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

Gaby Cohen
Citrus Gardens and Citrus Annex

Housing Authority *of the City of* Brownsville

Inside This Issue

Fall Edition 2010

Page 2
Section 8 Program

Page 3
Buena Vida, Bougainvillea, and Victoria
Gardens Developments AMP I

Page 4
Citrus Gardens / Citrus Annex
Developments AMP III

Page 5
Las Brisas, Linda Vista, Rose Gardens,
Sunset Terrace, and Scattered Sites
AMP V

Page 6
Capital Fund

Page 7
Tenant Services Department

Page 8
Procurement Department

Page 9
Tenant Pictures

Page 10
Public Housing Youth Pictures

Page 11
Public Housing Youth Pictures

Page 12
BHA Board of Commissioners
Administration, Departments
and Property Managers

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Executive Director's Message

I am privileged to be part of the Brownsville Housing Authority (BHA). Over the past months, the BHA has reached out to establish working relationships with the City of Brownsville and Cameron County governments, University of Texas At Brownsville/Texas Southmost College (UTB/TSC), and the Brownsville Independent School District (BISD). Establishing these working relationships are essential to the success of the BHA and revitalizing and transforming public housing to improve our clients' living environments.



In 2009, the BISD was awarded the 21st Century Grant. Because BISD included the BHA in the grant, the BHA is receiving the funding needed to implement programs such as student tutoring and family educational classes, student wellness, student field trips, and purchase computers in each of the community centers. The BHA will receive a total of \$250,000 over a five-year period.

To this end, the City of Brownsville and Cameron County governments assigned their Recovery Zone Economic Development (RZEDB) and Recovery Zone Facility (RZFB) Bonds totaling \$9.7 million to the BHA. The BHA's challenge is to issue these bonds to investors on or before December 31, 2010. Issuing the RZEDBs will provide the funding needed to construct approximately 38 family dwellings in the Poinsettia site. RZFBs will allow the BHA to construct retail type buildings in the proposed redevelopment of the Buena Vida Housing Development. The retail buildings will accommodate the health, counseling, training, and entrepreneurial programs developed by UTB/TSC and BISD.

In collaboration with the City of Brownsville, UTB/TSC, and BISD, the BHA is submitting a \$31 million Choice Neighborhood Competitive Grant Application to the U.S. Department of Public Housing and Urban Development. This grant will provide the funding needed to demolish and redevelop the Buena Vida Housing Development. The grant will provide the funding needed for the development and implementation of residential self-sufficiency programs, health services, and student and adult educational programs, and entrepreneurial programs.

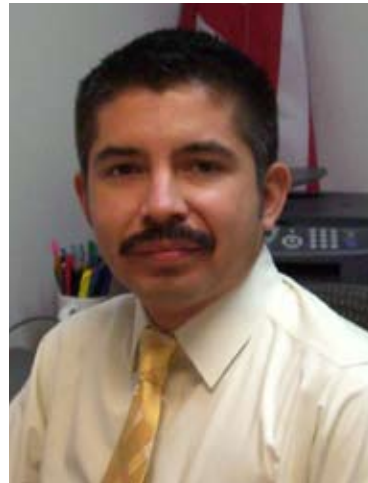
In closing, the BHA has taken on new and challenging opportunities to transform public housing and improve the residents' quality of life and services. These opportunities would not be possible without the support of the BHA's Board of Commissioners and dedicated staff; Cameron County Judge Carlos Cascos and Commissioners; City of Brownsville Mayor Pat Ahumada and Commissioners, UTB/TSC and BISD Board of Trustees and staff, and our residents and community at large.

Antonio Juarez, Ed.D.
Executive Director

Section 8 Programs

2010 Homeownership Expo

In recognition of National Homeownership Month (June,) the Brownsville Housing Authority's Section 8 Program conducted its 13th Annual Homeownership Expo. The event was held on June 20, 2010, at the Brownsville Events Center. The Homeownership Expo provides information to the general public about pre-purchase counseling, steps in getting prepared for buying a home, credit counseling, obtaining grants, and foreclosure prevention. General public had the opportunity to interact with local businesses such as banks, realtors, builders, contractors, insurance, and furniture stores.



Miguel Herrera
Section 8 Program Coordinator



Picture Left, Homeownership Expo at the Brownsville Events Center, June 20, 2010.

Section 8 Program

The Section 8 Program continues to assist 2015 families through its Housing Choice Voucher (HCV) Program and 45 families through the Moderate Rehabilitation Program. The HCV Program offers its participants the Family Self-Sufficiency (FSS) Program which helps families achieve self-sufficiency through employment and education. The FSS Program requires the family to establish and complete three goals in five years to achieve program graduation. One of these goals could include becoming a homeowner. The Brownsville Housing Authority will then assist qualifying families



with their mortgage payments. 26 families are currently participating in the Section 8 Homeownership Program. Families must be Section 8 participants to enroll in the FSS and Homeownership program.

Picture Left, Mr. Jose Luis Estrada, Proud New Homeownership Program Participant.

The Section 8 Program and the local community.

More than 400 property owners benefit each month with Housing Assistance Payments (HAP) in excess of \$700,000. This translates into a yearly injection of more than \$8.4 million dollars into the local economy. These funds will lead to jobs creation and spending power for the benefit of the community.

Public Housing Youth





Public
Housing
Youth

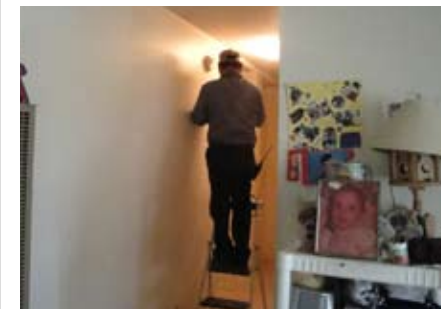
Buena Vida, Bougainvillea, and Victoria Gardens AMP I



AMP I consists of three developments, Buena Vida, Bougainvillea, and Victoria Gardens. There are currently 246 families residing in AMP I, which is the largest AMP under Brownsville Housing Authority. Since there are 246 units, it takes a lot of work to keep it going, especially during the summer months. The summer of 2010, was no different except for the Clean up Day which was organized by the assistant manager, Marivella Compian. On Clean up Day residents volunteered to clean up the three developments. AMP I would like to thank the residents of the three developments for their work. We plan to do Clean up Day once a year to motivate the residents in keeping the developments clean. We would also like to thank the six regular maintenance employees who attend to the different maintenance work that goes on during the year, which includes regular and preventive maintenance on the units and vacant unit turnaround. Our mission has been and will be to assist the residents of our community to gain access to decent, affordable, quality housing by achieving self sufficiency through education and support services.



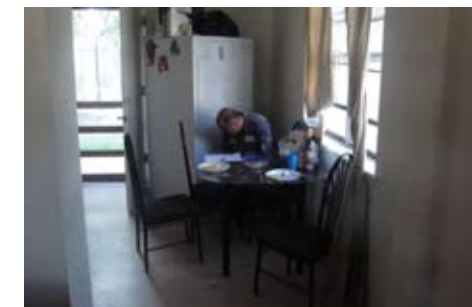
Juan Martinez
Buena Vida Property Manager



Preventive Maintenance



Preventive Maintenance



Preventive Maintenance



Preventive Maintenance



Physical Inventory Count

Citrus Gardens Development AMP III



*Gaby Cohen
Citrus Gardens Property Manager*



The summer months for the Citrus Gardens Development was a busy time getting ready for our annual REAC inspection. An example of the work done is as follows: cleaning up of fence areas, fixing of uneven sidewalks, cutting down excess branches from trees, demolition of a basketball court that was no longer in use, and painting of the community center. The Citrus Garden development wants to thank the City of Brownsville public works department for fixing up our streets that were riddled with potholes. Our thanks also goes out to the Capital Funds department who helped out with fixing the fence along the Resaca and fixing the heaving of the street along Lemon.



Citrus Gardens Tax Credit Tenant Meeting



Recognition of Tenants



Buena Vida Development Clean-Up

Procurement Department

Brownsville Housing Authority in collaboration with Bond & Bond Auctioneers, Pharr, Texas, held a public auction at 24 Elm Street, Thursday morning of June 24, 2010. Due in large part to Bond & Bond's advertisements in valley newspapers, website and sign postings, we were able to have a good turnout with over 80 registered buyers by 10:00 am start time. BHA realized close to \$3,000 from the sale of obsolete office equipment, air conditioning units removed from various properties, obsolete furniture chairs, tables, and several other miscellaneous items. All net profits realized from the 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.



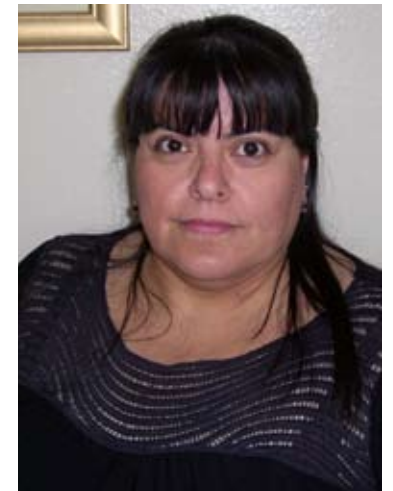
(l) Oscar Atkinson - Procurement Director
(r) Ramon Esquivel - Procurement Assistant

Public Auction
June 24, 2010

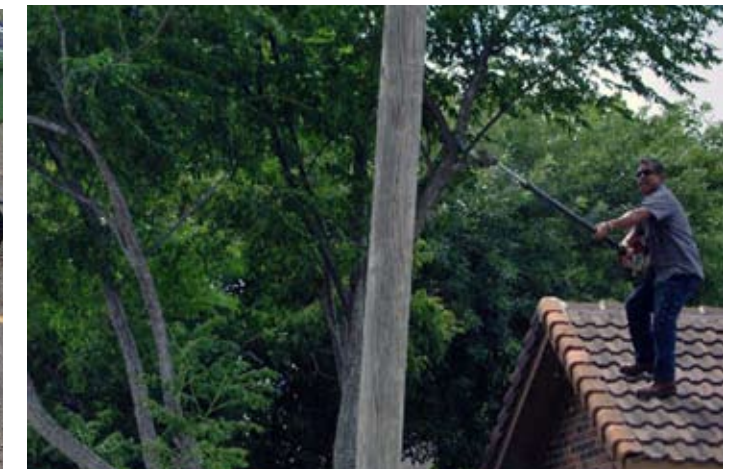


Las Brisas, Linda Vista, Rose Gardens, Sunset Terrace, and Scattered Sites AMP V

In the past three months there has been a lot of work done throughout the developments in preparation for the REAC inspection. Maintenance staff has been trimming trees, fixing fences, taking care of overgrown vegetation and doing other needed repairs. Las Brisas Development had major work done, the whole street was repaired and some sidewalks with tripping hazards were repaired. Some areas of Linda Vista's street were also repaired. This made a great difference in the appearance of both developments. AMP V wants to thank the Section 8 inspectors and the Procurement and Capital Fund staff for their help. A big thanks also goes to all the residents that did their part in keeping the developments clean.



Elsa Raya - Property Manager
Linda Vista, Las Brisas, Rose Gardens, Sunset Terrace



Capital Fund Program

Hello and Greetings from the Capital Fund Staff: Lucy Garza, CFP Coordinator

We are pleased to inform the community and our housing residents on grants being utilized for major rehab of units at Brownsville Housing Authority.

The Federal Fiscal Year 2007 grant in the amount of \$1,173,102 has allowed for extensive modernization at Linda Vista Housing Development. The modernization consists of gutting out all of the interior walls and ceilings, and replace the framing which has been damaged by termites. The plumbing and electrical is being upgraded to be in compliance with modern technology and city codes. All kitchen cabinets are being replaced, and installation of Heating Ventilation/ Air Condition (HVAC) is included.

The Brownsville Housing Authority was awarded \$1,132,383 for Federal Fiscal Year 2008. The amount of \$200,500 was allocated agency-wide for site improvements such as tree trim and/or removal; replacement of fencing; soil erosion; landscaping (plant sod/ grass); and to replace driveways. The continuation on rehab of units at Linda Vista and at the Scattered Sites is being targeted with the 2008 funds.

Approximately \$391,000 of the 2008 funds is being used to supplement the 2009 American Recovery and Reinvestment Act (ARRA) program also known as the stimulus grant of which Brownsville Housing Authority has been awarded the amount of \$1,822,943. The 2009 ARRA funds are being used for replacement of windows at Rose Gardens and Sunset Terrace; the ARRA grant also targets the replacement of plumbing lines and HVAC at

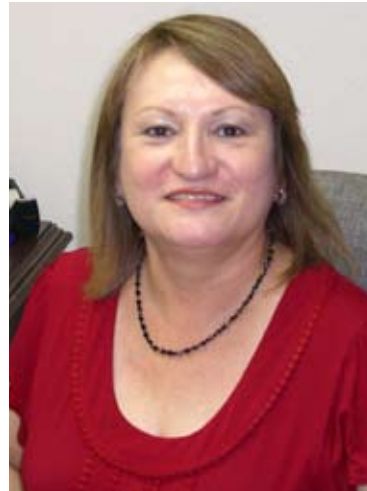
these two developments to meet energy efficiency codes.

At Las Brisas Housing Development the street has been replaced and at Linda Vista Housing Development the street has been adequately repaired with the ARRA funds.

*Safety -
Every hour, every
day, everywhere
we go.*

Brownsville Housing Authority values the safety of its employees and residents. We take this opportunity to remind our staff and to inform the residents that injury prevention awareness should not only be practiced in the workplace, but also in our homes, recreational areas, and on our roads and highways.

*Seguridad:
donde vivimos, trabajamos y jugamos*



Lucy Garza
Capital Fund Program Coordinator

Las Brisas Development



Before



After

Tenant Services Department Family Learning Centers Summer Activities

I hope everyone had a safe and productive summer. June 07, 2010, was the first day of summer activities for the 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 Tenant Services department oversees five family learning centers located throughout the City of Brownsville. With the help of the BISD 21st Century Grant, we were able to double our staff from 3 part-timers to 6 part-timers. The extra staff includes two tutors and one aerobics/fitness instructor. The five family learning centers are Buena Vida, Victoria Gardens, Citrus Gardens, Linda Vista and Las Brisas. Our five dedicated tutors and aerobics instructor have made a difference with our youth. Some highlights of summer events include a (June 18) fishing skills practice at the Brownsville Events center in which over 30 students participated from all developments. A Boca Chica Beach Clean-up was held on June 26, sponsored by UTB's Center for Civic Engagement. On July 22, eight public housing high school seniors received \$600 scholarships to continue with their education. A kid-fish contest was held on July 24, in which over 20 students received free fishing rods by being the first 200 contestants to register. An appreciation lunch was held on August 18, to honor our work experience participants from the Workforce Solutions program. August 23 was the official end of summer in which the students returned back to school.



Omar Del Bosque
Tenant Service Director



Fishing Skills Practice, June 18, 2010



Boca Chica Beach Clean Up, June 26, 2010



Scholarship Luncheon, July 22, 2010



Kid Fish Event, July 24, 2010



Summer Youth Employment Program Luncheon
August 18, 2010



Kid Fish Event, July 24, 2010