

# AUSTIN HOUSING AUTHORITY

*1988 Annual Report*

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*51 Years of Commitment*



## A HISTORY OF FIRSTS

### *Austin Leads the Way*

1934

Austin Mayor Tom Miller and City Council first address housing issue and pledge support of federal government's National Housing Campaign

1937

U.S. Housing Act of 1937 provides federal assistance to local public housing authorities

1937

The Austin Housing Authority is created by resolution from the Mayor and City Council

1937

First actual meeting of the Austin Housing Authority is held

1938

LBJ gives famous "Tarnish on the Violet Crown" radio address to citizens of Austin

1938

AHA is first housing authority in U.S. to actually begin construction, the site is Santa Rita Courts



*"... No one is more proud of the beauty and attainments of the City of Austin than I. But for that very reason I am unwilling to close my eyes to needless suffering and deprivation, which is not only a curse to the people immediately concerned, but is also a cancerous blight on the whole community ..."*

Lyndon Baines Johnson



*Prior to the formation of the Housing Authority, slum conditions were clearly visible from the state capital*

*LBJ stops to visit with residents*



**W**ith that statement from the now famous "Tarnish on the Violet Crown"

speech in January 1938, Lyndon Baines Johnson, then a young Congressman from Austin, Texas, propelled the Austin Housing Authority toward a history of firsts.



## A HISTORY OF FIRSTS

1939

First residents move  
into Santa Rita Courts

1939

AHA's second  
development is  
completed and  
residents move into  
Rosewood Courts

1939

Nation's first public  
housing baby is born to  
Mr. & Mrs. Pete Lopez  
of Santa Rita Courts

1939

First Well Baby Clinic  
conducted

1940

The last of the three  
original developments,  
Chalmers Courts, is  
ready for occupancy

1940

The Austin Housing  
Authority issues its  
first formal report

### *Contributing on the Home Front*



**C**reated in December 1937, the AHA made immediate plans for three low income housing developments to relieve the desperate need for decent housing in Austin. The AHA was one of the first three housing authorities in the nation to receive federal monies from the Housing Act of 1937 and LBJ, one of the principal authors of that bill, had the grants announced in alphabetical order, knowing that recognition of Austin would precede New Orleans and New York.

*January 1, 1940 was the move-in date for 86 families at Chalmers Courts*

*Residents regularly baked cookies for servicemen during the war years*





## A HISTORY OF FIRSTS

### *Decades of Service*



*AHA paved the way for other authorities with a pilot nutrition program*

**T**he AHA also enjoyed the distinction of being one of the first five authorities recognized by President Franklin D. Roosevelt, the first authority in the nation to start construction and the first authority in the nation to move a resident into a development built under the 1937 Housing Act.

*Introduction of AHA's Well-Baby Workshops greatly reduced infant mortality rates*



*Chalmers Courts' kitchens in 1940 had all the modern conveniences*



1946

Public housing law amended to permit building of temporary housing for veterans in cooperation with federal government

1949

U.S. Housing Act of 1949 amends 1937 Act to revive federally-aided public housing and provide separate slum clearance and redevelopment program

1955

The Austin Housing Authority annual report notes 100% occupancy during the year

1958

Well Baby Clinics conducted at four AHA developments five times a week

1961

AHA proposes plans to construct Lakeside Apartments to Austin City Council

1962

Planning grant for Lakeside Apartments approved by Austin Housing Authority

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*Home Is Where the Heart Is*



73 year old Myrtle Wade is a volunteer in the Senior Luncheon Program

*“... The Austin Housing Authority has provided me a home for 47 years — a positive environment in which to raise my daughter, who graduated from Huston-Tillotson College.”*

Lakeside resident Myrtle Wade

*Young AHA resident enjoys birthday celebration*



**I**n 1988, as the agency begins its second half-century of service, the Austin Housing Authority closes out a year of dramatic change and regeneration, highlighted by acceptance of the HUD Award for the Most Improved Large Housing Authority in the United States.



## MANAGEMENT

### *Experienced and Dedicated*

**T**he purpose of the Austin Housing Authority (AHA) is to provide Austin residents who earn limited incomes with decent, safe and affordable housing. AHA does not compete with the private housing market, but seeks to provide housing to those who cannot afford the housing offered in the private market.

Austin Housing Authority develops, owns and operates housing for low-income families, with rents based upon an applicant's income and family size. For half a century, the AHA has developed the following kinds of housing: "Conventional," in which the Authority acts as the developer, acquires sites, prepares architectural plans and advertises for competitive construction bids on such developments as Chalmers Courts, Rosewood and Santa Rita (the oldest public housing in the state and nation built under the 1937 Housing Act); "Turnkey," in which the Authority invites and selects the best proposal from private developers and then purchases the completed units, such as Gaston Place and Northgate Apartments; and "Private Market Purchase," in which the Authority purchases existing housing from the private market such as Rio Lado.

**T**he agency owns and manages 1,909 units of public housing. This includes 15

developments for families and four developments for the elderly and handicapped. The AHA has received funds for capital improvements for Booker T. Washington, Lakeside and Meadowbrook under the HUD Comprehensive Improvement Assistance Program and for Salina Apartments under the City of Austin Community Development Block Grant Program. In addition, the AHA administers the Section 8 Housing Assistance Payments Program with over 1,800 units.

AHA management staff also coordinates social services, recreational activities and provides technical assistance to Resident Councils.



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## MAINTENANCE

*Skilled and Caring*

1963

LBJ moves to enact  
housing programs  
drafted by the Kennedy  
Administration

1965

LBJ signs housing bill  
that includes the first  
rent subsidies program

1965

Boy Scout Troop  
organized at Santa Rita  
Courts

1966

AHA leads the nation  
in developing housing  
for the elderly and  
handicapped at  
Lakeside and  
Salina

1967

Lakeside Apartments  
open during annual  
Senior Recognition  
Week

1968

Housing and  
Community  
Development Act of  
1968 signed into law  
by LBJ

Austin Housing Authority  
Maintenance Department is  
responsible for the  
maintenance and repair of 1,909  
dwelling units, maintenance and repair  
of streets, parking lots, vehicle and  
grounds equipment, trash collection  
and the care of grounds.



Maintenance staff has  
responded to the growth  
of the AHA with increased  
efficiency and new property  
improvement programs in addition to  
its usual maintenance workload as well  
as reducing vacancy turn around time.  
Other responsibilities of this  
department include developing a  
Preventative Maintenance Program and  
Loss Control/Risk Management  
Program.

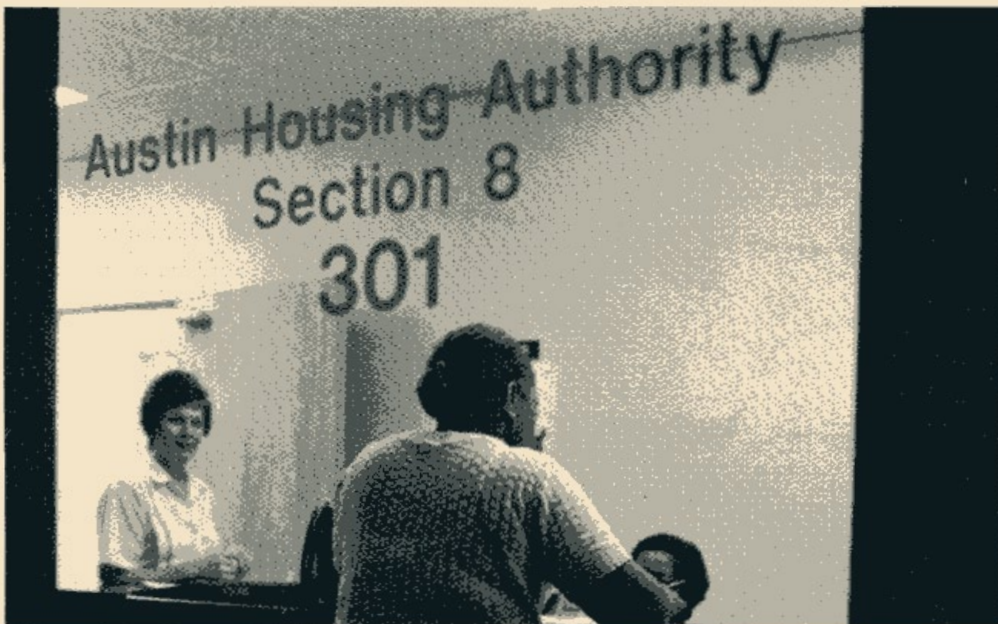


## SECTION 8 HOUSING

### *Utilizing the Private Marketplace*

**T**he Section 8 Housing Assistance Payments Program is a federally funded program, through the U.S. Department of Housing and Urban Development (HUD), which enables the Austin Housing Authority to offer expanded opportunities for rental assistance to lower income families by utilizing existing housing units. It is tailored to meet the individual needs of families by offering them the freedom of choice in finding a home.

**A**ustin Housing Authority offers four Section 8 programs: Certificate Program, Moderate Rehabilitation Program, Voucher Program and Rental Rehabilitation Program.



1968

HUD creates Modernization Program to satisfy need for major repairs at public housing authorities

1970

Brooke/Sparkman amendments become effective, Brooke Amendment provides that no family living in federally-subsidized housing need pay more than 25% of its income for rent

1970

Sparkman Amendment provides subsidy funds for maintenance of federally-subsidized developments

1970

Proposed construction of 1000 units doubles size of AHA

1971

AHA receives monies for upgrading Booker T. Washington and Meadowbrook Courts

1972

AHA Social Services Program is first for public housing residents in Texas



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## RESIDENT SERVICES

*Improving the Quality of Life*

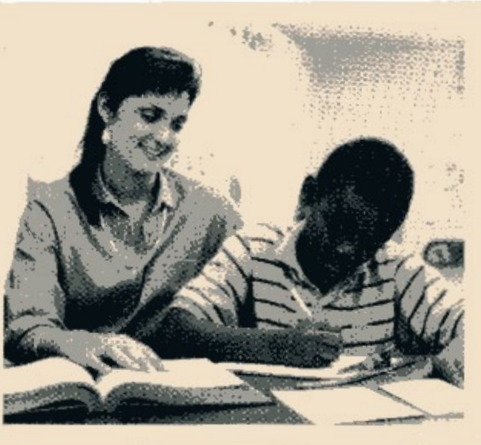
**M**any programs and services  
are provided by the  
Resident Services

Department of the AHA, either singly  
or in partnership with local  
organizations, to supplement the needs  
of residents. Among these are Toddler  
and Infant Day Care; Adult Day Care  
for Elderly and Handicapped; Senior  
Luncheon Program; Commodities  
Distribution Program; Medical  
Screening; School Tutoring Program  
and Supervised Recreation.



## RESIDENT SERVICES

### *In Partnership with the Community*



**T**he Housing Counseling Program, a HUD-certified program, teaches residents to be responsible in their housing obligations and provides information about other available resources. This program also provides counseling services to HUD-insured homeowners in the Austin and Travis County area.

**Y**outh Advocacy provides a drug prevention and treatment program. Two successful AHA anti-drug events were marked by high resident participation this year: the Anti-Drug Basketball Game and Anti-Drug Halloween Carnival. Additionally, South Austin Youth Services provided a number of youth-oriented activities.



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## CIAP AND BOOKER T. WASHINGTON

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housing programs  
drafted by the Kennedy  
Administration

*A Prototype for Success*

1965

LBJ signs housing bill  
that includes the first  
rent subsidies program

**T**he Austin Housing Authority considers the CIAP-funded building program at Booker T. Washington an innovative way to deal with contemporary housing problems.

By utilizing the demolition of unsalvageable units, providing for the partial replacement of some units and substantially renovating salvageable units, the AHA has created a prototype development for authorities throughout the nation. Site redesign provides a safer environment for families, it also has changed the character of the entire neighborhood.

**A**HA took a problem property that was generally perceived as a failure in the community and recycled it to provide safe, affordable and attractive housing.

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## ADMINISTRATION

### *Trained and Innovative*

**T**his year's marked improvement in financial management practices was a major factor in AHA's removal from HUD's Financially Troubled List and AHA's Award for Most Improved Large Housing Authority.

The AHA Administration Department has four divisions: Accounting, Purchasing, Data Processing and Personnel. Financial management is a primary function and includes budget preparations for the Low Income Public Housing Program, Section 8 Existing and Section 8 Moderate Rehabilitation Programs, payroll preparation, monitoring investments and expenditures, overseeing AHA retirement and insurance programs, and requisitioning federal funds for both Public Housing and Section 8 Programs.

**M**ost importantly, the department provides management with a series of checks and balances for controlling the allocation and use of funds. The significant reduction in available federal resources which occurred in the 1980's requires that the AHA budget adapt readily to a fluctuating financial environment.



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## AHA BOARD OF COMMISSIONERS

1972

Austin Housing  
Authority receives  
three full-time social  
workers

1974

Section 8 of Housing  
and Community  
Development Act of  
1974 creates leased  
housing programs  
utilizing the private  
sector

1976

HUD institutes  
Performance Funding  
Subsidy with operating  
subsidies for federal  
development based on  
performance of local  
authority

1981

Housing and  
Community  
Development Act of  
1981 establishes new  
rent levels of 30% of  
resident's income for  
public housing

1981

Comprehensive  
Improvement  
Assistance Program  
(CIAP) enacted

1981

Austin Housing  
Authority begins  
Family Self-Help  
Program

**T**he Mayor of Austin appoints the AHA Board of Commissioners, which is comprised of five Austin citizens and meets monthly to establish AHA policies. Board actions over the past three years have laid the basis for the successful turn around effort at the Austin Housing Authority.



**Earline Jewett**  
Chairperson



**Diana Zuniga**  
Vice-Chairperson



**Morris Winn**



**Dr. Inez Jeffery**



**Bill Petri**

## FROM THE MAYOR



City of Austin

FOUNDED BY CONGRESS, REPUBLIC OF TEXAS, 1839

LEE COOKE  
MAYOR

OFFICE OF THE MAYOR

P. O. BOX 1088  
AUSTIN, TEXAS 78767  
A/C 512 499-2250

I would like to take this opportunity to congratulate the Austin Housing Authority for its 51 years of service to the Austin community.

Affordable housing for low income families is an important part of a city's infrastructure. The Austin Housing Authority's long and successful mission of providing for the housing needs of limited income families has made the authority an integral part of the municipal service delivery system in Austin.

The Austin Housing Authority; Board, Residents and Staff; should feel justifiably proud of the authority's accomplishments.

On behalf of the City of Austin, I would like to express appreciation to the Austin Housing Authority and to wish it much success as it enters its second half-century of service to Austin.

Sincerely,

Lee Cooke  
Mayor



1982

Chalmers Courts  
receives \$2.8 million  
renovation

1983

Fire Sprinkler and  
smoke detection  
systems installed at  
Lakeside Apartments

1983

Austin Housing  
Authority adds  
Coronado Hills to rent  
rolls

1983

South Austin Youth  
Services begin  
operation in  
Meadowbrook Courts

1984

AHA has 121 units  
under lease in Section  
8 Moderate  
Rehabilitation Program

1985

Meadowbrook Courts  
and Bouldin Oaks  
Child Care Centers are  
licensed



# CONSOLIDATED BALANCE SHEET

1972

Austin Housing  
Authority receives  
three full-time social  
workers

Austin Housing Authority  
March 31, 1988

1974

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## Annual Contribution Contracts:

FW-4008

FW-4139

### Assets

Cash	\$ 574,130.03	\$229,644.96
Accounts Receivable		
Tenants	11,802.73	—
Others	165,331.60	6,915.21
Debt Amortization Funds	1,460,776.58	—
Investment	—	130,000.00
Deferred Charges	189,073.37	—
Land, Structures and Equipment	52,257,805.92	424,712.04

Total Assets

\$54,658,920.23

\$791,272.21

### Liabilities and Surplus

Accounts Payable	\$ 96,101.35	\$ 87,782.01
Notes Payable	17,133,354.82	321,589.47
Fixed Liabilities	17,625,697.89	—

Total Liabilities

34,855,154.06

409,371.48

Surplus

19,803,766.17

381,900.73

Total Liabilities and Surplus

\$54,658,920.23

\$791,272.21

## Annual Contribution Contracts:

FW-4139K-1

FW-4139K-2

FW-4139V

### Assets

Cash	\$28,366.62	\$78,396.33	\$22,699.11
Accounts Receivable			
Tenants	—	—	—
Others	5,440.77	—	9,778.89
Debt Amortization Funds	—	—	—
Investment	—	—	—
Deferred Charges	—	—	—
Land, Structures and Equipment	8,256.72	—	248.00

Total Assets

\$42,064.11

\$78,396.33

\$32,726.00

### Liabilities and Surplus

Accounts Payable	\$17,145.47	\$38,904.74	\$ 2,449.54
Notes Payable	—	—	—
Fixed Liabilities	—	—	—

Total Liabilities

17,145.47

38,904.74

2,449.54

Surplus

24,918.64

39,491.59

30,276.46

Total Liabilities and Surplus

\$42,064.11

\$78,396.33

\$32,726.00

## FROM THE EXECUTIVE DIRECTOR



1640 East 2nd Street  
Austin, Texas 78762 • 512/477-4488

1988 has been an eventful and significant year for the Austin Housing Authority. We began the year included on HUD's List of Financially Troubled Housing Authorities, reflecting a low level of operating reserves and questionable management practices. We are ending the year having been removed from the Financially Troubled List and having received an award from HUD as the Most Improved Large Housing Authority in the nation in 1988.

Our turn around is the result of a number of factors: commitment by city leadership to correct a highly visible problem, persistence by the Board of Commissioners to ensure that agency policies reflect the needs of the community and much hard work on the part of staff.

We are proud of our long successful history of providing affordable housing to Austin's low income community, and we are grateful for the strong community support we have received. The Housing Authority invites you to join us in celebrating a half-century of service, and in renewing our commitment to the housing needs of the Austin community.

Sincerely,

Rick Gentry  
Executive Director



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1986

Rosewood Courts  
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1987

AHA institutes city-  
wide Advisory Board of  
Residents

1987

Congress passes  
Housing and  
Community  
Development Act of  
1987, giving nation its  
first free-standing  
housing legislation in  
seven years

1988

Opening of Youth  
Advocacy Office at  
Chalmers Courts

1988

AHA removed from  
HUD list of Financially  
Troubled Public  
Housing Authorities

1988

AHA receives HUD  
Award as Most  
Improved Large Public  
Housing Authority in  
the nation

## AHA DEVELOPMENT LOCATIONS

**Tex. 1-1.** Chalmers Courts  
1801 East 4th Street

**Tex. 1-2.** Rosewood Courts  
1140 Chicon

**Tex. 1-3;6.** Santa Rita Courts  
2341 Corta

**Tex. 1-4.** Meadowbrook Courts  
1201 West Live Oak

**Tex. 1-5.** Booker T. Washington Terrace  
905 Bedford

**Tex. 1-7.** Lakeside Apartments  
85 Trinity

**Tex. 1-8.** Salina  
1143 Salina

**Tex. 1-9.** Gaston Place  
1941 Gaston

**Tex. 1-10.** Bouldin Oaks  
1203 Cumberland

**Tex. 1-11.** Thurmond Heights  
8426 Gold Finch

**Tex. 1-12A.** Georgian Manor  
110 Bolles Circle

**Tex. 1-12B.** Goodrich Apartments  
2126 Goodrich Avenue

**Tex. 1-15.** North Loop Apartments  
2300 West North Loop

**Tex. 1-16.** Northgate West Apartments  
9120 Northgate

**Tex. 1-17.** Shadow Bend Ridge  
6328 Shadow Bend

**Tex. 1-18.** Manchaca II  
6113 Buffalo Pass

**Tex. 1-19.** Manchaca Village Apartments  
3628 Manchaca

**Tex. 1-20.** Rio Lado Apartments  
2989 East 51st Street

**Tex. 1-22.** Coronado Hills  
1438 Coronado Hills

**AHA Administrative Office**  
1640 East 2nd Street



