



## A MESSAGE FROM THE CHIEF EXECUTIVE OFFICER

THA had a great 2017. We overcame obstacles and are growing. We had numerous accomplishments such as hiring new maintenance employees, which resulted in a substantial reduction in contract costs. We leased approximately 20% more vouchers than last year, and find that our residents are very satisfied with our services and open-door policy.

THA provides housing to over 83 individuals, 15 children and 35 disabled/elderly and 43 single head of households. The average monthly rent paid by public housing residents is \$158 and on average voucher participants pay \$282. On the open market the average three-bedroom apartment is approximately \$1,400. This is primarily why we are here. Due to limited funds, the average wait for a voucher is three years and two years for public housing.

Our goal is to continue seeking ways to increase workforce housing in Taylor and streamline our processes by automating them. This past year we started an online application process and have found there is a definite need for more housing in our community.

Happy 2018 to all!

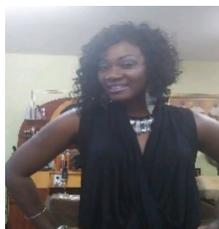
**Ebby Green, Chief Executive Officer**

## SECTION 8 VOUCHER PROGRAM

### RESIDENT SPOTLIGHT ON RAMONA CRAIG

#### Goals Are Within Reach

Ramona Craig is a housing choice voucher participant who moved to Taylor from Mississippi in 2008. She applied for section 8 the same year and was housed in 2011. Ms. Craig is a single parent and has 3 children. After becoming a participant, she decided that she wanted to start attending beauty school. She enrolled at Central Texas Beauty School located in Round Rock and within two years she received her certification. She then decided that



she wanted to become an instructor to teach others about beauty.

Although she hasn't started the "beauty-teaching" phase of her career yet, in February 2017 Ramona opened her own business, *Devine Design* in Taylor. When asked how the Housing Choice Voucher program helped her, she said "the assistance I have received helped me climb the ladder to achieve my goal and to start my career, and for this I am very thankful." She has also created a you tube video detailing how to care for hair. Great job Ramona – Congratulations! The best is yet to come.

## THANK YOU

### JACKY JONES AND THE FRIENDS OF WILLIE

Jacky Jones and friends completed their annual give back campaign by facilitating the 7th annual free dinner event. They made it possible for Housing Authority families and others in and around the community to have a free meal for Thanksgiving. This year the event was held on Saturday, November 11, 2017 at Mt. Calvary Missionary Baptist Church, under the leadership of Pastor Tony Sorrells. We want to thank Mr. Jones for always thinking about the families at the Taylor Housing Authority.

## PUBLIC HOUSING

### END OF AN ERA: AVERY APARTMENTS

The end of 2017 has also brought an end to the Avery Apartments. The 65-year old property has withstood the test of time and many families still living in Taylor have adult children who can say they grew up there. At its peak, there were 70 occupied units at Avery, a maintenance shop and garage, and an office building for the property manager. Following the harsh rains on Memorial Day in 2015, the office building, maintenance shops and more than half of the units were flooded and left uninhabitable. The families that lived in them, had to relocate. All the families have now moved out, taking with them many memories. Many of the families received Section 8 vouchers and thanks to landlord partnerships,

## 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

## January Dates

- 1st: Happy 2018  
Office Closed
- 1st-5th: Rent is due
- 6th: Late Rent fees begin
- 9th: Resident Bingo - 1pm
- 15th: Dr. Martin Luther King Birthday Holiday  
OFFICE CLOSED
- 23rd: Resident Bingo  
1pm
- Bible Study: Every  
Wed. at 6pm
- Pest Control: Every 2nd  
Wed. (specified units)

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

they now reside in new housing in Taylor or a nearby surrounding area. We wish everyone much success in their future endeavors as they create new memories in the years ahead.

## **MAINTENANCE PREVENTION CEASE THE GREASE**

When using cooking oil, lard, etc. at home many people like to pour the unwanted grease down the drain and think that it doesn't hurt anything. When fats, oils and grease go down the drain, they harden and cause sewer pipes to clog. When this happens, there is a high risk of a sewer backup where raw sewage will back up into your home, yard, neighborhood and streets. This is inconvenient for the resident, time consuming for maintenance, and very costly for the Housing Authority. A better way to dispose of unwanted grease is to let it cool down, pour it into a disposable metal or glass container (or empty food can), and carefully dispose of it in the trash. FYI - Hot water and dish detergent do not dissolve grease.

## **VOLUNTEER OF THE YEAR PASTOR LARRY E. TAYLOR**

The Taylor Housing Authority would like to once again thank Pastor Larry E. Taylor for his commitment to our residents. He began teaching the bible study group in August of 2017. Each week he drives from his home in Round Rock to meet with the public housing residents and section 8 participants and leads them in an in-depth study of the bible. He and the participants all look forward to getting together and they all bring their enthusiasm, smiles, questions, bibles and notepads. He is a very good teacher and his manner, demeanor and technique add to the enjoyment that the residents share when coming to the class. The word has spread, and the number of participants has increased from just a few to more than 12 in attendance. Thank you, Pastor Taylor for doing such a great job, we appreciate your service.



## **MAKE A NOTE! PREPARING FOR REAC**

In 2016 the Taylor Housing Authority received an overall score of 83 following the R E A C inspection. Our goal for 2017 is to receive a score of 90 or higher. We hope that you will be mindful and help us reach that score by letting us know of any fixtures (including doors and windows) that

are not working properly in your unit. Residents should make sure that no windows are blocked and that there are no leaks of any kind in sinks and toilets, that all lights work as they should, and all smoke detectors are installed and working. Maintenance is doing their part to make sure the outside areas are taken care of but if you see something please let us know immediately.

## **UPDATED HUD SMOKE FREE POLICY:**

Currently at the THA, there is no smoking allowed inside public housing units. Effective February 3, 2017 HUD instituted regulations on Smoke Free Public Housing and now prohibits the use of **all lit tobacco products and pipes inside all units, common areas, offices, and in all areas within 25 feet of any building.** If you are a current resident and you were thinking about quitting, now is a good time to start. The objective is to reduce the risk of fires, exposure to second-hand smoke and maintenance costs which will benefit both the resident and the THA staff (including children and seniors who are more likely to be affected by cigarette smoke). The updated rules are required to be implemented by July 2018.

## **RESIDENT SPOTLIGHT MERRY MOORE**

Merry has been a public housing resident since April of 2014. During her tenure with us, she has seen her share of challenges and has overcome them with great success. One of her successes is the completion of the Williamson County Nutritionist Program on November 7, 2017. At the completion of this program Ms. Moore received a certificate as a 'Certified Diabetic Nutritionist'. While helping herself, she wants to give back to the community by helping others. We are looking forward to Ms. Moore going through the next phase of training to finalize her licensing. Once that is done, she would like to host a series of (4) classes to teach the residents how to be pro-active in caring for their health; especially those currently dealing with diabetes or who are pre-diabetic. Be on the lookout in 2018 for notices outlining when the classes will begin. Kudos to Ms. Moore for her commitment to promoting good health and a better quality of life.



## **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.