

Housing Authority of San Angelo



Dear friends,

I take great pride in sharing a few of the achievements the Housing Authority of San Angelo (HASA) made in 2018. The HASA is dedicated to the City of San Angelo and we strive to make a positive impact on our community. San Angelo is a great place to live with abundant hospitality, great weather and a sound housing market. Approximately 17.4% of San Angelo's population lives below the federal poverty line. Since the early 20th century, San Angelo's population has only continued to grow. The most recent estimates show that the population is up 8%, and our city is expected to continue its growth well into the future. HASA will continue to serve the residents of this City providing affordable housing and rental assistance to those in need while focusing on removing barriers that limit self-sufficiency. Our agency believes everyone deserves a decent place to live and our team looks for ways to positively impact the lives of our clients.

The Housing Authority of San Angelo hopes to grow our mission in the upcoming years by increasing the resident services we offer. We look forward to seeing the City of San Angelo grow and prosper.

Sincerely,

Rebecca Salandy



I want to thank our dedicated Board of commissioners listed below. Our Board of seven commissioners is appointed by the Mayor of San Angelo. This is a voluntary appointment and their time and dedicated to HASA is appreciated. (The commissioners are listed in order of their appointment date to our board.)

Mr. Troyce Wilcox, Board Chairperson

Mr. Wes Masters, Board Vice-Chairperson

Mr. Jesse Martinez Board Commissioner

Mrs. Monette Molinar Board Commissioner

Ms. Becky Fraser, Board Commissioner

Ms. Jaime Bucks, Board Commissioner

Ms. Barbara Brown, Board Commissioner



Board of Directors

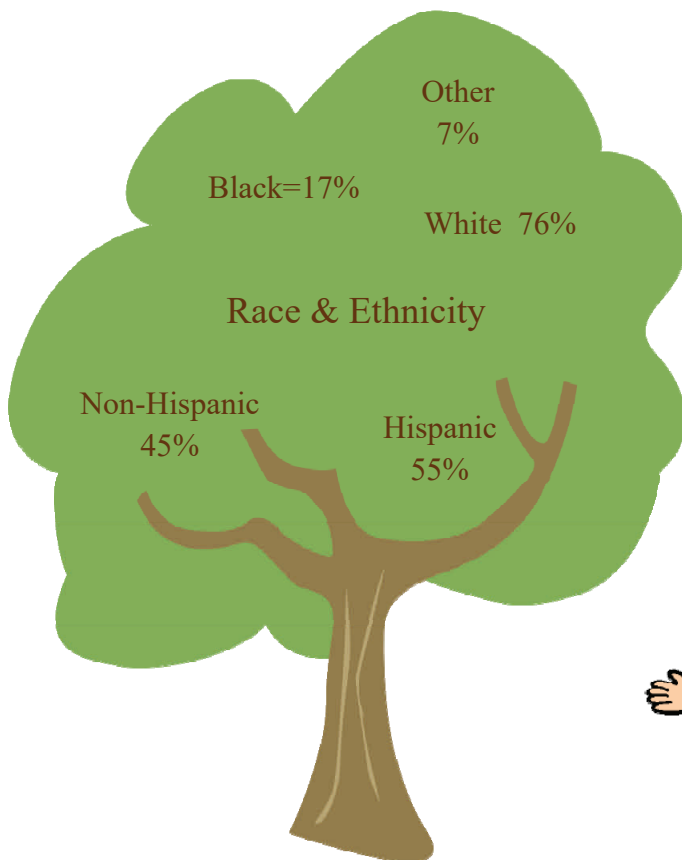
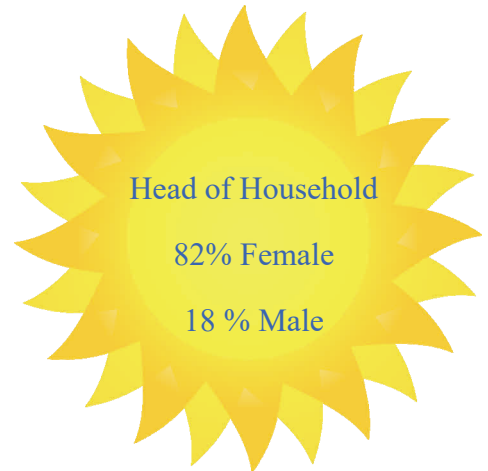
Who we Impact



The HASA provides housing to an average of 1800 family members per month through the Public Housing and Housing Choice Voucher program.

Of those that we serve per month, an average of 842 were children with an average age of 9.

The HASA contributed over \$4,000,000 to the local economy through the HCV rental assistance program.



Low Rent Program



HASA provides 174 assisted rental units in this program, 60 of which are dedicated to those whose head of household is 62 years of age or older. The rental rates are income based and federally subsidized by Housing and Urban Development. In 2017-2018, 24 families moved into our Public Housing Developments and our occupancy rate was 98.25% for the year.



CAPITAL IMPROVEMENTS IN LOW RENT



In 2017-2018 HASA expended over \$250,000.00 in the Low Rent Development for Capital Improvements. These improvements included replacing shingle roofs with metal roofs at our Presidente Development, a family site of 30 single family homes. Site improvements included upgrades to the sidewalks and retaining walls at our Paisano Development, a family site of 60 single family homes.

HASA also replaced all rotting wood around the eaves of our main office as a preventative maintenance measure.

In the coming years HASA plans to increase security at each development, provide upgrades to flooring, cabinets, and counter tops, and replace the shingle roofs with metal roofs at our Junius and Julian Developments.



Housing Choice Voucher Program



The HASA has 816 Housing Choice Vouchers (HCV), formally known as Section 8 Vouchers. This program is tenant based and allows eligible applicants to go out into the community and choose a home. The home is subject to an inspection to ensure it meets our Housing Quality Standards (HQS) and the landlord must be willing to participate in the HCV program.

These 816 vouchers are made up of 33 Veteran Affairs Supported Housing (VASH) vouchers, 20 Non-Elderly Disabled (NED) vouchers, 30 Family Unification (FUPF) vouchers, 10 Home Ownership (HOP) vouchers.

This year our program utilized 100% of the federal funding provided for Housing Assistance Payments. We moved 104 families on to our program this year. This program is federally funded by Housing and Urban Development (HUD). I am proud to announce our HCV program was rated as High Performer by Housing and Urban Development for the third consecutive year.



Family Self Sufficiency

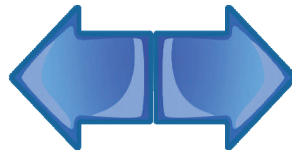


The Family Self-Sufficiency (FSS) program enables families assisted through the Housing Choice Voucher (HCV) program and Public Housing (PH) residents, to increase their earned income and reduce their dependency on welfare assistance and rental subsidies. Under the FSS program, low-income families are provided opportunities for education, job training, counseling and other forms of social service assistance, while living in assisted housing, so they can obtain skills necessary to achieve self-sufficiency. We had 13 families enroll this year and 7 graduate. We have included a success story below.

Participant Tabitha McLerran started the FSS Program 6/1/2014. Her goals were to: Work on credit for Home Ownership, Purchase a Home, save money in her personal Savings Acct, buy a better more reliable car, and try to purchase a car for her oldest child. Tabitha began working at Shannon Hospital on 03/2015 making decent amount of money and started receiving escrow. She then was able to buy a car later on in the year (which was one of her goals). She was able to use her own money! Tabitha then left her job at Shannon and began working for SAISD in 12/2016. She wanted a career with flexible hours so that she could spend more time with her daughters and be a more available parent. She felt this was important. Participant has since been at this job and still received escrow. The participant came to meetings, or did assigned FSS homework on a regular basis, saved money in her own personal Savings acct (over \$2,000 in the acct) and was ready to move forward with her goals. The participant tried to obtain a home and go through Home Ownership in June 2017, however she was unable to qualify for the Home Loan by herself and therefore wouldn't be able to be on the HOP program like she initially wanted. So, the Tabitha waited until a better opportunity came along and one did! She was exited from the FSS Program 12/31/2018 to get on the HOP program as she had purchased a home through the Galilee Program. Therefore Ms. McLerran is now a proud HOME OWNER of a newly built home!! Way to go, Tabitha!



Veteran Affairs Supportive Housing



The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program combines HCV rental assistance for homeless Veterans with case management and clinical services provided by the VA. The VA and HUD have established high performance goals that measure the impact of their programs on Veteran homelessness. HASA is proud to assist in this effort. We maintain a high utilization of the 33 VASH vouchers allocated to our agency. HASA provides office space to the VA case managers and staff at our ACM Building. This allows a close working relationship in order to provide the best service we can to our Veterans. This year we leased 12 Veterans.



You fought for our homes, now let us fight for yours!

Affordable Housing Program



Desert Shadows Apartments, provides a great place to live in the 224 units located at 4112 Loop 306. One hundred and fourteen of these units are dedicated to an Affordable Housing program. These 114 units are dedicated to assisting families that meet the low to moderate income guidelines.

In 2018 HASA began the first phase of a site improvement plan to address erosion and drainage issues on the property. A contract was awarded locally to enlarge and re-striping the parking area, replace sidewalks and add landscaping through the property.

In 2019 we will address foundation issues on multiple buildings and award a contract for the interior remodel of a 12 unit building. We plan to continue the next phase of site improvements and replacement of the roofs in the coming years.

Forest Park Community



In 2016 the Housing Authority established a Non-profit organization under the Housing Authority of San Angelo. This Public Facility Corporation is the Forest Park Community . It was established to provide additional affordable Housing to San Angelo.

The Forest Park Community is now made up of twelve units. Ten of these are located on the 2700 block of Junius street . These duplexes provide affordable housing to low to moderate income elderly families. The additional two units are located on Shelton Street and are single family homes.

It is our goal to continue to grow this organization by adding additional affordable housing to our City.



Family Fun Day



Since 2010 our agency has hosted a Family Fun Day in June. Inspired by Housing and Urban Developments Fatherhood Initiative program. This free event is an opportunity to empower families by connecting them with economic, employment, health, and educational resources.

Family Fun Day is a collaboration of faith based organizations as well as partnering agencies and non-profits. We are grateful for all the partners that make this even possible. The HASA's team looks forward to this event. Our goal is that the participation will continue to grow.



Financials



Statement of Revenue and Expenses for the year ending
September 31, 2018

Revenues

Tenant Revenue	\$2,069,187
Operating Grants	\$5,300,831
Capital Grants	\$ 278,787
Other Income	\$ 114,883
Total Operating Revenue	<u>\$7,763,688</u>

Expenses

Administrative Expense	\$ 973,033
Tenant Services	\$ 155,921
Utilities	\$ 169,454
Maintenance	\$ 737,833
Insurance	\$ 94,785
General Expense	\$ 119,746
Interest and Amortization	\$ 40,011
Extraordinary Maintenance	\$ 85,934
Casualty Losses-non capitalized	\$ 19,921
Housing Assistance Payments	\$ 4,334,927
Depreciation	\$ 498,607
Total Expenses	<u>\$ 7,236,244</u>

Excess of Revenue over Expenses **\$ 527,444**