



## A MESSAGE FROM THE CHIEF EXECUTIVE OFFICER

We are off to a new year and the momentum is becoming accelerated. Effective this month, all Avery residents have relocated. We have started the process of closing Avery to prepare for demolition. As part of this process, we plan to hold a demolition sale, to dispose of items that can be salvaged. This will help us avoid contributing to the local landfills.

Going forward, THA will manage 43 public housing units and 212 housing choice vouchers. Debora Taylor, property manager retired effective December 31, 2017, and will not be replaced. This means that our current staff will be very busy in the upcoming year.

The THA board makes decision on policies and procedures and contracting. They will soon select a new consultant/developer to assist with the redevelopment of both Avery and Mary Olson. Under the new administration, the U.S. Department of Housing and Urban Development is encouraging housing authorities to develop more public/private partnerships to address local housing needs. We hope to accomplish this, by selecting someone to assist us in the redevelopment of both of our properties.

May you have a wonderful February!

**Ebby Green, Chief Executive Officer**

## PEST CONTROL

Our pest control company will begin spraying each month, instead of every other month, as is currently being done. We want to make sure that our residents do not have issues with pests. Due to the recent cold spells, rodents and pests are searching for a warm place. We hope that that will not be at THA!

## FIRST TIME HOMEOWNER

Melissa and Gustavo Elizondo (former Avery residents) became our first homeowners under THA's first time homebuyer program. The program provides down payment assistance, through a partnership with the Williamson County CDBG office and USDA. THA provided the down payment assistance (with CDBG funds) and USDA financed the house. What a great example of a partnership, which helped a local family realize their dream of home ownership.

Mr. & Mrs. Elizondo have three children, of

which one has special needs. Mrs. Elizondo said that the family is excited to have their own home. It was hard finding a house within their budget, but they were finally able to negotiate a price on a house, which was affordable for them. Congratulations to the Elizondo family!



**THA Board – (L to R) Roy Rangel, Vice Chairman, Debbie Kovar, Benito Gonzales, Chairman, Cheryl Webster, Don Hill, Treasurer**

## WELCOME TO OUR NEW BOARD MEMBER

We would like to thank Cheryl Webster for recently joining our board. The THA board is comprised of five members, which are appointed by the Mayor. However, THA is not directly affiliated with the City, nor is it responsible for reporting to the City of Taylor.

Ms. Webster is the owner of Noron. She relocated her business, from California last summer and has been successful in employing several Taylor residents. Her business participated in the City's economic development initiative, which encourages business to relocate to Taylor to create new jobs for locals. Noron produces heat resistors and is located off of Edmond in Taylor.

We appreciate her participation on our board. We also appreciate our other board members, which include Benito Gonzales, Roy Rangel, Debbie Kovar and Don Hill. We greatly appreciate the time each of them dedicate to THA.

## HOUSING CHOICE VOUCHER PROGRAM

The HCV office continues to stay busy. We have leased approximately 180 of our 212 vouchers to date. Leasing new vouchers is not an easy process. We must review the waiting list to determine who the next eligible families are, invite the families to a new participant orientation, verify all household income, conduct background checks,

### Main Office

311-C East 7th St.  
Taylor, Texas

p: 512.352.3231  
f: 512.365.5464

[www.taylor.org](http://www.taylor.org)

### Office Hours

Monday - Thursday  
7:00 am - 6:00 pm

Friday  
Closed

Closed during lunch  
12:00 noon - 1:00 pm

### After Hours

**MAINTENANCE CALLS**  
512.352.3231, x122

### February Dates

- 1st-5th: Rent is due
- 6th: Late Rent fees begin
- Bible Study: Every Wed. at 6pm
- Pest Control: Every 2nd Wed. For Everyone
- 19th: President's Day Holiday Office Closed
- 27th: Board Meeting 5:15

**THA is no longer accepting applications for public housing or Section 8.**

determine if the rent is reasonable for the unit they select, inspect the unit and meet with both the landlord and participant to sign documents. This process is repeated each time a participant finds a unit they are interested in leasing. Thanks, to our staff for working so hard with these families.

We also want to recognize our voucher program for receiving a High Performer rating from the U.S. Department of Housing and Urban Development (HUD). THA received an overall rating score of 98%!

---

## UNAUTHORIZED TENANTS AND PETS

It has come to our attention that several residents have unauthorized persons and pets living with them. If you would like to add a new household member, they must be screened, and we must determine their eligibility. Failure to do this, could be cause for termination of your lease. You cannot allow anyone to live in your unit, unless they are on the lease.

Pets are restricted by weight and residents must show proof of current vaccinations as well as pay a pet deposit. It is hard to hide a pet, since they bark, or your neighbors report them to management. Do not risk your housing, by not following pet regulations. Everyone must follow the rules, for the safety of residents.

Enforcement of these items will begin immediately. Please be prepared to address any of these violations with management, if you are not following program rules.

---

## HABITAT CONTINUES TO WORK IN TAYLOR

Habitat is currently rebuilding a house, which was affected by flooding. The house is next door to THA, off of Eighth Street. Habitat will store building materials at THA and THA staff are going to assist with the rebuild as they are able. We appreciate all the hard work Habitat staff and volunteers dedicate to building homes in Taylor. They also rebuilt a house for a former THA resident family. It is amazing how much time and effort Habitat volunteers contribute to our community. Thank you, Habitat for all you do for Taylor!

---

## WAITING LIST

THA will soon begin purging the waiting lists for both programs. The Public Housing program will begin purging their waiting list within the next thirty to sixty days and Section 8 will purge their list in April.

The purpose of purging the lists is to make sure that only those interested in housing assistance remain on the list. This helps us to assist families

faster, since only those interested need to be contacted. Once the Public Housing list is purged, applicants will no longer be required to send in a letter stating that they are still interested in Public Housing and want to remain on the list.

However, anyone who needs to update their application, would still be required to report the changes to THA in writing within ten days. It is extremely important that all applicants report any changes in their contact information. All applicants are contacted by mail, when we have rental assistance available for them. The current waiting lists each contain more than one hundred applicants, so we do not expect to open either waiting list anytime soon.

---

## A NEW YEAR, A NEW HOME?

THA still has down payment assistance available, if you are interested in purchasing a home. You should have a minimum credit score of 620 and work full time. THA will provide qualified (have to income qualify) buyers, with \$10K in down payment assistance.

Please contact our office, for more information.

---

## PUBLIC HOUSING

The Public Housing office is now being co-managed by Ebby Green and Ernest Carrizales. Ernest is collecting rents, conducting annual and interim reviews, maintaining the waiting list, processing work orders and coordinating move ins. Ebby Green is working with maintenance in maintaining the property and working with contractors. She is also working on a redevelopment plan for both Avery and Mary Olson.

We appreciate our resident's patience during the transition and encourage your input on how we can provide better customer service. Our goal is to obtain a High Performance rating for our housing authority, from the U.S. Department of Housing and Urban Development. To be a High Performer, THA must have a score of 90 or better on the way the housing authority is managed. Our most recent score, for fiscal year ending 9/20/16, was 84. This means we are currently rated as standard. HUD has ratings of High Performer, Standard Performer and Troubled.

As part of our rating, we are scored on the condition of the property. This includes keeping the property clean and in order. We are asking that residents keep their patios clean and clear of all unnecessary items. If you have items on the porch, other than patio furniture, they should be stored inside your apartment or in your storage unit. Residents should also report any needed repairs to their units. Charges are only assessed for those items which are beyond normal wear and tear.

---

## Computer Access

Available to residents participating in Taylor Housing Authority programs (Public Housing and Section 8). If you do not have computer access and need to take care of business on line, write or print out your resume, or contact a potential employer, you are welcome to visit our lobby and use our computer between the hours of 7:30am and 5:30pm, Monday-Thursday.

---

## Website

Visit our website to read our blog, client testimonials, and to keep up with the latest THA information through our newsletter. Go to <http://www.taylorha.org> to print out forms required to keep both your public housing and/or Section 8 application current and active. Existing landlords can obtain instructions and information related to our Section 8 program also. Completed change/update forms, can be brought into our office or mailed (no faxes please). We need more landlords; if you are interested in our Section 8 program, please call (512) 352-3231, x112 to speak with Angie Lindgren. We would love to partner with you.