

# Housing Authority OF THE CITY OF Brownsville

Fall  
Edition  
2011



## Inside This Issue

- Page 2  
Housing Choice Voucher Program
- Page 3  
Housing Choice Voucher Program
- Page 4  
Buena Vida, Bougainvillea, and Victoria Gardens Developments AMP I
- Page 5  
Las Brisas, Linda Vista, Rose Gardens, Sunset Terrace, and Scattered Sites AMP V
- Page 6  
Capital Fund Program
- Page 7  
Tenant Services Department
- Page 8  
Procurement Department
- Page 9  
Public Housing Youth Pictures
- Page 10  
2011 Homeownership Expo Pictures
- Page 11  
2011 Homeownership Expo Pictures
- Page 12  
BHA Board of Commissioners, Administration, Departments, and Property Managers

## Message from the CEO

In December 2010, the Brownsville Housing Authority (BHA) in collaboration with the City of Brownsville's (COB) Planning and Grant Departments, Brownsville Independent School District (BISD), University of Texas at Brownsville/Texas Southmost College (UTB/TSC), and the Public Utilities Board (PUB) submitted a competitive Choice Neighborhood Grant application to demolish and redevelop the Buena Vida Public Housing Development. We were not awarded the grant. This collaboration allowed the BHA to form a long-term partnership with the entities mentioned above and demonstrated to our local city leaders, and state and Federal senate and house representatives that we are serious when we say our mission is to provide our clients with secure, decent, affordable, quality housing and provide them with opportunities to achieve self-sufficiency through support services and educational programs.

Furthermore, the City of Brownsville's Mayor Tony Martinez and the BHA's Board Chairman Mr. Patricio Sampayo and BHA's Commissioners support our mission and the revitalization of affordable housing in the City of Brownsville. This support will help the BHA to complete the various development projects highlighted in this article.

**Poinsettia Gardens**—In February 2011, the BHA demolished 162 Poinsettia public housing units and three nondwelling buildings. In March 2011, we started Phase One of the Poinsettia Gardens Development Plan. In this phase we identified potential funding sources to construct 150 units on this site. Our plan is to construct at least 50 public housing units and 100 mixed income units. We will leverage public housing replacement funds, capital fund program funds, and operating subsidy funds. The Board of Commissioners approved the designation of \$1 million dollars of operating subsidy funds for the repayment of construction loan(s) obtained for the development of public housing units. Other potential sources include the state of Texas 4% Low Income Housing Tax Credit program, and U.S. Department of Public Housing and Urban Development's mortgage loan insured programs.

**Five-Year Capital Improvement Plan**—On March 22, 2010, the Board of Commissioners adopted the BHA's five-year capital project plan and reaffirmed the five-year plan on March 28, 2011. Over the next five years the Capital Fund Program will renovate or rehabilitate public housing units.

**Citrus Gardens**—In October 2011, the BHA will start demolition of the Citrus Gardens public housing development. Through the LIHTC program, a gated community consisting of 150 mixed income residential units will replace Citrus Gardens.

**Partnership with COB**—On September 20, 2011, the Mayor and Commissioners of COB awarded a contract to the BHA to administer its Hurricane Disaster Rehabilitation and Reconstruction Program (Hurricane Dolly). Eligible families could receive financial assistance for home repairs, rehabilitation, or construction of a new home.

Additionally, our partnerships with BISD, UTB/TSC, Agri Cameron County, County, and many other partners provide opportunities to our clients who reside in public housing and LIHTC properties to earn a General Education Degree, and take English as a Secondary Language classes. Additionally, our clients have the opportunity to take health and wellness programs, personal finance programs, and our BISD students receive after-school educational tutoring programs. In August 2011, the Wells Fargo Bank donated to BHA \$2,500 to purchase 75 student licenses to access Revolution K12 a web-based Math and English arts educational program. In closing, I thank the BHA staff and our community partners for their commitment and efforts to assist the BHA's parents and students. Together we will improve their quality of life and help them reach for the sky.

**Antonio Juarez, Ed.D.**  
Chief Executive Officer



# Housing Choice Voucher Program

## INAUGURAL LANDLORD BRIEFING

On June 25, 2011, the Housing Choice Voucher Program (HCVP) conducted its inaugural Landlord Briefing. The purpose of the briefing was to educate landlords in the Voucher Program, as well as to provide a forum for them to express ideas and concerns.

The event was held at the Brownsville Events Center in conjunction with the 2011 Homeownership Expo to promote synergy between the two events. Invitations were sent to all 347 participating landlords. Two sessions, 8:00 and 10:15 a.m., were scheduled in order to offer a better service. The landlords were provided with a folder containing diverse information, as well as with a copy of the Nan McKay's Owner's Handbook. The topics included a brief explanation of the Voucher Program, the Roles and Responsibilities in the Business Partnership, Lease Enforcement and an Overview of Housing Quality Standards Inspections.

---

*Inspector Jose Gomez illustrates keyless deadbolt requirement to HCV landlords at the Inaugural Landlord Briefing.*

---



---

*Eligibility Specialist Erika Vanegas addresses the audience at the Inaugural Landlord Briefing.*

---

Participating HCVP staff included Inspectors Jose Gomez and Eduardo Guerrero; Eligibility Specialists Blanca Uresti and Erika Vanegas and Administrative Assistant Bea Avila.

# Housing Choice Voucher Program

## 2011 HOMEOWNERSHIP EXPO

In recognition of National Homeownership Month (June,) the Housing Choice Voucher Program of the Brownsville Housing Authority conducted the 14th Annual Homeownership Expo in collaboration with the Brownsville Chamber of Commerce, Brownsville Affordable Homeownership Corporation, Capital One Bank, Community Development Corporation of Brownsville, and Cameron County Housing Authority.

The event took place Saturday, June 25, 2011, from 8:00 a.m. to 12:00 p.m. at the Brownsville Events Center. Twenty-nine vendors participated in the event giving the general public the opportunity to interact with local businesses such as banks, realtors, builders, contractors, insurance, and furniture stores. A total of 229 families signed the attendance log.



The Expo was advertised on both television and radio. Master of Ceremonies was TV personality Belen De Leon.

Several door prizes were given away to the public in attendance through-out the day that included two 19" plasma TVs, a bicycle, a grill, a skillet, and an ice chest.



The Brownsville Housing Authority would like to thank all the vendors that helped make this possible. This year they included The City of Brownsville, IBC Bank, BBVA Compass Bank, Chase Bank, Frost Bank, Wells Fargo, ALTRE Insurance, Kay Conly State Farm Insurance, 4M Sunscreens, Public Utilities Board (PUB), Valley American Contractors, Easy Credit Solutions, Hispania Development, ALTAM LLC, Frontera Metal Roofing, Security Depot, Texas Gas Service, and AGC Design and Construction. Special thanks to Mr. Cesar Barrera for coordinating the event.

# Buena Vida, Bougainvillea, and Victoria Gardens AMP I

AMP I (Buena Vida) The U.S. Department of Housing and Urban Development (HUD) conducts annual inspections of certain apartments under the Low-Rent Public Housing Department of the Brownsville Housing Authority (BHA) to ensure that families have housing that is decent, safe, sanitary and in good repair; therefore, during the summer months we were busy getting ready for this inspection. We had to replace old playground equipment with new ones. A total of 5 new playgrounds were installed, 3 in Buena Vida, 1 in Victoria Gardens, and 1 in Bougainvillea. We also had to resurface the basketball court in Victoria Gardens and replace the perimeter fence. The perimeter fence was also replaced on the Buena Vida basketball court. The Community Center in Victoria and the Buena Vida Shop parking lots were also resurfaced.

The residents in Buena Vida, Bougainvillea, and Victoria Gardens also got involved in preparing for the REAC inspection. We had a clean up day where we had a good turnout. The manager and assistant manager along with the residents participated in the cleanup day. Parking lots, curbs, and yards were cleaned. The residents also got involved by reporting to the office the deficiencies that they found in their apartments.

The maintenance staff was also busy preparing for REAC inspections. Preventive maintenance was done on all 246 units. We had grounds inspections done by the Section 8 Inspectors and the maintenance staff was busy repairing all the deficiencies that the inspectors found during their inspection. Maintenance also participated in installing the playground equipment. We would like to recognize maintenance for their hard work. Thank you Enrique Guerrero, Hugo Passemant, Roberto Torres, Jose Luis Rodriguez, Aurelio Gutierrez, and Arturo Jimenez for your hard work.

We had several temporary workers that helped maintenance during the summer months. A special thanks goes to these workers (Martin Cano, Andres Almanza, Leonel Martinez, Jesus Martinez, and Juan Rodriguez).

All the hard work was rewarded with a score of 95 out of 100 for AMP I, which includes Buena Vida, Bougainvillea and Victoria Gardens. The Housing Authority achieved a high performer status for the year ending June 2011.



# AMP V

## Las Brisas, Linda Vista, Scattered Sites, Rose Gardens & Sunset Terrace

Finally, the work under the ARRA has come to an end at Rose Gardens and Sunset Terrace. AMP V would like to welcome all the new tenants at these developments and ask them to join us in the effort of keeping the developments looking good. They can help by watering the grass and trees and by keeping the area assigned to them clean and organized.

Rehab of the units at Linda Vista is still in progress, there are eight units still remaining. The REAC inspector inspected our developments on August 18, 2011. Thanks to the hard work of the maintenance staff, the temporary employees, the cooperation of tenants and the support of Administration, we once again obtained a score of 96. In preparation for the REAC inspection trees were planted at Rose Gardens and Sunset Terrace and at Rose Gardens sod and grass was planted to alleviate the erosion problem. Once again thank you to all the residents that participated in the cleanup. Staff at AMP V will continue to maintain the developments up to standards, so we strongly encourage all residents to do the same.



# Capital Fund Program

Greetings from Capital Fund Staff: We are happy to inform the community and our housing residents on the following action items that transpired during the Spring/Summer of 2011.

Under the 2008 Grant the soil erosion at Rose Gardens and Sunset Housing Developments is being addressed by planting grass and much needed trees.

Under the 2009 Grant repairs of ceilings at Rose Gardens and Sunset Terrace Housing Developments was completed, along with interior and exterior painting of units at Sunset Terrace. The renovation of units at Linda Vista Housing Development continues. Thirty-nine of fifty-four units have been remodeled, and roof repairs for three buildings at Buena Vida Housing Development commenced late August, which are programmed to be completed mid-October.

The proposed budget (annual statement) for Fiscal Year 2011 was submitted to U.S. Department of Housing and Urban Development (HUD) on April 17, 2011. On July 14, 2011, the Brownsville Housing Authority was awarded the amount of \$1,002,634.00 for FY 2011. These funds have been programmed to renovate units at Citrus Annex Housing Development.



*Scraping and removing the old roof system Buena Vida Housing Development*



*"How to Prepare for Natural Disasters" was the topic presented during our Safety Meeting on June 8, 2011.*

Obligated and Expenditure Reports for Period Ending July 31, 2011 were:

Grant	Amount	Obligated	Expended
FFY 2008	\$1,132,383.00	\$1,132,383.00 (100%)	\$986,793.08 (87%)
FFY 2009	\$1,252,656.00	\$1,143,156.00 (91%)	\$589,111.05 (47%)
FFY 2010	\$1,266,982.00	\$ 68,500.00 (5%)	\$ 0.00

# Tenant Services Department (Family Learning Centers Summer Activities)

A very busy 2011 summer it was for our Family Learning Centers. The primary focus of the Family Learning Centers transitions from after school tutoring to educational field trips, skills training, fundraising activities, and community involvement events.

The five family learning centers are Buena Vida, Victoria Gardens, Citrus Gardens, Linda Vista and Las Brisas. Our five dedicated tutors and exercise instructor have made a difference with our youth.

Field trips, events, and community involvement for the Summer of 2011:

Schlitterbahn Waterpark  
Coastal Lab  
Galaxy Bowling  
Port Mansfield  
Old Cemetery Museum  
Port Isabel Museum  
Fiesta Texas (San Antonio)  
Port Isabel Pier  
San Antonio Riverwalk

The Zone in McAllen  
South TX Museum (Edinburg)  
Palo Alto National Park  
Stillman Museum  
San Benito Museum  
Movies 10  
Laguna Atascosa Refuge  
Kidfish Event (Late May)

Sea Turtle Inc.  
Gladys Porter Zoo  
Resaca de Las Palmas  
Heritage Museum  
Confederate Air Force  
Marine Military Museum  
Bobz World  
The Alamo (San Antonio)



# Procurement Department

The Brownsville Housing Authority (BHA) in collaboration with Bond & Bond Auctioneers, Pharr, Texas, held its public auction at the Muniz Warehouse in Olmito on Saturday, July 16, 2011. Due in large part to Bond & Bond's advertising efforts, BHA had a very good public turnout for the auction. BHA sold all of the items, which included vehicles, refrigerators, stoves, computers, and miscellaneous office equipment. BHA realized close to \$36,000.00 from the sale of all items on that day. All the net profits realized from the auction sales of the BHA's personal property are deposited into a special account, and will be distributed to the following organizations according to each organization's needs: 1) Brownsville Housing Authority Scholarship Fund, and 2) Brownsville Housing Authority Youth Club.

Thanks to Tenant Services Director, Omar Del Bosque, the BHA Youth Club set-up a booth for the sale of much needed cold drinks on that warm day, with proceeds going towards their recent trip to San Antonio, Texas.

Procurement Department extends its appreciation to all BHA Property Managers and their maintenance staff for their assistance and cooperation with the delivery and set-up of all items at the warehouse facility.



# Public Housing Youth





# 2011 HOMEOWNERSHIP EXPO



# Board of Commissioners

Patricio Sampayo  
Chairperson

Ruben Herrera  
Vice-Chairperson

Silverio Capistran, Jr.  
Commissioner

Andres Muniz  
Commissioner

Ludivina Garza  
Tenant Commissioner

# Administration

Antonio Juarez, Ed.D.  
Chief Executive Officer



# Departments

Oscar Atkinson  
Procurement

Omar Del Bosque  
Tenant Services

Lucy Garza  
Capital Fund Program

Miguel Herrera  
Housing Choice Voucher Program

Mary Ann Lozano  
Human Resources

Lina Mendez  
Public Housing Program

Berta Orive  
Finance

# Public Housing Property Managers

Gaby Cohen  
Citrus Gardens and Citrus Annex

Juan Martinez  
Buena Vida, Bougainvillea and Victoria Gardens

Elsa Raya  
Linda Vista, Las Brisas, Rose Gardens,  
Sunset Terrace and Scattered sites

2606 Boca Chica Boulevard • Brownsville, Texas 78521 • (956) 541-8315 • Fax (956) 541-7860

[www.txbha.com](http://www.txbha.com)