



THE RENEWAL OF THE CM ALLEN HOMES



Gene Martin, Resident Services Director, serves the servants.

On April 7th we provided a special lunch for the World Renew workers and it was a success. Everyone was able to enjoy a delicious meal, some good company, and even some hugs were passed around. World Renew is a relief organization affiliated with the Christian Church. The volunteers come from all corners of the world and their volunteering is on a global scale. Some of the places that these particular volunteers have come from range from all over the United States to Canada. Upon talking to them you learn a lot of their individual stories, the reasons why they do this, and where they come from. Some reasons they gave for joining this organization were personal because they have experience with what it is like to lose everything. Others are doing it just to give back to a greater cause. At the luncheon we



were fortunate to meet the volunteers that were just about to finish their trip as well as the ones that had just arrived to pick up where the others had left off. I talked to a married couple from Canada and they stated that they had been doing this for 15 years. It's amazing to meet such humble people. Their sole purpose is to help people that they have never even met. Regardless of their individual reasons, we are beyond grateful to have them here at C.M. Allen. - Valerie Murillo, SMHA Intern

EMAIL FROM A WORLD RENEW VOLUNTEER: Hello everyone at SMHA, just wanted to share that I was one of the volunteers working at the San Marcos World Renew site. I worked in some of the units and in my last week I helped our cook, Mary, in the kitchen. It was such a delight to go to the K.A.D. Center and share in a wonderful lunch. Our Lord calls us to serve others but in return we are rewarded in so many wonderful ways – new friendships and awareness of the work we do making a difference and appreciated so much by the clients. And thank you for all the work you do at the K.A.D. Center – the children are very fortunate. In Christ's service, Gerda de Bokx, Kingston, Ontario Canada



SMHA offices will be closed on Monday, May 30.

ALLEN WOODS HOMES — PODER LEARNING CENTER



Family Love



Families come in all shapes and sizes but one thing all good families share is love. In April, PODER celebrated by having Family Nights with short educational presentations, friendly competitions, and prizes! The Solano family showed us a cake (donated by Pennington's Cakes) that was shared by all the families attending the event. Below is a family high-five by the Richardson family! Some of the games included building the highest tower only using marshmallows and spaghetti, a food competition to make the yummiest dish out of the five food



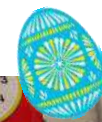
groups, and a "How Well Do You Know?" game that questions both parent and child to see if they get the same answer. Themes of Family Night included stress relief, nutrition, education, and the importance of family time. The Bobcat Mentorship program also ended their program this month and conducted a presentation at one of the Family Nights. Our families enjoyed spending an hour a week to eat and play together. A big THANKS to all the local businesses that donated to help make these evenings successful!

Hometown Hero



Josh Stevens is an average kid but his decision to do something brave makes him extraordinary! One day Josh was playing games with his friends outside when suddenly he hears the cries of a panicked mother. She had accidentally locked her toddler in her car, in 94° weather, so Josh's quick thinking led him to do something drastic: he climbed into the trunk to unlock the doors. The baby was fine and the mother was so thankful that she even gave Josh a

piece of cake. Josh went back to playing and considers this act of bravery just the right thing to do and "not a big deal." Josh feels pretty good about the act and encourages kids to do the right thing if a situation arises. Josh's mom, Janice Jine, is extremely proud of her son and so are we! Josh's story appeared in the March 18 issue of the *San Marcos Daily Record*.



Fiesta de Pascua



Tuvimos una fiesta de Pascua para los residentes de Allen Woods. Los residentes tuvieron la oportunidad de buscar huevos de pascua en el Centro PODER. Ellos estaban muy emocionados de poder revivir una actividad como esta. Hubo un concurso de quien puede encontrar la mayoría de los huevos. El ganador se ganó una carta de regalo. Fue una buena experiencia para los residentes y para nosotros que trabajamos en el Centro PODER.



Springtown Villa

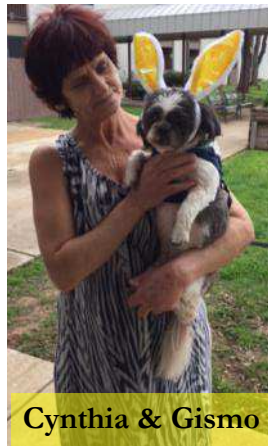
Springtown Villa held its first dog show with the help of our Texas State University intern Stacy Hernandez. Residents entered their pets in different categories such as cutest, loudest, meanest, and sassiest dog. All participants received a ribbon and a medal along with a doggie treat bag. Dog treats were donated by Earth Angels Pet Supply, located at 1254 West Hopkins Street.



Baby "Nino"



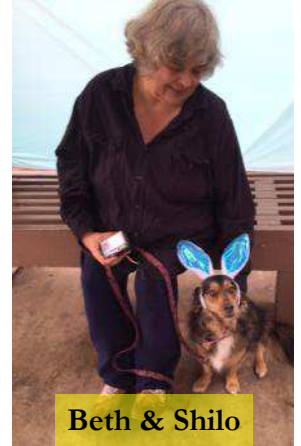
Mookie



Cynthia & Gismo



Chuck & Sugar



Beth & Shilo



Springtown Villa Resident Council will be holding a Mother's Day and Father's Day basket raffle. Baskets are filled with goodies for mom and dad. Raffle tickets will be \$2 per ticket or 3 tickets for \$5. You may contact Springtown Villa @ 512-396-3363 or 512-353-7343 for tickets.

Proceeds from the raffle go to the Resident Council, which sponsors events all year.

Baskets winners will be announced on Friday, May 6.



**Julie, Cecilia,
Anson, and Eric**

New residents at Springtown Villa!

C. M. ALLEN HOMES — KAD KORNER STORE

I BID FAREWELL

Has it really been four months already? It feels like yesterday that I was the new kid in town, trying to find my place here at CM Allen. Navigating through this internship has facilitated growth within me personally and professionally. I owe the residents and staff of the San Marcos Housing Authority a huge debt for creating an environment where it was possible for me to learn so much. On May 5th, I will be completing my last day as an intern. I will be graduating on May 14th and two days later I will be off to Costa Rica for a visit with a friend's family. I am looking forward to doing some zip-lining above the rain forest canopy in Arenal. As for the year to come, I will be attending graduate school for a Master's degree in Social Work. I want to thank everyone at the Housing Authority for welcoming me and teaching me lessons that I will carry with me throughout my life. ~ Valerie Murillo



Valerie (left) and her twin sister Brenda (right). Or is it the other way around? Both will graduate this month with Social Work degrees.



←Jessica and her daughter (left).
Daniella and her daughter (right).→



A Warm “Welcome Home” to Jessica and Daniella

It has been a challenging time for these two families but they are finally back at home. Jessica and Daniella are two of the most recent families to move back to CM Allen. Daniella enjoys being back; she loves the neighborhood and the familiarity that she has with it. She is currently working part-time as a front desk attendant at a hospital but hopes to become full-time soon. She recently started volunteering at the KAD center and is really enjoying helping out anyway she can. Jessica is happy to be back at CM Allen because she feels it is a safe, and secure place for her family. She hopes to start a Zumba class for our residents in the near future.

CHAPULTEPEC HOMES & ADULT LEARNING CENTER



Friday AfterSchool Special

On Friday April 19th, the kids had an opportunity to participate in fun educational activities about Bullying. They enjoyed popcorn and cupcakes as they learned how to recognize signs of bullying, what to do if they are being bullied, and other helpful tips. They also had opportunities to win prizes as they participated in this event. Below, the kids are signing their name pledging to be bully free!



****12th Annual San Marcos Rotary Job Fair****

The annual fair took place on April 20th, at the Activity Center, and was attended by our very own Roxanne. With over 500 job openings, there were 50 employers searching for the right candidate. Some of the companies taking part in the event were Amazon, HEB Warehouse, Alamo Drafthouse Cinema, Hays CISD, and Central Texas Medical Center. Roxanne went table to table like a true hustler to get her foot in the door. We are sure that she made a lasting impression on a few and even brought back employment flyers to post on our "Job Opportunities" wall here in the office. Way to go Roxanne!! Please stop by the office to see what companies are hiring.

Fan Donation

Thank you to Johnson Controls for bringing a donation of 90 box fans for Family Eldercare's 26th Annual Fan Drive. Fans will be distributed to SMHA and the greater San Marcos area throughout summer. SMHA residents should contact their service coordinator more info.



Movie Night at Chapultepec
May 27th at 7pm
Dress up in your favorite 50s outfit!
Root Beer Floats, Hot Dogs, and Snacks will be sold
to benefit our Resident Assembly!
Donations needed to make this event a success!



MOVING ON UP!

Rebecca Reyes is a familiar face to the Housing Authority. From July 2011 to February 2015 she was the Administrative Assistant in the Resident Services department and was at the Chapultepec office. Her duties not only included being the friendly face to residents and visitors at Chapultepec but she also answered incoming calls, delivered flyers and newsletters to residents, assisted in the processing of Family Self-Sufficiency Program (FSS) applicants, and maintained Public Housing and FSS files. The same year, she started working at Chapultepec, Rebecca also started in the FSS Program and has been working with Gracie Campos, one of our FSS Coordinators. Through the FSS Program, she has learned to budget and save money for her children's future, read and understand her credit report, and learned other ways to get to her goal of getting a house. Rebecca left her part-time job at the Housing Authority to take a full-time job with Young Williams Child Support Services, which is a contractor working for the Texas Office of the Attorney General. Rebecca told us, "Although my position at Young Williams was very important to me, Gracie continued to help me find and apply for jobs that were more suited to my career goals." When a full-time position became available at our Section 8 office, she jumped at the chance and her experience with us and with Young Williams was a factor in her selection. Her new title is Housing Choice Voucher Specialist. She now maintains Section 8 files and does inspections on over 250 units throughout the year. Rebecca is enjoying her new position and is looking forward to the day she can afford to buy a home for her family. We are glad to have her back!



Lino Puente Ends His Term as President of the Springtown Villa Resident Council

Since becoming a resident, Lino has served on our Resident Council as President. It was with a heavy heart that Lino decided not run for president this year. He might not be President but he will still be a resident and he will always be available to serve our residents and to answer any

questions that may come up for the new president and council. During his time of service, Lino held the first Health Fair at Springtown Villa, set up a Facebook account for Springtown, helped maintain the computer lab, and served as liaison between management and residents. If he couldn't answer a question on the spot, you would find him early in the morning waiting for Amanda Ramirez, the Springtown Villa Manager, to arrive so he could get the answer for the resident. We wish Lino the best and we look forward to enjoying his company as just one of the guys at Springtown Villa.



Do you need help looking for work?

The San Marcos Goodwill Job Help Center will be conducting on-site Job Readiness Training classes and intakes at the KAD Korner Store on **May 10 from 1 PM to 3 PM.**

Goodwill assists individuals in finding employment by providing interview training, resume building, application skills, and job search assistance. For more information, please contact Jamie Velazquez at 512-392-4020.



Highlights From the April Meeting of the Board of Commissioners

FINANCIALS: The Public Housing YTD balance is \$65,323. So far we have spent \$495,328 on flood recovery at CM Allen. We have received \$68,786 from FEMA with \$223,852 currently in process. We received a \$70,000 donation from United Way of Hays County. The Section 8 program YTD balance is (\$11,816) but HUD balances the account on a quarterly basis and there is a positive balance of \$193,439 in "HUD-held Reserves." The Springtown Villa YTD balance is \$29,587.

OCCUPANCY: *Public Housing* - 213 units are occupied, 8 are vacant (96%). CM Allen units that have not yet been repaired and occupied are not included in the occupancy rate. 34 units are occupied at CM Allen. *Housing Choice Voucher* - 227 of 228 vouchers are leased up (100%). The Section 8 office will actually over-lease for a few months in order to balance at the end of the year. *Springtown Villa* - 60 of 60 units are occupied (100%).

NEW BUSINESS: HUD has issued a set of mandatory regulations known collectively as "Streamlining Administrative Regulations for Public Housing, Housing Choice Voucher, Multifamily Housing, and Community Planning and Development Programs," a.k.a. the "streamlining rule." Some of the new rules were already being practiced by the SMHA. Others require Board approval as they represent a change in current practice. Here is a summary:

~*Verification of Social Security Numbers* - When new families are admitted, if the PHA determines that good cause exists, parents may be allowed 90 days from the admission date to verify the SSN of children less than six years old.

~*Extremely Low-income Families (ELI)* - For families whose income does not exceed the higher of 30% of the area median income or the federal poverty level (based on household size), 40% of all new admissions to Public Housing must be ELI & 75% of all new admissions to the HCV program must be ELI.

~*Exclusions of Mandatory Education Fees from Income* - This will not affect public housing because all financial aid for post-secondary education is exempt income in that program. In the HCV program, the cost of tuition and mandatory fees are deducted from the student's financial aid but the remainder is countable income.

~*Earned Income Disregard* - Residents eligible for this income exclusion for new employment remain limited to 12 months of 100% disregard and 12 months of 50% disregard but it can only be spread out over a 24 month period instead of the current 48-month period, which allowed for disruptions in employment during that time. Now the clock starts at the time of initial eligibility and ends 2 years later regardless of employment status. This income exclusion applies to only certain Public Housing families and to families with disabilities in the HCV program.

~*Public Housing Rents for Mixed Families* - Corrects an error in how rent was calculated for families with persons who have not established an eligible immigration status. Now, if a mixed family's income-based rent calculation is greater than the maximum rent for that unit size (a.k.a. the "flat rent"), the PHA must use the higher rent.

~*Utility Payment Standards* - In the Housing Choice Voucher program the utility allowance will be the lesser of the bedroom size for which the family qualifies or the bedroom size the family actually occupies.

The Commissioners approved the new rules. They will become effective May 1.

SAN MARCOS PUBLIC LIBRARY

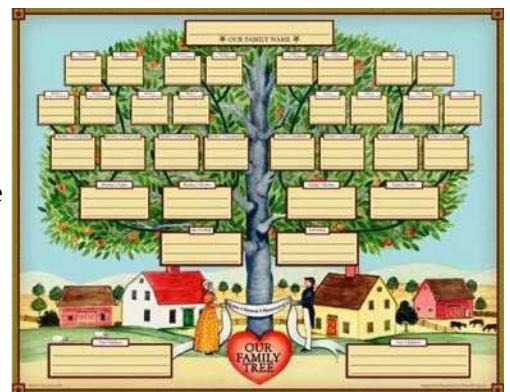




GENEALOGY WORKSHOP

Have you ever wondered about your ancestors? Do you know if you have a Revolutionary Patriot or Civil War Veteran in your ancestry? Come learn how to research your family! Led by Lynda Dawson of the Daughters of the American Revolution. Bring your brown bag lunch. Saturday, May 21, 10 AM - 2 PM.

PLAY BOARD GAMES

The San Marcos Board Game Group meets in the library once a month to play light strategy board games. Families are invited to attend and try a new game or bring an old favorite to share with the group. No experience necessary. No registration required. Sunday, May 22, 1 PM - 4 PM.



May 2016						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
 <div>1</div>	<div>2</div>	<div>3</div>	<div>4</div> <div>SPRINGTOWN RESIDENT COUNCIL 3:30 PM</div>	<div>5</div> <div></div>	<div>6</div> <div>ALLEN WOODS RESIDENT ASSEMBLY 10 AM</div>	<div>7</div>
<div>8</div>	<div>9</div> <div>CM ALLEN RESIDENT ASSEMBLY 10 AM</div>	<div>10</div> <div>COOKING CLASS 5:30 PM CHAPULTEPEC</div>	<div>11</div> <div>CHAPULTEPEC RESIDENT ASSEMBLY 6 PM</div>	<div>12</div>	<div>13</div>	<div>14</div>
<div>15</div>	<div>16</div>	<div>17</div>	<div>18</div> <div>SPRINGTOWN RESIDENT COUNCIL 3:30 PM</div>	<div>19</div> <div>FSS CLASS 6 PM Chapultepec</div>	<div>20</div>	<div>21</div>
<div>22</div>	<div>23</div>	<div>24</div> <div>SMHA BOARD 5:30 PM ALLEN WOODS</div>	<div>25</div>	<div>26</div> <div>COOKING CLASS 5:30 PM CHAPULTEPEC</div>	<div>27</div>	<div>28</div>
<div>29</div>	<div>30</div> <div>Memorial Day Offices Closed</div>	<div>31</div>	<div>May 4 is considered a holiday by some Star Wars fans (May the Fourth be with you!) to celebrate the franchise's film series, books, and culture. Even though the holiday was not actually created or declared by Lucasfilm, many Star Wars fans across the world choose to celebrate the holiday. (wikipedia.org)</div>			
<div>The month of May was named for the Greek goddess Maia, who was identified with the Roman goddess of fertility, Bona Dea, whose festival was held in May. Conversely, the Roman poet Ovid provides a second etymology, in which he says that the month of May is named for the maiores, Latin for "elders," and that the following month (June) is named for the iuniores, or "young people." Mayovka, in the context of the late Russian Empire, was a picnic in the countryside or in a park in the early days of May, hence the name. Eventually, "mayovka" (specifically, "proletarian mayovka") came to mean an illegal celebration of May 1 by revolutionary public, typically presented as an innocent picnic. (wikipedia.org)</div>						

LEADERSHIP**Board of Commissioners**

Richard Cruz—Chairperson
Mary Barnhart—Vice-Chairperson
VACANT—Resident Commissioner
Gloria Salazar—Commissioner
David Peterson—Commissioner

Executive Director

Albert Sierra

HOUSING OFFICES**Allen Woods Homes (Main Office)**

512-353-5059

CM Allen Homes

512-353-1116

Chapultepec Homes

512-396-3364

Housing Choice Voucher

512-353-5061

Springtown Villa

512-396-3363

RESIDENT SERVICES**Chapultepec Adult Learning Center/Family Self-Sufficiency**

512-396-3364

CM Allen KAD Korner Store

512-392-6273

Allen Woods PODER**Learning Center**

512-396-3367

Springtown Villa

512-353-7343