<table>
<thead>
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<th>Year</th>
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<tr>
<td>1938</td>
<td>THA Established</td>
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<tr>
<td>1945</td>
<td>THA - Tembell and Carver Homes Constructed as War Housing</td>
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<tr>
<td>1952</td>
<td>THA - Jonathan Moore and Crestview, Temple's First Public Housing, Constructed</td>
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<td>1962</td>
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<td>1963</td>
<td>THA - Autumn Leaves and Ratliff, Elderly, Disabled, Handicapped, Public Housing Built</td>
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<tr>
<td>1963</td>
<td>BHA - Project 001, Belton's First Public Housing, Constructed (Charrs Acres and Greenway Manor)</td>
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<td>1971</td>
<td>THA - Frances Graham Hall, Elderly, Disabled, Handicapped, Public Housing, Constructed</td>
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<tr>
<td>1979</td>
<td>THA - Willow Brook, Family and Elderly, Disabled, Handicapped, Public Housing and Golden Haven, Section 8 Elderly, Disabled, Handicapped, Units Constructed</td>
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<tr>
<td>1980</td>
<td>BHA Project 002 (25 Units Constructed)</td>
</tr>
<tr>
<td>1980</td>
<td>BHA Senior Center Building Groundbreaking</td>
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<tr>
<td>1982</td>
<td>BHA Project 003 (31 Units Constructed)</td>
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<tr>
<td>1986</td>
<td>BHA Rural Development (40 Units Constructed)</td>
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<tr>
<td>1990</td>
<td>THA – First Scattered Site Unit Purchased, THA - Social Services Program Initiated</td>
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<td>1991</td>
<td>THA - The Kyle Renovation Completed, Section 8 Moderate Rehabilitation Program</td>
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<td>1992</td>
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<td>1993</td>
<td>THA - Raintree Purchased from Resolution Trust Corporation/Scattered Sites Developed</td>
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<td>THA - Temple College Apartments Constructed on Campus</td>
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<td>1999</td>
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<td>2004</td>
<td>THA &amp; BHA - Formed Central Texas Housing Consortium (Effective Date 1/1/05)</td>
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<tr>
<td>2005</td>
<td>CTHC - Executed Management and General Partnership Agreements for Kyle</td>
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<tr>
<td>2006</td>
<td>CTHC - Became Owner of Kyle</td>
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<tr>
<td>2007</td>
<td>Local Housing was renamed Rental Development Housing Belton Education and Activities Facility renamed to Belton Housing Authority Resident Center Rose Hall completed</td>
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<tr>
<td>2010</td>
<td>All complexes named and property signs installed</td>
</tr>
<tr>
<td>2011</td>
<td>Electronic deadbolts installed, Built duplexes at Tembell Homes</td>
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Central Texas Housing Consortium

Mission Statement

Provide and professionally manage an adequate supply of safe, affordable housing of reasonable quality for low-income persons while administering programs that offer opportunities for residents to advance in society. Be a leader and work in partnership with other agencies to enhance the quality of life for all persons of low income in the cities served by the Consortium.
EXECUTIVE DIRECTORS

Temple Housing Authority
(1944 – 2005)

N. A. Ensor 1944 -1945
William Wilhite 1945 - 1966
Davis Olney 1966 - 1969
Robert B. McBurney 1969 - 1976
Joseph M. Gordon 1977 - 1984
Hal Rose 1985 – 1/1/2005

Belton Housing Authority
(1962 – 2005)

George B. Dulany 12/13/62 – 1/28/63
Keith Ables 1/1963 – 7/1965
Hal Rose 5/2002 – 1/1/2005
Central Texas Housing Consortium
(2005 – present)

Hal Rose 1/2005 – 2/2005

Barbara B. Bozon 2/2005 – present
BOARD MEMBERS

Temple Housing Authority
(1938 – 2005)

R. O. Culp 1938 – 1944
Frank Mayborn 1938 – 1944
H. F. Blum 1938 – 1944
E. E. Nettles 1938 – 1944
R. M. Newton 1938 – 1944
W. Guy Draper 9/5/44 – 11/5/44
J. E. Johnson 9/5/44 – 11/5/44
J. P. Charlton 9/5/44 – 11/5/44
Glen Morgan 9/5/44 – 11/5/44
A. P. Brasear 9/5/44 – 11/5/44
T. J. Cloud 11/6/44 – 5/2/48
R. M. Newton 11/6/44 – 12/31/44
E. G. Berry 11/6/44 – 3/11/52
J. W. Marrs 11/6/44 – 5/2/48
Roy Sherrill 11/6/44 – 1/6/52
J. J. McDonald 1/1/45 – 5/2/48
J. J. McDonald 1/7/52 – 6/11/54
Hobert Simmons 5/3/48 – 12/31/65
Mark Thomas 5/3/48 – 12/31/49
Earl D. Casey 1/1/50 – 1/7/52
Jack McCelvey 1/7/52 – 12/31/65
Allen Stewart 3/12/52 – 3/7/66
Wiley Alexander 6/12/54 – 3/6/66
Earnest Ebner 1/1/66 – 12/31/83
Johnny Payne 1/1/66 – 4/14/69
H. P. Swan 3/7/66 – 4/13/69
Lee Goman 7/6/66 – 12/31/82
Reuben Talasek 11/7/67 – 4/14/69
Jack Calvert 4/14/69 – 5/15/74
Glenn Richards 1/1/70 – 12/31/89
Dan Harper 1/1/70 – 12/31/83
Edward Rogers 5/16/74 – 12/31/80
Robert Kuhnhein, Jr. 1/1/81 – 12/31/82
Mike Morrow 1/1/83 – 12/31/84
Judy Morales 1/1/83 – 12/31/96
Robert Martin 1/1/84 – 4/21/87
John S. Hill 1/1/84 – 12/31/85
John Haydon 1/1/85 – 12/31/86
Len Walker 1/1/86 – 12/31/95
Joe Fojtasek 1/1/87 – 12/31/96
Jimmie V. Kennedy 4/22/87 – 9/28/87
S. E. Fowler 11/25/87 – 12/31/95
Stewart Shirey 1/1/90 – 12/31/91
Don Gee 1/1/92 – 12/31/93
Gary Schmidt 1/1/94 – 1-25/06
James Richardson 1/1/96 – 1/25/05
Alva Cockrell 1/1/96 – 12/31/97
E. J. Daniel 1/1/97 - 2/7/99
Dora Ybarbo 1/1/97 – 2/7/99
Algerida Purnell 1/1/98 – 10/26/99
Bill Kyle 2/8/99 – 1/23/01
Willie Robertson 2/8/99 – 12/31/03
Billie Jones 10/27/99 – 1/27/04
Ted Floca 1/24/01 – 1/21/03
Perry Cloud 1/22/03 – 1/25/05
Ronnie Hobbs 1/22/03 – 1/25/05
Ramon Myers 1/28/04 – 1/25/06

Belton Housing Authority
(1962 – 2005)

Louis Richardson 6/14/62 – 10/69
Stanley Casey 6/14/62 – 9/70
T. J. Hayes 6/14/62 – 12/67
Julian G. Sewell 6/14/62 – 1/65
W. Rass Rhodes 6/14/62 – 2/70
Roy Cochran Potts 1/65 – 9/80
J. O. McCreight 12/67 – 1/70
Edward Mercer 10/69 – 6/79
Leland Duke 1/70 – 5/70
Lathel Caskey 2/70 – 1/90
J. V. Shaw 5/70 – 2/79
Joe Pirtle 9/70 – 6/95
Charles Button 2/79 – 10/95
Theo McGhee 6/79 – 11/01
Charlie Powell 9/80 – 9-82
Marietta Martin 9/82 – 12/86
Billie Evans 12/86 – 9/88
Frank Turner Jr. 9/88 – 6/95
Shelley Howell 1/90 – 6/95
Michelle May 6/95 – 9/96
R. Griffin Lord 6/95 – 10/98
R. Griffin Lord 2/02 – 4/05
Reverend Joe Pace 6/95 – 3/96
Betty Powers 10/95 – 10/97
Carmen Amato 3/96 – 2/02
On April 26, 2005 the Belton Housing Authority voted to become dormant, due to the establishment of the Central Texas Housing Consortium

Central Texas Housing Consortium
(2005 – present)

Gary Schmidt 1/26/05 – 1/25/06
Keifer Marshall, Jr. 1/26/05 – 1/25/06
Ramon Myers 1/26/05 – 1/25/06
John Agan 1/26/05 – 5/24/06
Marie Wilkerson 1/26/06 – 5/24/06
Danette Toone 1/26/06 – 8/29/07
Wayne Carpenter 6/28/06 – 1/28/09
Sarah Pierce 1/26/06 – 1/27/10
Gail Peek 6/28/06 – 1/27/10
James Richardson 1/26/05 – 1/26/11
Perry Cloud 1/26/05 – 5/25/11
Lyda Davis 1/27/10 – 1/25/12
R. Griffin Lord 1/26/05 – present
John Howe 8/30/07 – present
Susan Kincannon 1/28/09 – present
Virginia Leak 1/27/10 – present
Steve Wolfe 1/26/11 – present
John Cunningham 5/25/11 – present
Sarah Pierce 1/25/12 – present
HISTORY OF THE CENTRAL TEXAS HOUSING CONSORTIUM

The Temple Housing Authority and Belton Housing Authority entered into an agreement to create the Central Texas Housing Consortium, effective January 1, 2005. The histories for the two authorities will be detailed first and then the Consortium’s history will be presented.

HISTORY OF THE HOUSING AUTHORITY OF THE CITY OF TEMPLE, TEXAS

The Housing Authority of Temple was established January 25, 1938 as a result of the 1937 Public Housing Act. It was the seventh Housing Authority created in the State of Texas. The City Commission named E.E. Nettles as the first board chairman, and R.O. Culp, Frank Mayborn, H.F. Blum, and R.M. Newton served as board members. The Board was not active until 1944 when they began planning war housing complexes. Seventy-five (75) units, now known as Tembell and Carver Homes, were completed in 1945. These complexes were governed by the Federal Public Housing Administration until 1952 when ownership was transferred to the Temple Authority. Tembell has experienced replacement or modernization of all 52 units since 1989. Beginning in 1985 a replacement program was initiated at Carver Homes and 27 duplex style units replaced structurally damaged originals. By late 1999, the rebuilding of Carver was complete. Land at Carver was deeded to the City in 1988 for construction of a small children’s park.

In 1952, the first Public Housing complexes in Temple, Jonathan Moore and Crestview Homes, consisting of 126 family housing units, were constructed. Construction of Autumn Leaves and Ratliff Homes in 1963 provided 75 apartments for elderly/disabled residents and two recreation centers for elderly/disabled of Temple - Harvest House and Friendship House.

A seven story high rise with 100 apartments for elderly, disabled, and handicapped persons was completed in 1971 just north of Adams Avenue on 7th Street. The complex was simply called, “The High Rise.” In 1989 it was renamed Frances Graham Hall to honor Temple Housing Manager, Frances Graham.
A 25-unit public housing complex named Willow Brook was constructed in 1979 at 511 West Avenue V. Seven apartments are designated for elderly, disabled and handicapped and 18 for families. These public housing units have been modernized numerous times since construction.

In February 1979, another seven-story high rise apartment building for the elderly, disabled and handicapped was completed at 505 North 2nd Street. This complex, constructed under the Section 8 New Construction program, named Golden Haven Residences, has 94 one-bedroom apartments and 6 two-bedroom apartments.

The Authority purchased its first Scattered Site unit on October 9, 1990 at 1602 South 3rd Street. Since then, an additional 29 scattered site units have been purchased or built throughout Temple. On June 3, 2010, the 1602 South 3rd Street unit was demolished and replaced with two duplexes that are part of Tembell Homes.

In 1991, the Temple Authority finished a HUD Section 8 Moderate Rehabilitation Program by authorizing Temple Kyle Limited Partnership to renovate the former Kyle Hotel into 60 apartments for elderly, disabled and handicapped very low income residents. There are also four open market apartments in the building.

A Community Policing pilot program was initiated in 1992 with three officers working out of a substation at Crestview Homes. In later years, Officers also worked out of substations at Adams Bend, Raintree Apartments and Jonathan Moore Homes. The program resulted in reductions in criminal activity and related crime. Originally called the C.O.P.S. (Community Oriented Policing Services) program, it is now called the P.O.P.S. (Problem Oriented Police Services) program. Officers no longer work out of Authority-owned properties.

On October 1, 1993 the Housing Authority purchased Raintree Apartments, a 184 unit complex located at 1617 Canyon Creek Drive, from the Resolution Trust Corporation. Sixty-five units are
rented to low or very low income residents and the remaining 119 units are rented at open market rates. These units provide a steady source of income to support creation of other housing and social programs. A $700,000 modernization program was completed at Raintree in 1996, the complex was repainted in 2003.

On September 15, the Hal Rose Head Start Center, named after the Housing Authority Executive Director whose efforts led to its creation, became a reality. The center houses three Head Start classes and ensures brighter futures for many generations of children. Several contributors helped make the center possible.

Carriage House Apartments, a deteriorated complex in the Western Hills section of Temple, was acquired from HUD on September 30, 1994 under the Section 8 Disposition Program. It was immediately re-named Adams Bend Apartments. A two million two hundred thousand dollar renovation, completed in 1996, restored the 130 unit complex to like-new condition and had a positive effect on the Western Hills section of Temple. Initially, forty-five (45) units were rented as Section 8 units to families whose incomes are below 50% of the area median with the remaining units rented at market rates. In 2000, an area formerly used as the community room was transformed into a furnished efficiency apartment. A 5 unit building was constructed in 2003 to replace one that burned down many years ago. This brought the complex to a total of 136 units. In 2009, the Housing Assistance Payments contract expired which eliminated the property-based Section 8 Program. However, the LURA requires that 35% of all residents meet low-income requirements until August 2024. This mandate is tracked to ensure compliance.

The growth of Temple Housing Authority, both in number of units and programs, made staff expansion necessary. These additional employees in housing management, accounting, grants management, procurement, homeownership and social services created office overcrowding. To provide adequate work space, the office has expanded four times between 1963 and 2003. In 2006, the office was reconfigured so that all members of a department are located in a single area of the building.
A Homeownership Program to build new single family homes for low-income families started in July 1997. For the first 10-years of the program, a typical Tier I home was 1100 square feet, three bedrooms, two baths, all brick with a single car garage. During this period, home prices increased from $55,000 to $89,000. Affordable home mortgages are possible because of down payment assistance from HOME funds allocated by the State, and $2,500 from funds per buyer provided by the Cities of Temple and Belton. In 2001, the Authority began partnering with area Cities to build affordable homes within their City limits.

In 1997, Temple Housing Authority received two loans from the Texas Department of Housing and Community Affairs to build one and two bedroom apartments on campus at Temple College for low income families attending college. Construction was completed in December 1998. This twenty-six (26) unit complex helps make it convenient for students without dependable transportation to get to class.

In February 2000, the Temple Authority purchased the Chateau Apartments from a private owner. The Chateau was built in 1965, and most units have been totally modernized. All 22 units are rented to elderly, near-elderly and disabled residents.

On November 13, 2000, the renovation of the Harvest House into Kaleidoscope Early Childhood Discovery Center was completed and the State licensed center opened to nurture and care for 130 children. Full enrollment was achieved within 5 weeks. The center also earned national accreditation from the National Association for the Education of Young Children (NAEYC) in January 2003. The accreditation was renewed in 2009. It is the only full-day accredited center in Temple. Only 7% of childcare centers nationally are able to earn the accreditation status. In 2008, the center earned the Texas Readiness Certification from the University of Texas at Houston due to its participation in the TEEM (Texas Early Education Model) in partnership with Temple Independent School District.
The Friendship House, an eastside community center constructed in 1963, was remodeled and a 400 square foot addition was finished in November of 2001. The center’s programs such as crafts, computer, and exercise classes are scheduled weekly and attendance is strong.

The CTHC’s maintenance primary office is located on North 13th Street in a fenced area between buildings 7 and 10 of Jonathan Moore Homes. It was constructed in 1952 as a 1,475 sq. ft. building and served as the Authority’s first administrative office until 1963. Several additions resulting from the growth of the Authority added 2,100 square feet to this maintenance area. A 50’ by 80’ metal maintenance warehouse, at 810 West Calhoun, was constructed in 1993 for appliance storage, parking and other needs. A 2,500 sq. ft. addition to the warehouse was completed in 2009, and the use of the facility changed to provide a secure restricted location for materials inventory items. A 1,200 sq. ft. metal maintenance warehouse, was constructed in 2005 on the same site to store landscaping equipment.

On May 13, 2002, a Management Agreement between the Temple Housing Authority and Belton Housing Authority (BHA) was approved by the Temple Board of Commissioners. Under the terms of the Agreement, Temple Housing Authority provided all administrative, technical, and support services needed to successfully implement, manage and account for all aspects of BHA property and programs.

HISTORY OF THE HOUSING AUTHORITY OF THE CITY OF BELTON, TEXAS

The Housing Authority of Belton was established June 12, 1962 through City Council Resolution. A board organizational meeting was held on June 18th in which BHA’s first Executive Director, George B. Dulany, was named and a Cooperation Agreement between the City of Belton and the Authority was approved.

The first public housing complex was planned and constructed in 1963. The 100-unit complex was named, “Charrs Acres.” This unique name was a combination of the first letter of each commissioner’s name serving at that time.
In 1980, an unnamed complex, TX002, was built by Howe Building Corporation. This 25 unit complex is located on Avenue I and Avenue H, between Mitchell Street and Saunders Street. Twenty years later, central heating and air conditioning systems were added to the units in this complex.

Groundbreaking for the Belton Senior Center was held on July 7, 1980. In 1991, a 20’ x 40’ kitchen addition was added to the building and the center became the central kitchen for the Hill Country Meals-on-Wheels Program. This center has continuously offered programs for elderly, handicapped and disabled citizens of Belton. Ownership of the facility was transferred to Belton Area Seniors for Citizens, Inc. in 2010.

In 1982, Belton Gardens, TX003, was built by Howe Building Corporation. This 31-unit complex is located on Penelope, Leon and Wall Streets. A Head Start center is located on the Wall Street site. In 2000, central heating and air conditioning systems were added to the units in these complexes.

In 1986, Rural Development Housing units, 40 mixed family and elderly units, were constructed by Howe Building Corporation. A Community Space building that included a small laundry facility was part of the initial building project. For many years, a Head Start center was operated in the facility. In 2004, the Head Start center moved to its new location on Wall Street and this building was completely renovated into the Belton Housing Authority Resident Center, a large community center which includes a computer lab with high speed internet access. In 2006, a pavilion was added to the facility. It was constructed as Collin Webb’s Eagle Scout project.

A Management Agreement with the Temple Housing Authority was approved by the Belton Board on May 13, 2002. Five months later, expenditure of capital improvement funding began and 45 units that were in poor shape were returned to like-new condition. In July 2004, another 34 units began the renovation process. They were completed in January of 2005. The original
office building with blue brick was constructed in 1964, but it was located in what is now part of the maintenance facility. The current office building was constructed as a community facility. In about 1987, the community facility was expanded and the building was reconfigured into office space. The maintenance shop underwent a complete reorganization after the Management Agreement was signed. In 2004, a 40’ x 50’ maintenance warehouse was constructed to provide much needed storage space and improve the functioning of the maintenance shop.

CENTRAL TEXAS HOUSING CONSORTIUM HISTORY

An agreement to form and participate in a housing consortium, named Central Texas Housing Consortium, was entered into by Belton and Temple Housing Authorities effective January 1, 2005. The Consortium was designed so that other Authorities may enter it in the future. The Temple Housing Authority main office serves as the Consortium’s headquarters.

In 2005, many improvement projects were completed in Temple. Siding, soffit and fascia were removed and replaced with Hardi Plank cementious siding at Jonathan Moore Homes, Crestview Homes, Autumn Leaves and Ratliff. Energy efficient, 14 SEER HVAC systems were installed at Crestview and the scattered site unit at 903 S. 9th was completely renovated. Buildings A, D, E, G, J, and K at Carver Homes were reroofed. At Jonathan Moore and Crestview, exterior doors were replaced and repainted. Temple College Apartments’ community room was converted into an income producing unit. At the Kyle, the 5-ton and the 10-ton air conditioning units were replaced.

Down payment assistance from HOME funds was increased to $10,000 in 2005. In 2007 due to cost increases and partner requests, homes started being constructed with optional features such as siding and two-car garages. Current home prices range from $98,000 to $113,000.

As of January 31, 2012, the following accomplishments are cited for the homeownership program which began in 1997:
• Three hundred and twenty (320) lots were developed on multiple tracts of land.
• Ninety-three (93) scattered lots were acquired and most have been developed.
  ▪ Four hundred and thirteen (413) homes have been sold to low income families.
  ▪ Fifty-three (53) Consortium residents left housing and bought new homes.
  ▪ The value of homes constructed is $29,124,804.

In January 2006, the Temple Housing Authority became the owner of the Kyle and continues to administer the Housing Assistance Payment subsidy for the property. This property was originally constructed in 1928 and is listed on the National Register of Historic Places. Renovations intended to make this building a viable part of the newly designated historic district in downtown Temple such as cleaning of the exterior and masonry repointing were completed and awnings, similar to the original, were installed and the commercial spaces were updated. It was recognized by the City of Temple as a historic landmark and received a historical marker.

Canopies were installed over play structures on the playground at Kaleidoscope. Duplexes were constructed at 1015 S. Main and 826 S. 30th and another scattered site unit, 317 N. 11th was purchased and remodeled. In Belton, renovation of 26 public housing units was completed. Local housing was renamed to Rental Development Housing. This name was selected because these rental units have been developed and increased in number over time.

A 5,200 square foot building, the former Mark’s Cleaners, was purchased on June 13, 2006 and remodeled into a community building. It was dedicated on November 13, 2007 and named, “Rose Hall” to honor Hal Rose, prior Executive Director from
1985 to 2005. It has meeting space, a computer lab and kitchen. The Social Services staff utilizes the building for GED classes, after school programs, and other activities. Other uses include employee training, resident training, and social functions.

In 2007, the original blue brick façade of the Belton office and maintenance buildings were replaced with stone veneer to update its appearance. An additional 26 public housing units were renovated. Ten (10) of the units received high efficiency mini split HVAC systems. The Rural Development Complex had 24 HVAC systems replaced with high efficiency models.

In Temple, Frances Graham Hall had emergency exterior repairs to replace loose bricks on 2 panels and roof repairs were made. A new parking lot was created at the corner of Barton and West Calhoun for the maintenance staff. New complex signs were installed at Raintree and a new pool fence installed. At Adams Bend, landscaping was updated to enhance the appearance of the complex.

As part of the transition to asset based accounting, the maintenance supply inventories at BHA, Adams Bend and Raintree were secured and access restricted.

In 2008, the Consortium awarded two construction contracts for more than $1 million each for the first time. The first was a kitchen/bathroom renovation project at Raintree Apartments, and the second was for exterior renovation of Frances Graham Hall. This contract required removal and replacement of exterior brick, addition of accent brick, installation of energy efficient rated windows and exterior balcony doors, replacement of living room wall systems, balcony railings and exterior painting. The Kyle lobby was renovated, to include artwork and new furniture and a display of historic artifacts was
Many improvements were completed in 2009. Bathrooms in the two-story buildings at Jonathan Moore and Crestview Homes were renovated. New metal fences were installed at Ratliff and Crestview to restrict traffic flow through the complexes. The flat roof on the Kyle penthouse was replaced and 12th floor reroofed. The CTHC’s primary maintenance office was renovated and now contains an office, lounge, restrooms, recycled/dispensed parts storage and a large work area.

Due to receipt of $1,673,708 Recovery Act Capital Fund grants, projects such as renovation of BHA units, Willow Brook parking lot resurfacing, reroofing of Autumn Leaves/Ratliff, WillowBrook exterior renovation and installation of commercial grade play grounds at Jonathan Moore and Crestview Homes were completed. One grant, specifically for energy and water conservation measures at Frances Graham Hall, included installation of a solar PV system, energy efficient chillers, HVAC units in common areas, replacement of incandescent light bulbs with compact fluorescent bulbs, and installation of Water Sense rated commodes and shower systems. Energy Star Cool Roof shingles were installed at Raintree and windows were replaced at 220 North 9th.

Our focus on energy and water conservation measures continued in 2010. The renovation of 34 BHA units included energy efficient upgrades and approximately $350,000 of energy improvements were completed through the Hill Country Community Action Association (HCCAA) Weatherization Assistance Program at no cost to the Authority. They included installation of 13 SEER HVACs, windows, solar window screens, ceiling fans, compact fluorescent light bulbs, other general weatherization.
Other improvements included playground equipment at Raintree, BHA and Kaleidoscope, the Autumn Leaves/Ratliff electrical system was upgraded, and 134 energy efficient appliances were installed. A patio area that includes seating, tables and exercise equipment was created for Golden Haven residents.

Kaleidoscope partnered with the National Association of Child Care Resource and Referral Agencies and Fort Hood’s Army Child Care in Your Neighborhood Program because some of the enrolled children are from military families. The program provides stipends for consumables or furniture, teacher resources and marketing benefits. Due to Kaleidoscope’s NAEYC accreditation status, staff participated in the Central Texas Taking Charge of Change Program which provides training on current teaching methods.

In 2011 numerous construction and multiple energy and water conservation projects continued throughout THA properties. One third of the HVAC systems were replaced with high efficiency systems at Raintree and all were replaced at Adams Bend. Windows and patio doors were replaced with double pane energy star rated models at Raintree. The siding was also replaced. Adams Bend had the fascia, soffits, selected stairs and selected siding replaced. Stairs were replaced, a privacy fence near the Quix convenience store was constructed and an emergency water line replacement were also completed at Raintree.

Two new duplexes were constructed at Tembell Homes. Renovations on the exteriors of building 1 and 3 were completed using thin brick siding. New sidewalks and waste enclosures were constructed and landscaping was dramatically improved.

Autumn Leaves and Ratliff Homes received new sewer and drain lines, exterior lighting, water conserving commodes, vanities, faucets and shower systems. The sidewalks were raised at Autumn Leaves and Willow Brook to eliminate tripping hazards. The driveway was replaced at the Friendship House unit. Frances Graham Hall received ceiling fans and compact fluorescent bulbs. New landscaping was installed to include a walking path and benches.
Golden Haven received landscaping to include new boulders and decorative surfacing materials. The back door was replaced. Eave repair was completed at Jonathan Moore and Crestview Homes. Exterior lighting was installed to enhance security. Commodes were replaced with water conserving models. The stairwells were painted at the Chateau. Nine (9) Carver apartments received new metal cabinets and countertops. THA office area improvements included a new air conditioning unit, additional parking spaces and a new drainage system. Installation of an electronic deadbolt system was completed at all Consortium properties to improve security and accountability. For the Belton Housing Authority in 2011 new exterior lighting and clothes line pads and wire were installed property wide. The office area was irrigated. HVAC pads were leveled and a unit was converted to allow for handicap access at Rural Development.
SOCIAL SERVICES

For most of their histories, both Authorities focused on providing safe, sanitary, decent, affordable housing to low income families. In August of 1990, THA’s Social Service Department was established. When management of BHA began, the Social Service Department was expanded so services could be offered to BHA residents. Today, the Consortium offers a comprehensive array of social services, designed to help residents become self-sufficient and experience a better quality of life. The Volunteer Income Tax Assistance and AARP Tax programs, in place since 2008, are conducted at Rose Hall to assist residents and low-income community members with preparation and filing of income tax returns. Our many partners cooperate by providing services through a referral process. These services include, but are not limited to, the following activities:

1. EDUCATION
   - Computer Labs and classes
   - GED program for adults
   - College and vocational scholarships and assistance programs
   - Head Start Program for children ages 6 weeks to 5 years
   - After School Programs for children
   - Preschool childcare with age appropriate educational curriculum

2. EMPLOYMENT
   - Job training and counseling
   - Job placement

3. RECREATION
   - Youth activities
   - Senior activities

4. SOCIAL SERVICES
   - Case management and supportive services for all residents
   - Hot lunches weekdays at elderly complexes and eastside community center
   - Holiday assistance for needy residents
   - Food, clothing and furniture are provided through cooperating agencies
   - Parenting skills seminars and nutrition classes

5. SECURITY SERVICES
   - Private security patrols at THA
   - Neighborhood Watch Programs
**PERTINENT FACTS**

**Number of Employees:** 83

**Land, Structures and Equipment:** Balances as of September 30, 2011

<table>
<thead>
<tr>
<th></th>
<th>PHA</th>
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</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Rental Development Housing</td>
<td>$4,484,133</td>
</tr>
<tr>
<td>2</td>
<td>THA AMP 1 (Jonathan Moore /Crestview/ Family Willow Brook)</td>
<td>8,544,819</td>
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<tr>
<td>2</td>
<td>THA AMP 2 (Autumn Leaves/ Ratliff/ Elderly Willow Brook)</td>
<td>2,911,346</td>
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<tr>
<td>2</td>
<td>THA AMP 3 (Frances Graham Hall)</td>
<td>6,120,767</td>
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<tr>
<td>14</td>
<td>COCC</td>
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<td>3</td>
<td>Kyle</td>
<td>1,062,632</td>
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<tr>
<td>4</td>
<td>Homeownership Program</td>
<td>1,350</td>
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<tr>
<td>5</td>
<td>Chateau</td>
<td>631,482</td>
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<tr>
<td>6</td>
<td>Temple College</td>
<td>1,220,106</td>
</tr>
<tr>
<td>9</td>
<td>Golden Haven - Section 8 – New Construction</td>
<td>3,316,773</td>
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<tr>
<td>10</td>
<td>Raintree</td>
<td>4,601,984</td>
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<tr>
<td>11</td>
<td>Adams Bend</td>
<td>3,682,259</td>
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<tr>
<td>N/A</td>
<td>Kaleidoscope</td>
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<td>BHA AMP 1</td>
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<td>5</td>
<td>BHA Rural Development</td>
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<td><strong>TOTAL</strong></td>
<td><strong>$50,253,630</strong></td>
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**Insured value of property:** $72,442,500

**Budgeted Annual Expenditures for FY 2011** – Does not include grants for capital improvements. Does include grant funded expenses.

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<tbody>
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<td>THA AMP 3</td>
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<td>Kyle</td>
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<td>Homeownership Program</td>
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<td>Chateau</td>
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<td>Temple College</td>
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<td>Golden Haven - Section 8 – New Construction</td>
<td>440,707</td>
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<td>Raintree</td>
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<td>BHA AMP 2</td>
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<td>BHA Rural Development</td>
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<td><strong>TOTAL</strong></td>
<td><strong>$8,580,781</strong></td>
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HOUSING:

Applicant Qualification Criteria:

1. Meet program income guidelines.

2. Meet screening guidelines such as the following:

   a. Criminal history
   b. Credit history
   c. Prior tenancy history

Rent Amounts:

Varies depending on housing program.

KALEIDOSCOPE EARLY CHILDHOOD DEVELOPMENT CENTER: (As of 2/15/12)

Childcare Fees: (Monthly rate)

Subsidized: Varies depending on parental income

Nonsubsidized: (Monthly rate)

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<tr>
<th>Age Group</th>
<th>Description</th>
<th>Fee</th>
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<tr>
<td>Infant</td>
<td>6 wks – 17 months</td>
<td>$510</td>
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<tr>
<td>Toddler</td>
<td>18 mos. – 35 mos.</td>
<td>450</td>
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<tr>
<td>Preschool</td>
<td>36 mos. – 5 yrs 11 mos.</td>
<td>415</td>
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<tr>
<td>School age</td>
<td>under 6 (After school)</td>
<td>295</td>
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<tr>
<td></td>
<td>6-12 years (After school)</td>
<td>295</td>
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<tr>
<td></td>
<td>6-12 years (All day)</td>
<td>390</td>
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HISTORY.docx

HOUSING PROGRAMS
OWNED/MANAGED
BY THE CENTRAL TEXAS HOUSING CONSORTIUM

- **PUBLIC HOUSING:**

<table>
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<tr>
<th>COMPLEX</th>
<th>DESIGNATION</th>
<th>#UNITS</th>
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<tbody>
<tr>
<td>THA Jonathan Moore Homes</td>
<td>Family</td>
<td>76</td>
</tr>
<tr>
<td>THA Crestview Homes</td>
<td>Family</td>
<td>50</td>
</tr>
<tr>
<td>THA Autumn Leaves</td>
<td>Elderly/Disabled/HC</td>
<td>58</td>
</tr>
<tr>
<td>THA Ratliff Homes</td>
<td>Elderly/Disabled/HC</td>
<td>17</td>
</tr>
<tr>
<td>THA Frances Graham Hall</td>
<td>Elderly/Disabled/HC</td>
<td>100</td>
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<tr>
<td>THA Willow Brook Homes</td>
<td>Family</td>
<td>18</td>
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<tr>
<td>Belton Housing Authority</td>
<td>Family</td>
<td>85</td>
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<tr>
<td>Belton Housing Authority</td>
<td>Elderly/Disabled/HC</td>
<td>71</td>
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- **SECTION 8, NEW CONSTRUCTION:**

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<th>Complex</th>
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<tr>
<td>THA Golden Haven Residences</td>
<td>Elderly/Disabled/HC</td>
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- **RENTAL DEVELOPMENT HOUSING:**

<table>
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<tr>
<th>Complex</th>
<th>DESIGNATION</th>
<th>#Units</th>
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</thead>
<tbody>
<tr>
<td>THA Tembell Homes</td>
<td>Family</td>
<td>56</td>
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<tr>
<td>THA Carver Homes</td>
<td>Family</td>
<td>27</td>
</tr>
<tr>
<td>THA Scattered Sites</td>
<td>Family</td>
<td>29</td>
</tr>
<tr>
<td>THA Raintree Apts.</td>
<td>None</td>
<td>184</td>
</tr>
<tr>
<td>THA Adams Bend Apts.</td>
<td>None</td>
<td>136</td>
</tr>
<tr>
<td>THA Temple College Apts.</td>
<td>Family</td>
<td>26</td>
</tr>
<tr>
<td>THA Chateau Apts.</td>
<td>Elderly/Near Elderly</td>
<td>22</td>
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- **RURAL DEVELOPMENT HOUSING**

<table>
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<tr>
<th>Complex</th>
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<tbody>
<tr>
<td>BHA Rural Housing</td>
<td>Family/Elderly/Disabled</td>
<td>40</td>
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- **SECTION 8, MODERATE REHABILITATION**

<table>
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<tr>
<th>Complex</th>
<th>DESIGNATION</th>
<th>#Units</th>
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<tr>
<td>THA The Kyle</td>
<td>Elderly/Disabled/HC</td>
<td>60</td>
</tr>
<tr>
<td></td>
<td>4- Open Market Units</td>
<td>4</td>
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**TOTAL UNITS** 1,166
1. A perfect score of 100 was earned by the Temple Housing Authority for five consecutive years (FYs 1994-1998) on HUD’s Public Housing Management Assessment Program (PHMAP). This was HUD’s formal evaluation program, which evaluated all areas of the Authority’s operations. Perfect PHMAP scores were exceptionally rare. The THA earned High Performer status on HUD’s replacement performance measurement program called, “Public Housing Assessment System” for FY’s 1999 through 2009. BHA earned High Performer status for the first time in 2004 and continued this achievement through 2009.

2. A Headstart Center at 610 West Barton in Temple was dedicated and named Hal Rose Headstart on September 15, 1994 in honor of then Executive Director, Hal Rose. Mr. Rose’s diligent pursuit of his vision of a brighter future for all children resulted in the completion of the center.

3. One of two national awards recognizing outstanding Drug Elimination Programs was presented to the Temple Housing Authority on December 9, 1994. Judy Morales, the Housing Authority’s Chairperson, received the award from HUD Assistant Secretary Joe Schuldiner in Washington D.C.

4. THA earned an Award of Merit in Housing and Community Development for “Reduction of Crime with Community Oriented Policing” in May 1995 from the National Association of Housing and Redevelopment Officials (NAHRO).

5. Texas Department of Housing and Community Affairs presented an Award for Partnership to Temple Housing Authority on October 25, 1995. Financial institutions, government agencies and Temple Housing Authority formed partnerships, which allowed the federal government to turn two bankrupt complexes over to the Authority. This partnership created loans for the banks, low rent housing for residents, neighborhood
improvement for the City of Temple, resale profit from one complex and a 184 unit cash flow producing property for the Authority.

6. The Temple Housing Authority received a 1996 National Association of Housing and Redevelopment Officials (NAHRO) Award of Merit in Housing and Redevelopment for its entry “An After School Program for Unattended Latch-Key Youth.”

7. A 1998 NAHRO Award of Merit in Affordable Housing was awarded to Temple Housing Authority on July 31, 1998 for its entry titled, “Partnership Creates Home Ownership.”

8. In 1999, the Department of Housing and Urban Development selected outstanding programs throughout the country to showcase as Best Practices. The purpose was to focus on outstanding achievements that could be duplicated by others. The Temple Housing Authority received national recognition for developing low income housing on campus at Temple College.

9. The Temple Housing Authority’s Affordable Homeownership Program was selected on June 22, 2000 as a local Best Practices winner by the Texas State Office of the U.S. Department of Housing and Urban Development.

10. A major achievement was attained on November 13, 2000 when Kaleidoscope, an Early Childhood Discovery Center, opened its doors to assist local families. Childcare is available so parents can work and/or engage in self-sufficiency activities. Many low-income families whose children are enrolled at Kaleidoscope (KS) receive funding from Child Care Services for the care of their children. As of January 31, 2003, the National Association for the Education of Young Children (NAEYC) granted accreditation status to KS. Kaleidoscope has the only accredited full-day care program in Temple and is part of only seven percent of early childhood programs nationwide to meet the criteria, a 17-month process, for this endorsement. KS partnered with Temple Independent School District in 2006 as a TEEM site. A second TEEM classroom was added for the 2007-
2008 and 2008/2009 school years. This designated KS as the only TISD TEEM satellite site child care center in Temple. The center earned Texas Readiness Certification from the University of Texas at Houston.

11. The Conference of Mayors Best Practices Center selected the Temple Authority’s Homebuyer Assistance Program as an exemplary HOME initiative in the Best Practices in Affordable Housing category on April 3, 2002. A synopsis of the program was published in the Conference of Mayors Best Practices award publication.

12. On May 13, 2002, Kaleidoscope Early Childhood Discovery Center won a NAHRO Award of Merit in Housing and Community Development. This award recognized our program for attaining outstanding achievement in housing and community development.

13. On March 24, 2006, Texas NAHRO selected the CTHC as the 2006 winner of the Best Annual Report-Medium Housing Authority award. We were pleased to receive the award since the annual report was the first one published by the Consortium.

14. Sarah Pierce, CTHC’s Resident Board Commissioner, won the Texas NAHRO Resident of the Year Award for a medium size housing authority, on April 12, 2007. She was recognized for her contributions to the Consortium and her community.

15. Joe Voyles, Landscape Supervisor, won the 2008 Texas NAHRO Maintenance Employee of the Year Award. He was recognized for his life-saving actions involving an elderly resident and a 3 year old child in addition to his outstanding service to residents and dedication to job performance.

16. In May 2008, Texas NAHRO selected the CTHC as the winner of the Best Other Publications – Medium Housing Authority award. Publication of this award winning periodical continues and employees look forward to reading it.
Grant and other funding sources have contributed significantly to the Consortium’s ability to upgrade its housing stock, provide needed resident services and advance homeownership opportunities.

**Capital Fund Program (CFP Grant).** The Temple Housing Authority received CFP grants totaling $10,307,340 for FYs 1993-2011 to modernize and improve housing quality. For FYs 2000-2011, Belton Housing Authority has received $3,107,708 to upgrade units. Funding for FY 2010 and 2011 is being expended at both Authorities.

**Public Housing Drug Elimination Grants.** Community police officers have greatly reduced loitering, vandalism and crime in the complexes and surrounding neighborhoods. Twelve (12) Public Housing Drug Elimination Program (PHDEP) grants, awarded from 1990 through 2001, totaling $1,259,141, funded night police patrols and other drug prevention efforts. PHDEP grant funding was eliminated in 2002, but the Authority continues to maintain security patrols at all complexes.

**Youth Sports Grants.** Two Youth Sports Grants in 1993 and 1995 funded a variety of youth programs. The program complemented PHDEP law enforcement efforts with recreation, education, sports, cultural and other activities to provide THA youth with alternatives to drugs and crime.

**Public Housing Service Coordinator Grants.** Service Coordinator for Public Housing Agencies grants totaling $587,820 were awarded to the Temple Authority for FYs 1995-2011. The current grant continues to fund salary and benefit costs of the Service Coordinator who completes assessments of frail elderly residents to determine needed services. The services are then established and normally residents are able to continue living independently. Funding for this activity continues as a component of operating subsidy.

**Homebuyer Assistance Grants.** Since July 1997, THA and its subsidiary entity, the Temple Housing Residential Corporation, have received $3,319,306 of Homebuyer Assistance Grants from Texas Department of Housing and Community Affairs (TDHCA). Through December 31, 2011, 413 homes have been purchased through the program, and 53 purchasers were Consortium residents.

**TDHCA Multi-family Loans.** Two zero interest loans were awarded to Temple Housing Authority by Texas Department of Housing and Community Affairs (TDHCA) for the Temple College Housing construction program.

**State Energy Conservation Office Grant.** In 2003, a $75,000 grant was received by THA from TDHCA to help with the cost of installing energy efficiency upgrades in Crestview Homes.

**Tenant Based Rental Assistance Grants.** In 1999, THA received a $265,200 grant from TDHCA to assist Temple College students to pay rent for up to 24 months while engaged in self-sufficiency activities. From 2000 through 2004, additional awards totaling $1,009,275 were received by the Authority and its subsidiary entity, the Temple Housing Residential Corporation, to assist persons residing in Temple with rent costs for up to 24 months while enrolled in self-sufficiency activities.
Community Development Block Grant (CDBG). The Temple Authority received CDBG self-sufficiency grants from the City of Temple, totaling $172,238, for FYs 1995-2008 for support of our childcare and elderly activity programs. In 2007, $15,000 were awarded to support youth leadership and self-sufficiency development programming.

Resident Opportunity and Self Sufficiency Grants (ROSS). Grants for 1999 – 2008, totaling $1,210,022, were received for self-sufficiency activities for Temple public housing residents. In 2003, Belton Housing Authority (BHA) was awarded its first grant. It was the Neighborhood Networks grant for $150,000 and funded public housing self-sufficiency activities and provided funds to renovate the BHA Resident Center. A second grant for $62,500 was received for elderly/disabled programs.

Multifamily Drug Elimination Grant. Funding of $110,803 was awarded for drug and crime prevention efforts at the two Temple multifamily housing complexes, Adams Bend Apartments and Golden Haven, on January 1, 2001.

Elderly Long-Term Care Service Coordinator. The Temple Authority was awarded a $50,000 grant for a two-year period for salary and benefit costs for a service coordinator on June 1, 2001. This TDHCA grant funded salary and benefit costs of the Service Coordinator who completed assessments of frail elderly residents to determine needed in-home services.

Homebuyer Education Grant. A $20,000 Homebuyer Education grant was awarded by Texas Department Housing and Community Affairs to Temple Housing Authority on October 1, 1999.

Foundation Grants.

Temple:
Seven grants from different foundations, totaling $228,400, were awarded in 2000 to help renovate, equip and supply Kaleidoscope. In 2007, the E. Rhodes and Leona B. Carpenter Foundation awarded Kaleidoscope $40,000 to purchase a second mini bus for transportation needs. In 2008, the E. Rhodes and Leona B. Carpenter Foundation awarded Kaleidoscope $30,000 to replace flooring, purchase six new computers for the children’s use and repainting of the playground fence and in 2009 THA received another $30,000 to replace 3 water heaters at the Kyle. In 2009, Workforce of Central Texas awarded Kaleidoscope $20,000 for playground enhancements. ONCOR’s 2010 Take a Load Off Program awarded $121,975, as an incentive for installation of the solar PV system at Frances Graham Hall. The E. Rhodes and Leona B. Carpenter Foundation provided $25,000 to help fund salary and benefit costs at Kaleidoscope. In 2011, TXU Energy Efficiency Assistance program awarded $50,000 for weatherization to include attic insulation and radiant barriers for THA properties. The E. Rhodes and Leona B. Carpenter Foundation awarded Kaleidoscope $15,000 for tuition and computer replacement.

Belton:
In 2004, Time Warner Cable provided $953 for purchase of a computer. In 2007, Bell County Housing Finance Corporation (BCHFC) and Central Texas Housing Finance Corporation (CTHFC) awarded BHA $25,000 for HVAC installation at Rural Development. A second foundation grant for $40,000 was received in 2008 from the BCHFC and the CTHFC to help fund cabinet replacement at our Rural Development complex. Energy efficiency upgrades valued at approximately $350,000, were funded by Hill Country Community Action’s Weatherization Assistance Program in 2010.

Graduation Incentive Bonus Grant. In 2005, a $19,609 Graduation Incentive Bonus grant was awarded to the Belton Authority. It was utilized for operations costs. Temple also received a grant that was expended for operations costs for $36,882.
HISTORY OF APARTMENT COMPLEXES’ NAMES

The names given to five Temple Housing Authority complexes pay tribute to individuals who contributed to Temple’s development or provided years of service to the Authority. The remaining nine names were selected for a variety of reasons. Some were named years ago and it is uncertain how their names were selected. In Belton all complexes were named in 2010 based on their location and physical surroundings and signage was installed at all sites.

Tembell Homes was derived from combining Temple and Bell County. Carver Homes was named after George Washington Carver, a prominent African American educator and agricultural researcher.

Jonathan E. Moore, an early pioneer, landowner and businessman, was instrumental in establishing Temple. During the late 1800s, Moore was active in community and business affairs and worked continually to develop Temple and encourage private homeownership. In a history of Temple, Moore is described as "a person known of and liked by everyone and affectionately referred to as “Uncle Jonathan”.

The Temple Authority board named Crestview Homes on May 1, 1950. The complex was built in the City’s Crestview Addition, but we are unable to find any other reference to why this name was selected.

Ratliff Homes was named after Edward D. Ratliff, a long-time eastside business and community leader during the late 1940s. Mr. Ratliff was a member of the Negro Civic League for numerous years and served in many leadership positions including President. He also helped the Temple Housing Authority board select building sites for Crestview and Ratliff Homes.

Autumn Leaves was built in 1963, but no record of how this name was selected could be found. However, the variety of trees in the immediate vicinity of the complex that produce colorful leaves probably prompted the selection of the name.

The Kyle fulfilled Dr. A. C. Scott's desire to have suitable accommodations for visitors and outpatients from Scott and White Hospital. It was named after W.W. Kyle of Beaumont who built the hotel in 1928. In 1991, The Kyle was converted to an apartment complex. Because of its landmark status, the name was not changed.

To honor long time Temple Housing Manager, Frances Graham, a complex originally dubbed "The High Rise", an aptly descriptive name for 18 years, was renamed in 1989 to Frances Graham Hall.

The name for Golden Haven was selected in recognition that the apartments were to be rented only to the elderly. The name symbolizes a place of safe harbor for residents to live during their golden years. In 2003, the name changed to Golden Haven Residences to describe the use of the building to persons not living there.
Naming the Willow Brook complex was a very simple process. Willow Brook sounded nice and the board approved the name as suggested by the Executive Director.

Raintree Apartments was already named when purchased by the Temple Authority. Its name and location were well known in the community. To preserve recognition of the complex and capitalize on this existing marketing advantage, the name was not changed.

The name Adams Bend Apartments was selected by Executive Director, Hal Rose with the intent of giving the newly rehabilitated complex a competitive marketing advantage and to locate it geographically within the City. This name put the complex number one alphabetically in telephone books and apartment listings. The name was first considered because the front entrance is on a large bend in Adams Avenue.

To our knowledge, Temple College Apartments is the first complex to be built on a college campus in partnership with a Housing Authority. The Temple Authority management felt it was imperative that the college’s name, Temple College, be included to describe the location of the complex.

The Chateau complex was already named when the Authority purchased it in 2000.

Charrs Acres was a combination of the first letter of each commissioner’s name serving at that time. The commissioners were Stanley Casey, T.J. Hayes, Keith A. Ables, W. Rass Rhodes, Louis Richardson, and Dr. J.G. Sewell. In 1980, an unnamed complex, TX002, was built by Howe Building Corporation. This 25 unit complex is located on Avenue I and Avenue H, between Mitchell Street and Saunders Street and is difficult to distinguish. When the properties were named in 2010, it was considered part of Charrs Acres.

We believe Greenway Manor, located on Greenway St., between Burnet and Boyles, was originally named to locate the property geographically within the city. It was renamed in 2010 to Greenway Apartments.

In 1982, Belton Gardens, TX003, was built. The origin of the name is unknown, as was the reason only one name was selected for the three sites. These 31-units were built in three separate locations on Penelope, Leon and Wall Streets. A Head Start center is located on the Wall Street site. In 2010, the complexes were named. The Wall Street site was named Brazos Oaks, the Penelope site named Penelope Place and the Leon site was named Leon Oaks.

In 1986, Rural Development Housing units, 40 mixed family and elderly units, were constructed. Since construction they have been referred to only as “Rural Development.”
Central Texas Housing Consortium  
Physical Address: 700 West Calhoun, Temple  
Mailing Address: P.O. Box 1326  
Temple, TX 76503-1326  

Phone: 254-773-2009  
Fax: 254-773-1958  

www.centexhousing.org