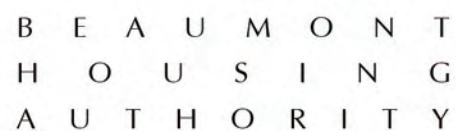


FOURTEEN

A N N U A L R E P O R T



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T H I R T E E N
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» T A B L E O F C O N T E N T S

see this video and more of BHA
on our **YouTube Channel**

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The Agency: Moving

Building foundations and creating opportunities for personal success are the very heart of what we do at the Beaumont Housing Authority.

With support services, affordable housing, and upward mobility programs to help citizens reach independence, the agency makes it our goal to bring our city's families *FORWARD*.

Throughout 2013 - 2014 we have seen the fruits of our labor and we've embarked on new horizons that we know will keep us - and the city of Beaumont - moving *FORWARD*. We thank our board, our affiliates, our partners, and our residents for working with us to achieve and advance.

We hope you find this annual report, highlighting the progress from 2013 & 2014, to be enlightening and encouraging as we take on 2015.



Agency Wide

- We have implemented a paperless system. This saves the agency on printing, paper and ink, not to mention the manpower and hours of maintenance.

With digital forms and updated websites, reports, and communication, we can already see the benefits in cost and efficiency.

- The ribbon cutting of the Azure Pointe apartments. This marks a beautiful milestone and revitalization of the facility and for the bright future of the residents as well as the city.

- BHA's annual financial audits achieved a positive score of "Unqualified" - meaning the agency has met or exceeded its accountability requirements and does not require any government action.

FORWARD



Self Sufficiency

In September of 2014, The U.S. Department of Housing and Urban Development announced the award of an \$81,723 grant to the Beaumont Housing Authority to continue their **highly successful Family Self Sufficiency Program (FSS)**.

This grant will allow BHA to retain service coordinators who work directly with residents in the Public Housing and Section 8 programs to connect them to **help the family move towards self sufficiency**. Along with social service agencies, colleges, businesses, and other local partners, BHA helps residents increase their education and skills that will enable them to obtain or improve employment.

Participating residents sign a five year contract of goals that require the head of the household to find employment and no longer rely on welfare assistance at the end of the term. As the family's

income rises, a portion of that income is deposited in an escrow account. **At the end of the program, the family receives the escrow funds** to be used for any purpose, but purchasing a home of their own is the ultimate goal.

In the ten years that BHA has operated this program, **over 90 families have successfully graduated with over \$285 thousand in escrow savings**. "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.

The success of the FSS program is a terrific example of how the participants, community and BHA work together for improving the lives and futures of Southeast Texans.

FORWARD



Housing Services

The Beaumont Housing Authority serves 1,486 families through its Housing Choice Voucher Program. In 2013-2014, BHA spent \$17.9 million on payments to private landlords (\$9,100,892 in 2013 and \$8,807,444 in 2014).

Over the course of 2013 -2014, Southeast Texans have experienced growth and success within the housing authority.

Residents have seen the improvements of efficiency with the paperless system to get information quicker, more accurately and receive assistance more swiftly than ever before. Improvements to properties have made significant differences along with the completion of the senior housing unit, The Crossing.



Capital Assets are the largest asset reflected on BHA's statement of net position. A capital asset produces a benefit which extends beyond the current fiscal year, such as land and buildings.

From 2012 - 2013, BHA has increased capital assets by \$11,893.

Planning & Development



- Updated Grandpine Courts management office and community room interior
- Replaced living room and bedroom light fixtures with ceiling fans at Grandpine Courts
- Re-striped the parking lots and curbs at Grandpine Courts
- Replaced all interior lighting at Tracewood with energy efficient lighting fixtures



- Replace 50% of the countertops, water heaters and vent hoods at Tracewood
- Updated Tracewood management office and community room interior
- Converted 2 apartments to handicap accessible units at Tracewood
- Updated 45 Scattered Site homes
- Added park benches around the lake at Lexington on the Lake
- Repainted the stairs, balcony hand rails and pool fencing at Lexington on the Lake

In February 2013, we named our new resource center the **Gloria Ramirez Neighborhood Resource Center** in honor of our retiring commissioner.

Client Services

The core value of the Beaumont Housing Authority is to provide the gateway to affordable housing and independence through our unyielding service and historical commitment to excellence. It is all with the forward-thinking belief that we can and we will “make a difference.”

BHA has been served well with this throughout 2013 and 2014. Our properties have seen upgrades, programs and grants have been completed, new funds have been granted, we’ve garnered awards and recognition, and individuals have enjoyed great success from some of our programs and services implemented from previous years.

Neighborhood Resource Center Opening

The Gloria Ramirez Neighborhood Resource Center (NRC) is the last piece of the completed \$52 million dollar HOPE VI Revitalization Program. This center is intended to provide information and services to the entire North End community. The center features:

- Office space for our valued social and supportive services partners
- State of the art computer lab featuring 10 computers, a multifunction copier/printer and an electronic whiteboard with video networking capability
- A large community room that can accommodate up to 100 people, or be divided into smaller rooms. The community room features a fully equipped kitchen space

Successful Completion of ROSS Grant

BHA is one of only a handful of agencies in the state of Texas to have a highly competitive Resident Opportunities for Self Sufficiency (ROSS) grant. This three year, \$171,000 grant allowed BHA to provide more than 600 families with access to social and supportive services designed to encourage self sufficiency. Accomplishments included:

- 94 adults placed in jobs
- 263 adults received life skills training
- 300 youth provided with afterschool and summer recreational and education activities

Thanks to the successful implementation of this grant, BHA was awarded a new three year grant that will allow the ROSS program to continue through 2017.

ROSS/EDSS/FSS Activities Throughout the Year

With successful implementation of activities and programs, our families (particularly the youth) have opportunities to explore and share in education, community, fellowship, and recreation, as well as making everlasting memories. Our annual events include Job Fair, Back to School Events, Kid Chef Camp, Senior Prom and more.

HVC Homeownership and Public Housing Family Self Sufficiency

BHA has several success stories with our FSS Program. **Erica Thompson** purchased a new home through the HVC Homeownership program. PH FSS clients, **Terri Provost and Kim Wilson**, purchased new homes as well. Their accomplishments are shining marks on 2013-2014 that underline just how effective these programs can be.

Grant Funding

BHA received \$253,000 in grant funding. This money will be used to continue building on what we have implemented leading up to this point.

Awards & Honors

BHA and local advertising/design firm, Americom Marketing, won **two ADDY Awards** in Lake Charles for The Crossing logo design and our digital annual report. Also, our very own **Allison Landrum**, Communications and Grant Development Coordinator, was named to the “**40 Under 40**” honorees of Southeast Texas. Additionally, QuadCo Management Solutions awarded The Crossing as “**Property of the Year.**”

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
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
Goodwill Industries

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
TxDOT
UTMB Regional Maternal & Child
Health Program
Walgreens
Wellcare
Workforce Solutions of
Southeast Texas

Stats & Reports

Physical Needs Assessment

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 REPAIRS NEEDED	\$25,701,371	\$1,416,075

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's 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

BHA undergoes an annual Independent Public Accountant Audit. For the past 14, years, we have received an **Unqualified Report**, which is **the best kind of report** a public agency can achieve.

Combined Revenue & Expense Report for 2013-2014

REVENUE	2013	2014	(Decrease)
<i>Tenant Revenue</i>	\$3,082,833	\$3,155,163	\$72,330
<i>Federal Grants & Subsidy</i>	13,258,384	12,539,417	(718,967)
<i>Investment Income</i>	276,434	269,828	(6,606)
<i>Other Income</i>	2,602,840	1,553,024	(1,049,816)
<i>Gain/Loss on Sale of Capital Assets</i>	(24,405)	0	24,405
TOTAL REVENUE	\$19,196,086	\$17,517,432	(\$1,678,654)

EXPENSES:

<i>Administration</i>	\$4,852,065	\$2,776,501	(\$2,075,564)
<i>Tenant Services</i>	47,395	52,474	5,079
<i>Utilities</i>	553,311	641,650	88,339
<i>Ordinary Maintenance</i>	1,348,018	1,378,675	30,657
<i>General Expense</i>	981,279	1,551,623	570,344
<i>Housing Assistance Payments (HAP)</i>	8,997,339	9,152,285	154,946
<i>Depreciation</i>	1,378,739	1,537,260	158,521
<i>Amortization</i>	16,793	16,793	0
<i>Interest</i>	602,672	578,012	(24,660)
Total Operating Expenses	\$18,777,611	\$17,685,273	(1,092,338)
Increase (Decrease) in Net Position	\$418,475	(\$167,841)	(\$586,316)

Our Board

Our board consists of business leaders, community ambassadors, and visionaries who dedicate their time, talent and experience to better the present and futures of the families of BHA. We are grateful for their service and we are proud of their accomplishments for the agency.



Chairman - Doug Landry



Vice Chairman - Patti Merrill



Commissioner - Pastor Gary Cantue



Commissioner - Margaret Simmons



Commissioner - Alma Garza-Cruz



Executive Director - Robert Reyna

...through our willingness to help others and doing our very best,
we can achieve success by the proud independence of others..."

- R. Reyna, BHA

Staff

Darrell Ardoin	Allison Landrum
Dan Barrera	Rolanda Mayo
Dani Bellamy	Felicity McCarvy
Michelle Cavil	Paula Nicholas
Robert Celestine	Natalie Parks
Swanola Chislum	Jennifer Perez
David Ciampo	Robert Reyna
Rosette Cole	Renaldo Richard
Sharetha Cooper	Joyce Roach
Jamie Davis	Leanna Robles
Jettis Domoneck	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 Domoneck



We are proud of hard-working staff at the BHA. The dedicated support of our employees and network is unparalleled in Southeast Texas.

We are fortunate to have the most diligent, knowledgeable, and personally-committed staff in the Golden Triangle. Their detailed work and relationships developed with the families and residents is the difference that creates success for so many people.

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.



Dave Ciampo

This past year ended on a truly sad and personal note with the passing of our comptroller, Dave Ciampo, in December, 2014.

Ciampo served as our Comptroller since 2000 and gained a reputation - well beyond the state - as a smart, skillful manager of finances for the agency. He began work with the Beaumont Housing Authority the same day that the U.S. Department of Housing and Urban Development (HUD) took the housing authority under receivership.

His tireless, meticulous work was a critical component to seeing the successful return of the agency to local authority.

Dave provided fiscal oversight of the \$52 million dollar HOPE VI Revitalization Program, as well as an annual agency budget of over \$12 million dollars. In addition to maintaining accurate and timely accounting records, Dave had a passion for finding viable methods of bringing affordable housing to Beaumont.

Everyone at the BHA will remember Dave as a gentleman, a sharp and kind spirit, and one who kept everyone laughing with his dry sense of humor.

We greatly appreciate his service and what he meant to the BHA as well as the Beaumont community, and we will all dearly miss his friendship.



August 14, 1945 – December 3, 2014



The Next Chapter

The Beaumont Housing Authority is excited to see what success stories lie ahead for families across Beaumont and Southeast Texas, building on the strong foundations of these last few years.

In early 2015, nearly 4,000 families applied for the **Housing Choice Voucher Program** within the two weeks that the waiting list was open. This is just one indication that lets our community know that the need is there. With our team, resources, experience and commitment, we know we can service the needs and continue to “make a difference.”



BUILDING FOUNDATIONS
& CREATING OPPORTUNITIES...



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