unit of local government**, formed by the city council in 1941
- Separate from the city, adhering to state & federal guidelines
- Operating under program regulations established by Congress and enforced by the U.S. Dept. of Housing & Urban Development (H.U.D.)
- BHA's annual expenditure of \$1,716,016 in Capital Fund dollars for modernization & rehabilitation projects helped create & maintain jobs in the local construction industry
- BHA operates a Section 8 Housing Choice Voucher Program which pays over \$8,900,000 to private landlords annually and a Section 8 New Construction Program, which houses 150 families.



With a higher demand for affordable housing, BHA believes in the philosophy of helping families move “in, up, and out.”

Our **Client Services Team** works personally with families to move them towards self-sufficiency and independence from governmental assistance. Through classes, workshops, events, and achievable goals, our residents start with us and rebuild with us.

- 20% of our tenant population is elderly or disabled; 53% are children
- The average tenant annual income is \$12,735
- The average length of stay in our programs is **four years**
- Provided affordable housing or rental assistance to over 2,335 families representing a total population of 7,000

2012
was an incredible
year of success

HOPE VI

The HOPE VI is a program established by the US Congress and the Department of Housing and Urban Development (HUD) to revitalize severely distressed urban public housing in 1992.

In 2006, BHA was awarded a **\$20 million dollar HOPE VI Revitalization Grant** from HUD for the revitalization of Magnolia Gardens BHA was also awarded a **\$13.7 million dollar Hurricane Rita Recovery Grant** from the Texas Department of Housing and Community Development.

Using these funds along with leveraging from local partners, BHA made aggressive steps to make the best for residents, the city, and the future of Beaumont public housing.

This grant - combined with \$20 million in tax credits, exempted bonds, etc. - allowed for BHA to demolish the old Magnolia Gardens property and move forward with in constructing:

- Regent I - a 160-unit, mixed-income community
- Pointe North –a 158-unit, mixed-income community
- Regent II – a new subdivision with 87 single-family lots available for homeownership.
- The Gloria Ramirez Neighborhood Resource Center

HOPE VI CSS caseworkers at each site work directly with the families to ensure that they meet the occupancy criteria. The services offered through this program were gathered based on an intensive Needs Assessment Survey conducted on all new move-ins at Regent I and Pointe North. BHA has a network of over 70 faith-based organizations, community-based organizations, local government agencies and educational institutions committed to assisting families through the CSS program.

The various partners assembled for this program target the entire population from youth to seniors, and collectively service child care, employment training and financial literacy counseling, transportation, case management, health care, substance abuse and other counseling programs.

The Evaluation

The Center for Housing & Urban Development at Texas A&M University conducted their final report in the HOPE VI Evaluation and we are very proud of their findings. The report focuses on overall changes from the project's beginnings in 2007 to the completion in 2012 in the areas of direct impacts and indirect effect. The report examines changes in the physical and economic conditions of the target area compared to the city and metro area as a whole.

The report confirms that both Pointe North and Regent I are much better off in terms of quality housing and conditions than before, the physical redevelopment of the communities has been overwhelmingly positive and has “transformed the two sites from dilapidated, derelict sites into budding communities.”

BHA is proud of the findings in the report, [found here online](#), including a few excerpts presented here on page 7...



- BHA is offering a **consistent** and satisfactory level of service to residents
- Despite crime and economy posing threats, household incomes are up and poverty rates are down
- Wages are increasing in the revitalization areas
- “Overall, the direct impacts of the grant program have been extraordinary.”

This report shows that one major goal of the program – homeownership - was not realized, but that this is not viewed as a weakness, **but rather serves as a positive reflection of responsible stewardship and a sensitivity to best serve potential home buyers.**

A large role in the evaluation is feedback from the residents, and BHA is delighted to share some of these glowing reviews:

“We love the spacious size of the kitchens and bathrooms, along with the number of rooms and the fact that my children, and I have our own rooms.”

“My kids feel proud, when they tell their friends where they live. Additionally, they feel like it is theirs, because they have their own bedrooms and a safe space to play and be kids, and they live. That makes me feel good as a parent.”

“This is a better housing opportunity for me and my kids.”

*“The redevelopment of the housing has impacted the entire community, and while it’s not complete it is **1,000 times better than it was**, from just sheer eyesight.”*

The HOPE VI allows residents to enroll, participate and complete various programs. This report shows notable completion of high school education and employment related training programs. Program enrollment and completion has far exceeded goals in nearly all service areas. *A few of note:*

ACTIVITY	GOAL	ENROLLED & COMPLETED
Employment preparation/placement/retention	23	94
Job skills training programs successfully completed	11	80
Transportation Assistance	30	311
New Job placements	20	105
Homeownership counseling enrolled	23	22
Homeownership counseling – completed	10	11



"Improving and Increasing

Affordable Housing in Beaumont."



The
CROSSING

Where Comfort Meets Luxury

The new, state-of-the-art senior living apartments, The CROSSING, is proving to be a beautiful and successful addition to Beaumont residents and to the city itself. The formal opening in September unveiled the spacious new \$17.2 million property and revealed the enthusiastic working relationship with the city of Beaumont.

The Crossing is for income-eligible adults ages 55+ and replaces the previous Lucas Gardens apartments unit on Lucas Street in northeast Beaumont.



The property boasts an unparalleled atmosphere in quality, sophisticated design and convenience. It includes 150 one- and two-bedroom apartments (compared to the 56 apartments of Lucas Gardens), a meeting room with a common area off of the lobby, a fitness center, a cosmetology room, a courtyard with picnic tables and BBQ grills, a business center, a library, a ceramics room, a billiards/game room, computer/media room, and a series of smaller meeting rooms – optimal for health exams and screenings.

Each apartment includes fully equipped kitchens, a microwave, washer/dryer connections, Energy Efficient design, private balconies and other amenities. **The Crossing is financed through an allocation of 9% Housing Tax Credits** from the Texas Department of Housing and Community Affairs. Funding from tax credits is made possible by selling them to private investors who can then apply them to their respective tax liabilities for the next ten years. The city of Beaumont has added to the allure of the complex with street and drainage upgrades, replacement of sidewalks, timed crosswalk and a new covered bus shelter on East Lucas leading up to The Crossing and other beautification and convenience-related assignments.

In 2012, BHA partnered with the NRP Group on a successful application for a 9% Low Income Housing Tax Credit award from the Texas Department of Housing & Community Affairs. This award allowed the partnership to leverage more than \$15.9 million dollars for the construction of Azure Pointe, a market rate property located in the far north end of Beaumont.

Construction on the 140 unit property began in the spring of 2012, with completion expected in the summer of 2013. Azure Pointe will feature:

Community Amenities


- Large Community Clubhouse
- Playground
- Swimming Pool
- Computer Center
- Fitness Center

Apartment Amenities

- Spacious 1, 2, 3, and 4 bedroom units
- Fully equipped kitchen with dishwasher, microwave, oven and refrigerator
- Private patio or balcony
- Full size washer/dryer connections
- Storage in select units
- Walk in closets in select units



AZURE



In addition to providing families a place to call home, BHA also offers social and supportive services to help our clients move “in, up and out”. BHA has established a network of 70 social and supportive services partners to provide an array of services including adult education, job training, employment readiness, youth services, elderly and disabled care, financial literacy and services to prepare families for homeownership.

BHA offers three distinct programs to our clients, including:

The Resident Opportunities for Self Sufficiency (ROSS)

Program links over 650 families living in public housing with supportive services aimed at helping them reach both economic independence and housing self sufficiency. The ROSS Coordinator works with families to identify any barriers they may have to achieving self sufficiency, such as transportation, child care, education or job training. The coordinator identifies partners and services that can remove those barriers so that the families can focus on achieving their life goals.

The Family Self Sufficiency Program (FSS) is a program for both public housing and Section 8 families that focuses on asset building. Clients enter into a contract of participation which outlines their responsibilities towards completion of employment objectives over a five year period. The family must become independent from welfare assistance and remain independent from welfare assistance at least one year prior to the expiration of the contract.

During the period of participation, residents may earn an escrow, based on increased earned income, which they may use in a variety of ways upon successful graduation from the program. In 2012, 90 clients accumulated an average of \$3,363 in escrow savings.

The Elderly & Disabled Services Program (EDSS)

connects over 300 elderly and disabled residents with compassionate care and services that help them “age in place” and live as independently as possible. living in public housing.

The BHA BUCKS promotion

is an incentive program established in 2012 that encourages participation and achievement. By completing goals in ROSS/FSS/EDSS, enrolling in Client Services Programs, volunteering, paying rent on time, and other actions; clients were rewarded with BHA Bucks. BHA hosted an event for our residents to use their saved BHA Bucks to “go shopping” for clothes, housewares, jewelry and more - generously donated by the new Burlington Coat Factory in Beaumont.

The Julie Rogers Gift of Life Wise Woman Program

is the brainchild of local philanthropist Regina Rogers. The Wise Woman Program (Women Inspiring, Serving and Educating) serves as a monthly support group for women living in public housing. At monthly meetings, health care experts and professionals provide information on living practices that support mental, physical and emotional well being. The program empowers women to be their own advocates through fun and interactive activities.

Social and Supportive Services Partners

Adult Protective Services
Allegiance Home Health
Alzheimer's Association
Area Agency on Aging
BBVA Compass Bank
Beaumont ISD Adult Education
Best Years Center
Better Business Bureau Senior Medicare Patrol
Catholic Charities of Southeast Texas
Christian Women's Job Corps
City of Beaumont Public Health Department
City of Beaumont Recreation Department
Clairmont Beaumont
Coastal Home Health
Entergy
Family Services of South East Texas

Farmers Insurance
Jordan Health Services
Julie Rogers Gift of Life
Lamar Institute of Technology
Lamar University
Legacy Community Health Services
LifeSpan
Lone Star Legal Aid
MobilOil Federal Credit Union
Molina Healthcare
Nutrition & Services for Seniors
Peccio Pharmacy
Power Castle Ministries
Programs for Human Services
Rapha Supportive Services
RISE
Salvation Army

Some Other Place
South East Texas Food Bank
South East Texas Regional Planning
Commission
Spindletop Center
TexanPlus
Texas A&M Agrilife Extension Service
Texas A&M University
Texas Children's Health Plan
Triangle AIDS Network
Triumph Church
UTMB Regional Maternal & Child
Health Program
Walgreens
Wellcare
Workforce Solutions of Southeast Texas

The BHA Board of Commissioners is comprised of five private citizens who serve on a voluntary basis to provide the agency oversight, accountability, internal control, leadership and direction. Appointed by the mayor of the City of Beaumont for a two year term, these individuals are truly the unsung heroes of our agency.

Commissioners are charged with hiring the Executive Director. They also are responsible for ensuring fairness in the administration of housing authority policies, attracting adequate resources, balancing the demands of conflicting community groups, and winning public support. Moreover, as they conduct the business of overseeing local housing operations, commissioners must be aware of and follow federal, state and local laws and housing regulations. The leadership and service of an involved and committed board of commissioners is essential to meeting the housing needs of low-income citizens.

Our Board members are very cognizant of their responsibilities to our residents, staff and to the larger community as a whole. They are very aware that our operating funds are allocated by the U.S. Department of Housing and Urban Development

and that we must insure full compliance with all of their rules and regulations. But, even more importantly is the realization that the funds allocated by HUD initially come from the tax payers across the country who have a right also to demand full transparency and accountability in the daily operations and use of their dollars.

Remember that Commissioners are volunteer citizens from Beaumont. They are not housing authority experts or employees. They are simply a group of people dedicated to the belief that our programs and services can help change and improve the lives of the clients we serve. They also understand when they conduct official BHA business, their own personal politics and interests take second place in the overall needs and interests of the agency and the clients we serve.

This is a very special group of people that BHA and the City of Beaumont owes a huge debt of thanks for managing our agency in such a manner that brings honor, accountability and pride to our city every day.

Our Board



Chairman - Doug Landry



Commissioner - Alma Garza-Cruz



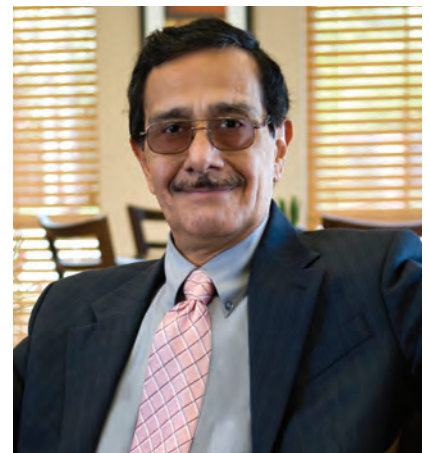
Commissioner - Charlotte Belk



Vice-Chairman - Pastor Gary
Cantue



Commissioner - Patti Merrill



Executive Director - Robert Reyna

Stats & Reports

Physical Needs Assessment

In 2012, BHA contracted with EMG to conduct a Physical Needs Assessment (PNA) on all of our public housing properties. The PNA is designed to help housing authorities prepare a long-term budget strategy to ensure that properties are properly maintained over the years to maximize investment of taxpayer dollars.

EMG conducted a PNA on six properties, evaluating a number of areas including compliance with accessibility standards, energy efficiency, drainage and erosion control, foundations, roofing, plumbing, electrical, HVAC systems and condition of the interior finishes.

Their report was broken into two categories – items that BHA needs to prepare for over the next 20 years, and items that need immediate attention.

PROPERTY	LONG-TERM NEEDS	IMMEDIATE NEEDS
Grandpine Courts	\$4,333,457	\$141,133
Concord Homes	\$5,225,666	\$90,444
Tracewood I	\$1,780,481	\$1,200
Tracewood II	\$3,965,976	\$7,052
Northridge Manor	\$10,395,791	\$1,176,246
TOTAL ESTIMATED	\$25,701,371	\$1,416,075
REPAIRS NEEDED		

As expected, this report confirms the need for more investment in upgrading our aging public housing stock. This presents a major challenge for BHA -- The current economic crisis has severely impacted housing authorities across the country, and BHA is no exception. BHA Public Housing Program is currently operating on 81% of needed budget (for every \$1 needed, HUD sends 81 cents). These budget cuts mean that BHA has to be creative in locating public and private funding to make these improvements, rather than relying solely on dwindling HUD dollars.

Financials

consolidated income statement

*Combined Revenue & Expense Report
For the Twelve Months Ended September 30, 2012*

BHA undergoes an annual Independent Public Accountant Audit. For the past 12 years, we have received an Unqualified Report, which is the best kind of report a public agency can achieve.

REVENUE

<i>Total Tenant Revenue</i>	\$2,976,277.00
<i>HUD Contributions</i>	\$12,837,670.00
<i>Investment Income</i>	\$14,498.00
<i>Other Revenue</i>	\$10,154,895.00

TOTAL REVENUE	\$25,983,340.00
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EXPENSES

<i>Administrative</i>	\$10,601,389.00
<i>Tenant Services</i>	\$56,889.00
<i>Utilities</i>	\$565,209.00
<i>Maintenance</i>	\$1,489,102.00
<i>General Expenses</i>	\$484,150.00
<i>Protective Services</i>	\$38,968.00
<i>Housing Assistance Payments</i>	\$10,308,719.00
<i>Interest Expense</i>	\$628,664.00
<i>Depreciation & Amortization</i>	\$1,465,495.00

TOTAL EXPENSES	\$25,638,585.00
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<i>SURPLUS/(DEFICIT)</i>	\$344,755.00
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Grants & BHA Honors

The U.S. Department of Housing Urban Development announced the **award of two grants totaling \$82,410** to the Beaumont Housing Authority to continue their successful Family Self Sufficiency Program.

These grants will allow BHA to retain service coordinators who work directly with residents in the Public Housing and Section 8 programs to connect them with a comprehensive array of services that help the family move towards self sufficiency. These services include job training and education, job search and placement, life skills training, youth enrichment and homeownership and asset building assistance.

Participants in the program sign a five year contract that requires the head of household to obtain employment and no longer receive welfare assistance at the end of the five year term. **As the family's income rises, a portion of that increased income is deposited in an escrow account.** When the family successfully completes their contract, the family receives the escrow funds that can be used for any purpose, including paying educational expenses, starting a business or purchasing a home.



**Kim Wilson, PH graduate & new homeowner.*

In the ten years that BHA has operated the FSS program, 92 families have successfully graduated. These graduates have earned over \$282,354 in escrow savings, an average of \$3,069 per family. BHA currently has 90 families participating in the program which is networked to over 50 local social and supportive service partners.

“This grant will have a tremendous impact not just on the families in our programs – it will also infuse the City of Beaumont with newly educated and trained job seekers as well as help families move out of federally assisted housing programs into unassisted homeownership”, said Executive Director Robert L. Reyna.

NAHRO Scholarship Winner



**Shaniqua Castille receives her NAHRO scholarship award*

The Southwest Regional Council of NAHRO awarded Shaniqua Castille their 2012 Scholarship Award. This award is a \$1,000 scholarship for graduating seniors of residents, and this year Castille was honored from the Beaumont Housing Authority. The SWRC NAHRO annually awards scholarships totaling more than \$10,000.00. Scholarship are available to public housing residents, participants in rental assistance or similar programs, heads of household and other family members, and children of staff working for a member agency. We are proud of Ms. Castille, a public housing resident, for her honor.

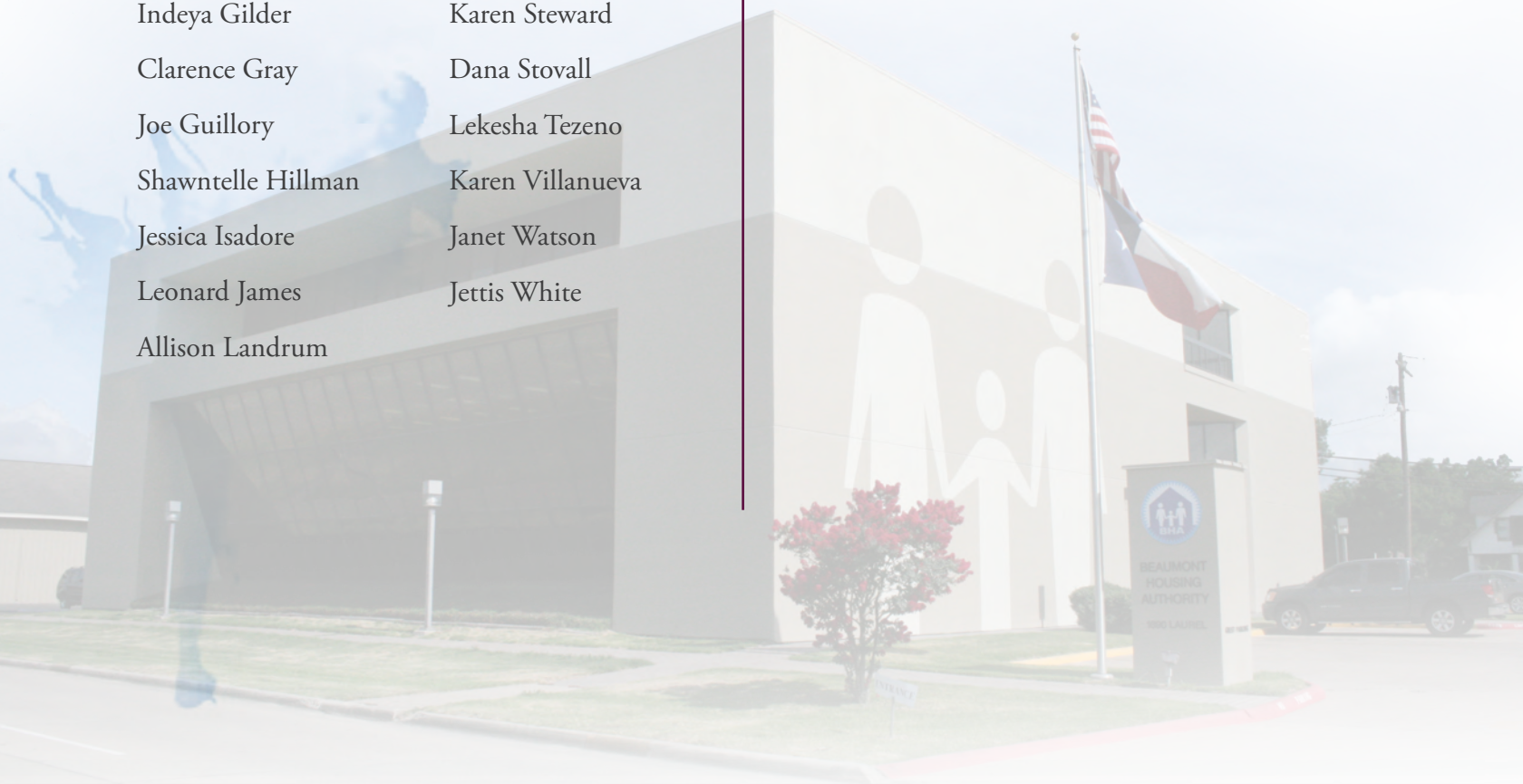
Staff

Darrell Ardoin	Rolanda Mayo
Dan Barrera	Felicity McCarvy
Dani Bellamy	Paula Nicholas
Michelle Cavil	Natalie Parks
Robert Celestine	Jennifer Perez
Swanola Chislum	Robert Reyna
David Ciampo	Renaldo Richard
Rosette Cole	Joyce Roach
Sharetha Cooper	Leanna Robles
Jamie Davis	John Scott
Judy Doubt	Sharon Siverand
Ronald Fisher	Larry Smith
Kenneth Fontenot	Jacquelyn Sostand
Indeya Gilder	Karen Steward
Clarence Gray	Dana Stovall
Joe Guillory	Lekesha Tezeno
Shawntelle Hillman	Karen Villanueva
Jessica Isadore	Janet Watson
Leonard James	Jettis White
Allison Landrum	

We are proud of the work that the Beaumont Housing Authority has done in 2012 and the many great endeavors ahead in 2013 & 2014.

As it goes with any good organization, it's about the people. We are fortunate to have the most dedicated, experienced, and personally-involved staff we could hope for, and we know that our residents ultimately benefit from their talent and time.

We appreciate their hard work and we look to grow even more as an organization with their commitment to helping others in this great city of Beaumont.



We sincerely hope that you will see the importance of the people we serve and the service we provide to all the citizens in Beaumont.

Many of our residents enter our programs much like a blank canvas. They work to uplift and improve their quality of life and eventually many of them flourish into a beautiful and colorful masterpiece that enables them to move on in life as the great success they are.

May we never stop recognizing the importance of what we do and how we can impact the quality of life for so many of our neighbors, friends and even family in Beaumont!

Thank you for your support!

*Building Foundations.
&
Creating Opportunities.*

www.bmtha.org

Beaumont Housing Authority

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T W E L V E*

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