

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD OF COMMISSIONERS

Chairperson - Carl S. Richie, Jr.

Charles Bailey

Tyra Duncan-Hall

Isaac Robinson

Edwina Carrington

Michael G. Gerber, President & CEO



BOARD OF COMMISSIONERS

Regular Meeting

Friday, October 21, 2016

12:00 noon

at

Manchaca Village

3628 Manchaca

Austin, TX 78704

**PUBLIC NOTICE OF A MEETING
TAKE NOTICE OF A BOARD OF COMMISSIONERS
REGULAR BOARD MEETING
OF THE HOUSING AUTHORITY OF THE CITY OF AUSTIN**

**TO BE HELD AT
Manchaca Village
3628 Manchaca, Austin, TX 78704
(512.477.4488)**

COMMENCING AT 12:00 NOON ON FRIDAY, OCTOBER 21, 2016, TO CONDUCT BUSINESS AS FOLLOWS:

**CALL TO ORDER, ROLL CALL
CERTIFICATION OF QUORUM**

Carl S. Richie, Jr., Chairperson

Pledge of Allegiance

Citizens Communication - (Note: There will be a three-minute time limitation)

Citywide Advisory Board Update

Presentation of Property

CONSENT AGENDA

Items on the Consent Agenda may be removed at the request of any Commissioner and considered at another appropriate time on this agenda. Placement on the Consent Agenda does not limit the possibility of any presentation, discussion, or action at this meeting. Under no circumstances does the Consent Agenda alter any requirements under Chapter 551 of the Texas Government Code, Texas Open Meetings Act.

CONSENT AGENDA

APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS:

ITEM 1: Presentation, Discussion, and Possible Action regarding the Approval of a Board Minutes Summary for the Board Meeting held on September 15, 2016	Michael Gerber President & CEO
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ITEM 2: Presentation, Discussion, and Possible Action regarding Resolution No. 2461: Write-off of the moved out Public Housing tenants uncollectible accounts as of September 30, 2016	Thomas Cherian CFO
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APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS:

ITEM 3: Presentation and Discussion of the Draft 2017 Public Housing Authority (PHA) Plan	Judy Paciocco Senior Director of Operations
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ITEM 4: Presentation, Discussion, and Possible Action regarding Resolution No. 2462: Approval of Public Housing Flat Rents and Ceiling Rents	Michael Roth Dir. of Housing Operations & Policy
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ITEM 5: Presentation, Discussion, and Possible Action regarding Resolution No. 2463: Approval of the adoption of the Housing Choice Voucher Program's Payment Standards	Lisa Garcia VP of of Assisted Housing
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ITEM 6: Presentation, Discussion, and Possible Action regarding Resolution No. 2464: Approval of Revision to HACA's Personnel Policies and Procedures	Gloria Morgan Human Resource Director
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ITEM 7: Presentation, Discussion, and Possible Action regarding Resolution No. 2465: Approving Resolution of Austin Affordable PFC, Inc. Providing for the Issuance of its Multifamily Housing Governmental Note (ThinkEast Apartments) Series 2016 and to take such other actions Necessary or Convenient to Facilitate the Development of ThinkEast Apartments	Ron Kowal VP Housing Development/Asst Mgmt
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ITEM 8: Presentation, Discussion, and Possible Action regarding Resolution No. 2466: Authorizing the Housing Authority of the City of Austin (the "Authority") to take such actions Necessary or Convenient to Facilitate the Development and Rehabilitation of the Pathways at Bouldin Oaks, Pathways at Manchaca II and Pathways at Coronado Hills (the "Projects")	Ron Kowal VP Housing Development/Asst Mgmt
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*The Housing Authority of the City of Austin (HACA) Board of Commissioners reserves the right to discuss and consider items out of order on the agenda on an as needed basis.

The Housing Authority of the City of Austin is committed to compliance with the Americans with Disability Act. Reasonable modifications and equal access to the communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days (48 hours) before the meeting date. Please call Judy Paciocco or Nidia Hiroms at HACA at 512.477.4488, for additional information; TTY users route through Relay Texas at 711. For more information on HACA, please contact Nidia Hiroms at 512.477.4488 x 2104.

ITEM 9: Presentation, Discussion, and Possible Action of Resolution No. 2467: Approval of formation of a new nonprofit corporation for property management activities for RAD

Ann Gass
Dir. of Strategic Housing
Initiatives

EXECUTIVE SESSION

Carl S. Richie, Jr., Chairperson

The Board may go into Executive Session (close its meeting to the public) Pursuant to:

- a. § 551.071, Texas Gov't Code, consultations with Attorney regarding legal advice, pending or contemplated litigation; or a settlement offer;
- b. §551.072, Texas Gov't Code, discussion about the purchase, exchange, lease or value of real property;
- c. §551.074, Texas Gov't Code, discuss the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee, including but not limited to evaluation of the President/CEO.
- d. §551.087, Texas Gov't Code, discuss certain economic development negotiations.

OPEN SESSION

If there is an Executive Session, the Board will return to Open Session for discussion, consideration and possible action of matters discussed in Executive Session.

REPORTS

The Board accepts the following reports:

- Status Update on the Rental Assistance Demonstration
- Finance Report
- President's Report
- Other Staff Reports
- Commissioners' Reports/Questions to the Department Staff

ADJOURNMENT

"Pursuant to § 30.06, Penal Code, (trespass by holder of license with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a concealed handgun."

"Pursuant to § 30.07, Penal Code (trespass by holder of license with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a handgun that is carried openly."

"En virtud del § 30.06, Código Penal, (traspaso titular de licencia con una pistola), una persona bajo el subcapítulo H, capítulo 411, código de gobierno (Ley de licencia de arma o pistola), no se permiten en este reunión con una arma o pistola.

"En virtud del § 30.07, Código Penal (prevaricación por titular de la licencia con un arma o pistola abiertamente llevado), una persona bajo el subcapítulo H, capítulo 411, código de gobierno (Ley de licencia de arma o pistola), no se permiten en esta reunión con un arma o pistola que lleva abiertamente.

**HOUSING AUTHORITY OF THE CITY OF AUSTIN
BOARD OF COMMISSIONERS
REGULAR BOARD MEETING**

**CALL TO ORDER
AND
ROLL CALL**

Carl S. Richie, Jr., Chairperson	_____
Charles Bailey, Vice-Chairperson	_____
Tyra Duncan-Hall, 2nd Vice-Chairperson	_____
Edwina Carrington, Commissioner	_____
Isaac Robinson, Commissioner	_____

**October 21, 2016
Regular Meeting**

**HOUSING AUTHORITY OF THE CITY OF AUSTIN
BOARD OF COMMISSIONERS
REGULAR BOARD MEETING**

United States Pledge of Allegiance

**October 21, 2016
Regular Meeting**

**HOUSING AUTHORITY OF THE CITY OF AUSTIN
BOARD OF COMMISSIONERS
REGULAR BOARD MEETING**

Citizens Communication

**October 21, 2016
Regular Meeting**

**HOUSING AUTHORITY OF THE CITY OF AUSTIN
BOARD OF COMMISSIONERS
REGULAR BOARD MEETING**

Citywide Advisory Board Report

**October 21, 2016
Regular Meeting**

**HOUSING AUTHORITY OF THE CITY OF AUSTIN
BOARD OF COMMISSIONERS
REGULAR BOARD MEETING**

Presentation of Property

**October 21, 2016
Regular Meeting**

**HOUSING AUTHORITY OF THE CITY OF AUSTIN
BOARD OF COMMISSIONERS
REGULAR BOARD MEETING**

CONSENT AGENDA

AGENDA ITEM NO. 1

Presentation, Discussion, and Possible Action regarding the Approval of a Board Minutes Summary for the Board Meeting held on September 15, 2016

AGENDA ITEM NO. 2

Presentation, Discussion, and Possible Action regarding Resolution No. 2461: Write-off of the moved out Public Housing tenants uncollectible accounts as of September 30, 2016

**HOUSING AUTHORITY OF THE CITY OF AUSTIN (HACA)
BOARD OF COMMISSIONERS
REGULAR BOARD MEETING**

SEPTEMBER 15, 2016

SUMMARY OF MINUTES

The **HOUSING AUTHORITY OF THE CITY OF AUSTIN (HACA)** Board of Commissioners Public Meeting Notice was posted for **12:00 noon** on **Thursday, SEPTEMBER 15, 2016, HACA CENTRAL**, 1124 S. IH 35, Austin, TX 78704

CALL TO ORDER, ROLL CALL, CERTIFICATION OF QUORUM

The Board of Commissioners meeting of the **HOUSING AUTHORITY OF THE CITY OF AUSTIN (HACA)** of **SEPTEMBER 15, 2016**, was called to order by Carl S. Richie, Jr., Chairperson, at 12:16 p.m. The meeting was held at the **HACA CENTRAL**, 1124 S. IH 35, Austin, TX 78704.

Roll call certified a quorum was present.

MEMBERS PRESENT:

Carl S. Richie, Jr., Chairperson
Charles Bailey, Vice Chairperson
Tyra Duncan-Hall, 2nd Vice Chairperson
Edwina Carrington, Commissioner
Isaac Robinson, Commissioner

MEMBER(S) ABSENT:

STAFF PRESENT:

Ann Gass, Eileen Schrandt, Judy Paciocco, Kelly Crawford, Laura Bodai, Lisa Garcia, Michael Gerber, Nidia Hiroms, Ron Kowal, Suzanne Schwertner, Sylvia Blanco and Thomas Cherian.

ALSO IN ATTENDANCE:

Jim Ewbank, Cokinos, Bosien & Young
Barry Palmer, Coats Rose
Bill Walter, Coats Rose

JUDY PACIOCCO ADMINISTERED THE OATH OF OFFICE TO CARL S. RICHIE, JR. AND CHARLES BAILEY

CITIZENS COMMUNICATION – there was a three minute limitation. – None.

CITYWIDE ADVISORY BOARD REPORT – •**Bill Alexander**, Citywide Advisory Board (CWAB) Vice President reported on behalf of the Citywide Advisory Board. •**Mike Gerber, HACA President/CEO** and **Pilar Sanchez, HACA Vice President of Housing and Community Development** gave a detailed update on the Rental Assistance Demonstration (RAD) program. •**Ms. Sanchez** discussed the proposed Flat Rent and Ceiling Rent Schedule for all public housing units. If the proposed schedules are approved by the Board of Commissioners, the new schedules would become effective January 1, 2017. •**Officer Michael Whetston**, Austin Police Department will be replacing **Officer Hank Moreno** as the new HACA liaison. •**Eileen Schrandt, HACA Community Development Supervisor** spoke about the Smoke Free one year anniversary and agenda at various properties. •**Michelle Akers, Workforce Development Manager** gave an update on the computer apprentice program. •**Alice Merida, CWAB President** announced that the CWAB would be accepting nominations for the new CWAB Board at the October meeting. **Ms. Merida** also asked the CWAB decide at which sites the 2017 HACA events would be held. •**Dolly Garber, Coronado Hills** resident, expressed thanks and said good-bye to HACA and the CWAB. After 25 years involvement, both as an employee of HACA and as a resident of Coronado Hills, **Ms. Garber** will be going to live with her daughter. She will be missed by all. •Due to time constraints, the reading of the property reports was tabled until October.

SMOKE FREE 1ST ANNIVERSARY

It was last year in September 2015 that HACA implemented the Smoke Free policy at all HACA Public Housing sites. Thelma Pannell, former Resident Commissioner, and former smoker, spoke about her journey since the HACA Board Meeting of May 2015. At the May 2015 Board Meeting Ms. Pannell spoke about getting some patches to assist her to quit smoking. By the time she returned home from the Board Meeting, the patches were already at her front door. She didn't quit that night, however, she did quit the next morning. Ms. Pannell testified that she has been smoke-free for a year.

She's looking forward to coming back to the Board next year to report she is still smoke-free.

Eileen Schrandt reported that in the year since the implementation of the Smoke Free policy, across HACA properties there have been the following violations: 52 first-offenses = warnings; 14 second-offenses = lease violations; 3 third-offenses = Probation; 1 fourth-offense = Notice of proposed termination, for a total of 70 offenses across all categories at all properties. The highest number have been at Thurmond Heights and Lakeside respectively. While it was expected that there would be some violations with the implementation of the new policy, the numbers have remained quite low – with a handful of properties having only 2 to 5 violations total.

HACA recognizes the importance of providing cessation support and resources; beginning last September, Austin Travis Integral Care (ATCIC) offered free cessation support groups at Lakeside, North Loop and Gaston. ATCIC can offer these free classes through the end of 2016 and possible beyond, and HACA plans to start classes at Gaston, BTW and possible one other property in October. ATCIC and COA have been able to connect residents to other resources such as the State of Texas Quit Line counseling services, Text to Quit services, and an understanding of health insurance coverage that may allow for cessations supports such as patches or lozenges.

To celebrate the 1st Anniversary, all of HACA's Resident Councils are having small smoke free celebrations as part of their regular meeting – where those who have quit smoking or have cut down significantly are recognized and acknowledged for their efforts. They are provided a gift basket or a motivational token. Those that have quit will receive a certificate and t-shirt at the October CWAB meeting too.

CONSENT AGENDA

APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS:

ITEM 1: Presentation, Discussion, and Possible Action regarding the Approval of a Board Minutes Summary for the Board Meeting held on August 24, 2016

Commissioner Bailey moved to approve the Board Minutes Summary for the Board Meeting held on August 24, 2016 as presented. **Commissioner Duncan-Hall** seconded the motion. The motion passed. (5-Ayes and 0-Nays).

ACTION ITEMS

APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS:

ITEM 2: Presentation, Discussion, and Possible Action regarding Resolution No. 2461: Resolution Approving Resolution of Austin Affordable PFC, Inc. Providing For The Issuance of Its Multifamily Housing Revenue Bonds (Pathways at Georgian Manor, Pathways at Manchaca Village, Pathways at Northgate, Pathways at North Loop, Pathways at Shadowbend Ridge), Series 2016 and To Take Such Other Actions Necessary Or Convenient To Facilitate The Development of the Pathways at Georgian Manor, Pathways at Manchaca Village, Pathways at Northgate, Pathways at North Loop, and Pathways at Shadowbend Ridge

Resolution No. 2461 approves the actions of Austin Affordable PFC, Inc., providing for the issuance of its multifamily housing revenue bonds (Pathways at Georgian Manor, Pathways at Manchaca Village, Pathways at Northgate, Pathways at North Loop, Pathways at Shadowbend Ridge), Series 2016 and to take such other actions necessary or convenient to facilitate the development of the above mentioned properties.

Commissioner Robinson moved to approve Resolution No. 2461: Resolution Approving Resolution of Austin Affordable PFC, Inc. Providing for the Issuance of its Multifamily Housing Revenue Bonds (Pathways at Georgian Manor, Pathways at Manchaca Village, Pathways at Northgate, Pathways at North Loop, Pathways at Shadowbend Ridge), Series 2016 and to take such Other Actions Necessary or Convenient to Facilitate the Development of the Pathways at Georgian Manor, Pathways at Manchaca Village, Pathways at Northgate, Pathways at North Loop, and Pathways at Shadowbend Ridge. **Commissioner Carrington** seconded the motion. The motion passed. (5-Ayes and 0-Nays).

ITEM 3: Presentation, Discussion, and Possible Action regarding Resolution No. 2462: Resolution Authorizing The Housing Authority of the City Of Austin (the "Authority") To Take Such Actions Necessary or Convenient to Facilitate the Development and Rehabilitation of the Pathways at Georgian Manor, Pathways at Manchaca Village, Pathways at Northgate, Pathways at North Loop, Pathways at Shadowbend Ridge (the "Projects")

Resolution No. 2462 authorizes the Housing Authority of the City of Austin (the Authority) to enter into ground leases granting site control of the Land to the Partnership. Pursuant to the terms of the Ground Leases, the Partnership is required to develop and rehabilitate the Projects as developments dedicated for low-income persons in compliance with the laws and regulations applicable to eligible tenants under the federal low income housing tax credit program. The Authority will convey title to the improvements comprising the Projects to the Partnership via bills of sale; and to extend seller financing to the Partnership in the approximate aggregate principal amount of \$25,050,000 in connection with the Partnership's acquisition of the improvements. The Authority may grant or loan demolition, relocation, capital and/or other financing funds to the Austin Affordable Housing Corporation to facilitate the redevelopment of the Projects.

Commissioner Duncan-Hall moved to approve Resolution No. 2462: Resolution Authorizing The Housing Authority of the City Of Austin (the "Authority") to take Such Actions Necessary or Convenient to Facilitate the Development and Rehabilitation of the Pathways at Georgian Manor, Pathways at Manchaca Village, Pathways at Northgate, Pathways at North Loop, Pathways at Shadowbend Ridge. **Commissioner Robinson** seconded the motion. The motion passed. (5-Ayes and 0-Nays).

REPORTS

The Board accepts the following reports:

- **President's Report**
 - HACA is working with the Texas Department of Housing & Community Affairs to secure 4% tax credits for Rental Assistance Demonstration (RAD).
 - **Commissioner Richie**, in his role as NAHRO Sr. Vice President, is running for NAHRO President. He will formally announce his running at the NAHRO Meeting in October.
 - AAHC will be closing the 100th Homeowner in the Down payment Assistance program on Friday, September 16th.
- **Finance Report**
 - We have completed the first six months of the Fiscal Year and everything is going well.

THE BOARD RECESSED INTO EXECUTIVE SESSION AT 1:45 P.M.

THE BOARD RETURNED FROM EXECUTIVE SESSION AT 4:12 P.M.

The Board returned from Executive Session and reported that a review of the Employment Evaluation of Mr. Gerber has been conducted and the Board has agreed to increase Mr. Gerber's compensation and his retirement, as well as extend his employment until August 31, 2021.

ADJOURNMENT

Commissioner Bailey moved to adjourn the Board Meeting. **Commissioner Robinson** seconded the motion. The motion passed. (5-Ayes and 0-Nays).

The meeting adjourned at 4:13 p.m.

Carl S. Richie, Jr., Chairperson

Michael G. Gerber, Secretary

CONSENT AGENDA

AGENDA ITEM NO. 2

Presentation, Discussion, and Possible Action regarding Resolution No. 2461: Write-off of the moved out Public Housing tenants uncollectible accounts as of September 30, 2016

**HOUSING AUTHORITY OF THE CITY OF AUSTIN
BOARD OF COMMISSIONERS**

AGENDA ITEM NO. 2

Resolution No. 2461

MEETING DATE: October 21, 2016

STAFF CONTACT: Thomas Cherian, Chief Financial Officer

TITLE: Discussion and Adoption of Resolution No. 2461: Approving Write-off of the Uncollectible Accounts of Vacated Tenants as of September 30, 2016.

ACTION: Motion to Approve Resolution No. 2461: Approving Write-off of the Uncollectible Accounts of Vacated Tenants as of September 30, 2016.

SUMMARY: The regulations of the U.S. Department of Housing and Urban Development require the Commissioners of the Housing Authority of the City of Austin to approve the write-off of the uncollectible accounts of vacated tenants. The attached list represents amounts due by tenants who moved from the developments, as of September 30, 2016 and were not written off previously. The Finance Department sent notification to the former tenants by certified mail of the amounts due and informed them that they will be reported to the credit bureau. None of the tenants listed have responded.

Attachments: List of Tenants and their amounts due by development.

Fiscal Impact: \$60,180.96

☐ **None**

☐ **Budgeted** **Name of Fund(s) Low-Rent**
 Expenditure **or Account(s) \$**

☐ **Not Budgeted**

STAFF ANALYSIS SUMMARY

PRESIDENT & CEO:

DEPARTMENT HEAD:

FINANCE REVIEW

- ☐ **Proposed action does not require Finance Department review.**
- ☐ **Fiscal Impact was approved by Thomas Cherian, CPA**
The listed attachments have the Chief Financial Officer's signature as noted and/or requires the budget action listed below:
- ☐ **Financial Resolution for**

By: _____

Chief Financial Officer
Title:

Write-off Analysis

<u>Period</u>	<u>W/O Amount</u>	<u>Monthly Average</u>	<u>Monthly Average Tenant Billing</u>	<u>W/O as a percentage of Monthly Billing</u>
Current	\$60,180.96	\$10,030	\$418,136	2.40%
04-21-2016	\$29,077.19	\$17,576	\$412,396	4.26%
03-24-2016	\$123,295.33	\$17,614	\$405,765	4.34%
10-27-2015	\$58,546.11	\$11,709	\$388,572	3.01%
05-21-2015	\$52,312.38	\$26,156	\$388,791	6.73%
03-26-2015	\$48,909.77	\$8,152	\$367,780	2.22%
09-18-2014	\$61,831.58	\$10,305	\$357,586	2.88%
09-20-2014	\$57,132.56	\$9,522	\$347,145	2.74%
09-19-2013	\$47,318.99	\$7,886	\$338,433	2.33%
03-01-2013	\$49,988.60	\$ 8,331	\$327,679	2.54%
09-20-2012	\$ 55,241.00	\$ 9,207	\$323,068	2.85%
03-02-2012	\$ 84,140.75	\$14,023	\$305,487	4.59%
09-29-2011	\$ 87,749.27	\$14,625	\$305,333	4.79%

RESOLUTION NO. 2461

WRITE-OFF OF THE UNCOLLECTIBLE ACCOUNTS OF VACATED TENANTS AS OF SEPTEMBER 30, 2016

WHEREAS, the regulations of the U.S. Department of Housing and Urban Development require the Commissioners of the Public Housing Agency to approve the write-off of vacated tenants accounts designated as uncollectible, and;

WHEREAS, a reasonable effort has been made to collect the balance due to the Housing Authority by notifying the former tenants by certified mail of the amounts due and informing them that they will be reported to the credit bureau;

NOW, THEREFORE BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of Austin that the Chief Executive Officer is authorized to write off the amount of **SIXTY THOUSAND ONE HUNDRED AND EIGHTY DOLLARS AND 96 CENT (\$60,180.96)**, the total of the attached documentation considered to be uncollectible, from the books of the Housing Authority of the City of Austin for the fiscal year ending September 30, 2016.

PASSED, APPROVED AND ADOPTED this 21st day of October 2016.

Carl S. Richie, Jr., Chairman

Michael Gerber, Secretary

**HOUSING AUTHORITY OF THE CITY OF AUSTIN
BOARD OF COMMISSIONERS
REGULAR BOARD MEETING**

ACTION ITEMS

AGENDA ITEM NO. 3

**Presentation and Discussion of the Draft 2017 Public
Housing Authority (PHA) Plan**



DRAFT 2017

Housing Authority of the City of Austin

Public Housing Authority Annual Plan



Housing Authority of the City of Austin

Established in 1937

INTEROFFICE MEMO

To: All Vice Presidents and Directors
From: Judy Paciocco, Sr. Operations Director
Subject: 2017 PHA Annual Plan and updates to Five-Year Plan Timeline
Date: October 12, 2016

HUD DEADLINE (75 days prior to FYE):

January 16, 2017

Staff review and preparation of 2017 Annual Plan & Five Year Plan September-October 2016

Present Draft Plans to Board of Commissioners: Friday, October 21, 2016

Forty-five Day Public Comment Period for Draft:
(PHA Plan distributed to all management offices & central) Monday, October 24, 2016

Public notification sent to Supportive Services Providers: Monday, October 24, 2016

Resident/Landlord Notification via rent statements/newsletters: November & December 2016

Public Notice placed in Newspapers:
(Austin American Statesman, El Mundo, La Prensa,
The Nokoa) Sunday, October 23, 2016
Sunday, November 13, 2016

Public Comment Period ends: Thursday, December 8, 2016
Closes at 5:00 p.m.

Public Hearings on PHA Plans: (1) November 8, 2016 at 10:00 a.m. (Coronado Hills)
to commence after the Citywide Advisory Board meeting
(2) November 17, 2016 at 12:00 p.m. (HACA Central)
(3) December 6, 2016 at 5:30 p.m. (Meadowbrook)

Revise Plan (Public Comments received) Friday, December 9, 2016

Board Meeting Approval of the 2016 Annual Plan
Make Revisions as recommended by the Board Thursday, December 15, 2016

Submit Final Plan to HUD: Friday, December 16, 2016
(Due by Jan 15, 2016)

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																		
A.1	<p> PHA Name: <u>Housing Authority of the City of Austin</u> PHA Code: <u>TX001</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/2017</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>1,839; however upon conversion to RAD PBRA Phase I there will be 1,157 units.</u> Number of Housing Choice Vouchers (HCVs) <u>5,597</u> Total Combined <u>6,854</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. 1 The Public Comment Period for the 2017 draft Annual PHA Plan will commence on October 24, 2016 and conclude on Thursday, December 8, 2016. Three Public Hearings will be held on the following dates: November 8, 2016, November 17, 2016 and December 6, 2016 to receive public input for the draft 2017 Annual Plan. The final draft will be presented for board approval at the December 15, 2016 HACA Board of Commissioners meeting. </p> <p> Copies of the draft 2017 Annual Plan and updates to the 2015-2019 Five-Year Plan will be available at all Public Housing sites, the HACA Central Office and on the HACA website, www.hacanet.org. All supporting documentation is available at the HACA Central Office or via the HACA website. </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> </tr> </tbody> </table>					Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:	N/A	N/A	N/A	N/A	N/A
Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program															
				PH	HCV														
Lead PHA:	N/A	N/A	N/A	N/A	N/A														

B.	Annual Plan Elements																																																							
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:</p> <p><u>Statement of Housing Needs and Strategy for Addressing Housing Needs</u></p> <p>The 2016 published income limits* for the Austin-Round Rock-San Marcos Metro Area based on a family of four: Extremely Low (0-30% Area Median Income (AMI)): 24,300 Very Low (>30%-50% AMI): 38,900 Low Income (>50%-80% AMI): 62,250</p> <p>* The 2008-2012, 5-year American Community Survey (ACS) is the basis of FY 2015 Income Limits for all areas of geography, except for the U.S. Virgin Islands and the Pacific Islands. A Consumer Price Index forecast published by the Congressional Budget Office (CBO) is used to bring the data from mid-2012 to the mid-point of the fiscal year, April, 2015.</p> <p>From the data provided by the City of Austin Consolidated Plan 2014-19, there are over 74,000 renters who have a rent burden over 30% or more of their income.</p> <p style="text-align: center;">Priority Housing Needs/Housing Problems</p> <p>The Housing Authority of the City of Austin is only able to address a small percentage of the need of affordable housing through its</p> <table border="1"> <thead> <tr> <th colspan="5">Renter</th> <th></th> <th colspan="5">Owner</th> </tr> <tr> <th></th> <th>0-30% AMI</th> <th>>30-50% AMI</th> <th>>50-80% AMI</th> <th>>80-100% AMI</th> <th>Total</th> <th>0-30% AMI</th> <th>>30-50% AMI</th> <th>>50-80% AMI</th> <th>>80-100% AMI</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Housing Cost burden greater than 50% of income</td> <td>27,590</td> <td>8,565</td> <td>1,945</td> <td>110</td> <td>38,210</td> <td>4,730</td> <td>3,700</td> <td>2,990</td> <td>1,170</td> <td>15,200</td> </tr> <tr> <td>Housing cost burden greater than 30% of income</td> <td>2,570</td> <td>12,865</td> <td>14,875</td> <td>2,105</td> <td>32,415</td> <td>1,010</td> <td>2,100</td> <td>6,140</td> <td>4,390</td> <td>33,325</td> </tr> <tr> <td>Zero/Negative Income</td> <td>3,645</td> <td>0</td> <td>0</td> <td>0</td> <td>3,645</td> <td>554</td> <td>0</td> <td>0</td> <td>0</td> <td>554</td> </tr> </tbody> </table> <p>Public Housing and Housing Choice Voucher programs for the extremely low to very low income families in Austin. Thus, the Housing Authority of the City of Austin continues to have a high demand to provide services through its programs to address safe,</p>	Renter						Owner						0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	Housing Cost burden greater than 50% of income	27,590	8,565	1,945	110	38,210	4,730	3,700	2,990	1,170	15,200	Housing cost burden greater than 30% of income	2,570	12,865	14,875	2,105	32,415	1,010	2,100	6,140	4,390	33,325	Zero/Negative Income	3,645	0	0	0	3,645	554	0	0	0	554
Renter						Owner																																																		
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decent, affordable, and accessible units that are located throughout Austin. The demand for extremely low to low-income assisted housing through the Public Housing and Housing Choice Voucher programs is shown below. The greatest demand is for a one-bedroom unit.

Housing Needs of Families on the Waiting List				
Waiting list type: (select one)				
<input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub jurisdiction: HACA changed to site based waiting lists in 2016. Note: The following properties will convert to RAD PBRA Properties in 2016/17: Bouldin Oaks, Georgian Manor, North Loop, Northgate, Coronado Hills, Shadowbend, Manchaca Village and Manchaca II.				
	# of families		% of total families	
Waiting list total	PH 15964	HCV 1227	PH	HCV
Extremely low income <=30% AMI	14256	988	89.3	80.52
Very low income (>30% but <=50% AMI)	1481	201	9.2	16.38
Low income (>50% but <80% AMI)	199	35	1.2	2.85
Families with children	7846	584	49.14	47.60
Elderly families	409	28	2.5	2.28
Disabled	4346	279	27.22	22.74
Single	2488	336	15.58	27.38
White	8619	425	53.99	34.64
Asian	325	21	2.03	1.71
Native Hawaiian/Other Pacific Island	65	5	.40	.41
Black/African American	6519	757	40.83	61.70
American Indian/Alaska Native	328	18	2.05	1.47
Not Assigned	4	1	.03	.08
Ethnicity-Hispanic or Latino	6083	301	38.10	24.53
Ethnicity-Not Hispanic or Latino	9877	926	61.87	75.47

Waiting List Statistical Summary

Waiting List: Bouldin Oaks

Race	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Not Assigned	0	0	2	6	2	1	0	0	0	0	11	0.73%
American Indian/Alaska Native	0	0	11	9	9	1	0	0	0	0	30	1.98%
Asian	0	0	5	9	14	6	0	0	0	0	34	2.24%
Black/African American	0	0	224	175	104	54	0	0	0	0	557	36.72%
Native Hawaiian/Other Pacific Islander	0	0	0	3	2	2	0	0	0	0	7	0.46%
White	0	0	319	240	219	100	0	0	0	0	878	57.88%
Total	0	0	561	442	350	164	0	0	0	0	1517	
Total Percent	0.00	0.00	36.98	29.14	23.07	10.81	0.00	0.00	0.00	0.00		

Family Composition	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Disabled	0	0	277	91	47	19	0	0	0	0	434	28.61%
Elderly	0	0	26	7	3	0	0	0	0	0	36	2.37%
Family	0	0	21	339	298	145	0	0	0	0	803	52.93%
Single	0	0	237	5	2	0	0	0	0	0	244	16.08%
Total	0	0	561	442	350	164	0	0	0	0	1517	
Total Percent	0.00	0.00	36.98	29.14	23.07	10.81	0.00	0.00	0.00	0.00		

Ethnicity	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Not Assigned	0	0	1	0	0	0	0	0	0	0	1	0.07%
Hispanic or Latino	0	0	190	197	193	86	0	0	0	0	666	43.90%
Not Hispanic or Latino	0	0	370	245	157	78	0	0	0	0	850	56.03%
Total	0	0	561	442	350	164	0	0	0	0	1517	
Total Percent	0.00	0.00	36.98	29.14	23.07	10.81	0.00	0.00	0.00	0.00		

Waiting List: Chalmers Courts

Race	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Not Assigned	0	0	1	2	0	0	0	0	0	0	3	0.38%
American Indian/Alaska Native	0	0	10	7	4	2	0	0	0	0	23	2.89%
Asian	0	0	2	4	6	4	0	0	0	0	16	2.01%
Black/African American	0	0	172	93	55	41	0	0	0	0	361	45.35%
Native Hawaiian/Other Pacific Islander	0	0	1	1	0	0	0	0	0	0	2	0.25%
White	0	0	169	99	80	43	0	0	0	0	391	49.12%
Total	0	0	355	206	145	90	0	0	0	0	796	
Total Percent	0.00	0.00	44.60	25.88	18.22	11.31	0.00	0.00	0.00	0.00		

Family Composition	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Disabled	0	0	187	37	16	13	0	0	0	0	253	31.78%
Elderly	0	0	5	3	1	0	0	0	0	0	9	1.13%
Family	0	0	17	163	127	77	0	0	0	0	384	48.24%
Single	0	0	146	3	1	0	0	0	0	0	150	18.84%
Total	0	0	355	206	145	90	0	0	0	0	796	
Total Percent	0.00	0.00	44.60	25.88	18.22	11.31	0.00	0.00	0.00	0.00		

Ethnicity	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Hispanic or Latino	0	0	90	83	63	31	0	0	0	0	267	33.54%
Not Hispanic or Latino	0	0	265	123	82	59	0	0	0	0	529	66.46%
Total	0	0	355	206	145	90	0	0	0	0	796	
Total Percent	0.00	0.00	44.60	25.88	18.22	11.31	0.00	0.00	0.00	0.00		

Waiting List Statistical Summary

Waiting List: Coronado Hills Apartments

Race	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Not Assigned	0	0	0	7	5	0	0	0	0	0	12	0.88%
American Indian/Alaska Native	0	0	11	9	5	1	0	0	0	0	26	1.90%
Asian	0	0	5	9	16	0	0	0	0	0	30	2.20%
Black/African American	0	0	255	221	162	7	0	0	0	0	645	47.25%
Native Hawaiian/Other Pacific Islander	0	0	0	3	2	0	0	0	0	0	5	0.37%
White	0	0	232	174	236	5	0	0	0	0	647	47.40%
Total	0	0	503	423	426	13	0	0	0	0	1365	
Total Percent	0.00	0.00	36.85	30.99	31.21	0.95	0.00	0.00	0.00	0.00		

Family Composition	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Disabled	0	0	242	85	40	2	0	0	0	0	369	27.03%
Elderly	0	0	17	4	2	0	0	0	0	0	23	1.68%
Family	0	0	20	330	379	11	0	0	0	0	740	54.21%
Single	0	0	224	4	5	0	0	0	0	0	233	17.07%
Total	0	0	503	423	426	13	0	0	0	0	1365	
Total Percent	0.00	0.00	36.85	30.99	31.21	0.95	0.00	0.00	0.00	0.00		

Ethnicity	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Hispanic or Latino	0	0	128	129	202	3	0	0	0	0	462	33.85%
Not Hispanic or Latino	0	0	375	294	224	10	0	0	0	0	903	66.15%
Total	0	0	503	423	426	13	0	0	0	0	1365	
Total Percent	0.00	0.00	36.85	30.99	31.21	0.95	0.00	0.00	0.00	0.00		

Waiting List: Gaston Place Apartments

Race	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
American Indian/Alaska Native	0	0	3	1	0	0	0	0	0	0	4	1.53%
Asian	0	0	4	1	0	0	0	0	0	0	5	1.91%
Black/African American	0	0	92	20	0	0	0	0	0	0	112	42.75%
Native Hawaiian/Other Pacific Islander	0	0	1	0	0	0	0	0	0	0	1	0.38%
White	0	0	111	29	0	0	0	0	0	0	140	53.44%
Total	0	0	211	51	0	0	0	0	0	0	262	
Total Percent	0.00	0.00	80.53	19.47	0.00	0.00	0.00	0.00	0.00	0.00		

Family Composition	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Disabled	0	0	160	41	0	0	0	0	0	0	201	76.72%
Elderly	0	0	25	4	0	0	0	0	0	0	29	11.07%
Family	0	0	2	6	0	0	0	0	0	0	8	3.05%
Single	0	0	24	0	0	0	0	0	0	0	24	9.16%
Total	0	0	211	51	0	0	0	0	0	0	262	
Total Percent	0.00	0.00	80.53	19.47	0.00	0.00	0.00	0.00	0.00	0.00		

Ethnicity	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Hispanic or Latino	0	0	54	13	0	0	0	0	0	0	67	25.57%
Not Hispanic or Latino	0	0	157	38	0	0	0	0	0	0	195	74.43%
Total	0	0	211	51	0	0	0	0	0	0	262	
Total Percent	0.00	0.00	80.53	19.47	0.00	0.00	0.00	0.00	0.00	0.00		

Waiting List Statistical Summary

Waiting List: Georgian Manor

Race	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Not Assigned	0	0	1	4	3	1	0	0	0	0	9	0.87%
American Indian/Alaska Native	0	0	10	8	5	2	0	0	0	0	25	2.43%
Asian	0	0	7	5	11	7	0	0	0	0	30	2.92%
Black/African American	0	0	188	145	93	37	1	0	0	0	464	45.09%
Native Hawaiian/Other Pacific Islander	0	0	3	3	1	0	0	0	0	0	7	0.68%
White	0	0	186	111	121	76	0	0	0	0	494	48.01%
Total	0	0	395	276	234	123	1	0	0	0	1029	
Total Percent	0.00	0.00	38.39	26.82	22.74	11.95	0.10	0.00	0.00	0.00		

Family Composition	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Disabled	0	0	190	55	32	14	0	0	0	0	291	28.28%
Elderly	0	0	16	2	1	0	0	0	0	0	19	1.85%
Family	0	0	19	219	196	109	1	0	0	0	544	52.87%
Single	0	0	170	0	5	0	0	0	0	0	175	17.01%
Total	0	0	395	276	234	123	1	0	0	0	1029	
Total Percent	0.00	0.00	38.39	26.82	22.74	11.95	0.10	0.00	0.00	0.00		

Ethnicity	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Hispanic or Latino	0	0	105	80	98	57	0	0	0	0	340	33.04%
Not Hispanic or Latino	0	0	290	196	136	66	1	0	0	0	689	66.96%
Total	0	0	395	276	234	123	1	0	0	0	1029	
Total Percent	0.00	0.00	38.39	26.82	22.74	11.95	0.10	0.00	0.00	0.00		

Waiting List: Goodrich Place

Race	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Not Assigned	0	0	3	2	0	0	0	0	0	0	5	0.53%
American Indian/Alaska Native	0	0	10	6	3	0	0	0	0	0	19	2.03%
Asian	0	0	4	5	5	4	0	0	0	0	18	1.93%
Black/African American	0	0	144	101	53	33	0	0	0	0	331	35.40%
Native Hawaiian/Other Pacific Islander	0	0	0	1	0	0	0	0	0	0	1	0.11%
White	0	2	217	167	121	54	0	0	0	0	561	60.00%
Total	0	2	378	282	182	91	0	0	0	0	935	
Total Percent	0.00	0.21	40.43	30.16	19.47	9.73	0.00	0.00	0.00	0.00		

Family Composition	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Disabled	0	2	196	49	29	14	0	0	0	0	290	31.02%
Elderly	0	0	13	5	2	0	0	0	0	0	20	2.14%
Family	0	0	9	226	148	77	0	0	0	0	460	49.20%
Single	0	0	160	2	3	0	0	0	0	0	165	17.65%
Total	0	2	378	282	182	91	0	0	0	0	935	
Total Percent	0.00	0.21	40.43	30.16	19.47	9.73	0.00	0.00	0.00	0.00		

Ethnicity	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Hispanic or Latino	0	2	110	126	93	39	0	0	0	0	370	39.57%
Not Hispanic or Latino	0	0	268	156	89	52	0	0	0	0	565	60.43%
Total	0	2	378	282	182	91	0	0	0	0	935	
Total Percent	0.00	0.21	40.43	30.16	19.47	9.73	0.00	0.00	0.00	0.00		

Waiting List Statistical Summary

Waiting List: Lakeside Apartments

Race	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Not Assigned	0	0	0	1	0	0	0	0	0	0	1	0.34%
American Indian/Alaska Native	0	0	3	1	0	0	0	0	0	0	4	1.36%
Asian	0	0	4	2	0	0	0	0	0	0	6	2.03%
Black/African American	0	8	91	14	0	0	0	0	0	0	113	38.31%
Native Hawaiian/Other Pacific Islander	0	0	1	0	0	0	0	0	0	0	1	0.34%
White	0	10	120	40	0	0	0	0	0	0	170	57.63%
Total	0	18	219	58	0	0	0	0	0	0	295	
Total Percent	0.00	6.10	74.24	19.66	0.00	0.00	0.00	0.00	0.00	0.00		

Family Composition	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Disabled	0	11	173	42	0	0	0	0	0	0	226	76.61%
Elderly	0	3	30	4	0	0	0	0	0	0	37	12.54%
Family	0	0	1	12	0	0	0	0	0	0	13	4.41%
Single	0	4	15	0	0	0	0	0	0	0	19	6.44%
Total	0	18	219	58	0	0	0	0	0	0	295	
Total Percent	0.00	6.10	74.24	19.66	0.00	0.00	0.00	0.00	0.00	0.00		

Ethnicity	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Hispanic or Latino	0	4	56	21	0	0	0	0	0	0	81	27.46%
Not Hispanic or Latino	0	14	163	37	0	0	0	0	0	0	214	72.54%
Total	0	18	219	58	0	0	0	0	0	0	295	
Total Percent	0.00	6.10	74.24	19.66	0.00	0.00	0.00	0.00	0.00	0.00		

Waiting List: Manchaca II

Race	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Not Assigned	0	0	2	2	2	1	0	0	0	0	7	0.65%
American Indian/Alaska Native	0	0	4	9	4	0	0	0	0	0	17	1.57%
Asian	0	0	4	5	2	2	0	0	0	0	13	1.20%
Black/African American	0	0	149	92	67	36	0	0	0	0	344	31.82%
Native Hawaiian/Other Pacific Islander	0	0	0	2	1	0	0	0	0	0	3	0.28%
White	0	0	252	196	173	73	3	0	0	0	697	64.48%
Total	0	0	411	306	249	112	3	0	0	0	1081	
Total Percent	0.00	0.00	38.02	28.31	23.03	10.36	0.28	0.00	0.00	0.00		

Family Composition	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Disabled	0	0	196	62	27	11	0	0	0	0	296	27.38%
Elderly	0	0	23	8	2	0	0	0	0	0	33	3.05%
Family	0	0	12	233	218	101	3	0	0	0	567	52.45%
Single	0	0	180	3	2	0	0	0	0	0	185	17.11%
Total	0	0	411	306	249	112	3	0	0	0	1081	
Total Percent	0.00	0.00	38.02	28.31	23.03	10.36	0.28	0.00	0.00	0.00		

Ethnicity	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Not Assigned	0	0	1	0	0	0	0	0	0	0	1	0.09%
Hispanic or Latino	0	0	142	153	150	56	3	0	0	0	504	46.62%
Not Hispanic or Latino	0	0	268	153	99	56	0	0	0	0	576	53.28%
Total	0	0	411	306	249	112	3	0	0	0	1081	
Total Percent	0.00	0.00	38.02	28.31	23.03	10.36	0.28	0.00	0.00	0.00		

Waiting List Statistical Summary

Waiting List: Manchaca Village

Race	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Not Assigned	0	0	4	5	2	1	0	0	0	0	12	0.92%
American Indian/Alaska Native	0	0	12	11	3	1	0	0	0	0	27	2.07%
Asian	0	0	4	6	3	5	0	0	0	0	18	1.38%
Black/African American	0	0	177	134	76	31	15	0	0	0	433	33.15%
Native Hawaiian/Other Pacific Islander	0	0	0	3	2	0	0	0	0	0	5	0.38%
White	0	0	277	240	185	88	21	0	0	0	811	62.10%
Total	0	0	474	399	271	126	36	0	0	0	1306	
Total Percent	0.00	0.00	36.29	30.55	20.75	9.65	2.76	0.00	0.00	0.00		

Family Composition	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Disabled	0	0	238	78	26	16	1	0	0	0	359	27.49%
Elderly	0	0	17	9	2	0	0	0	0	0	28	2.14%
Family	0	0	21	307	241	110	35	0	0	0	714	54.67%
Single	0	0	198	5	2	0	0	0	0	0	205	15.70%
Total	0	0	474	399	271	126	36	0	0	0	1306	
Total Percent	0.00	0.00	36.29	30.55	20.75	9.65	2.76	0.00	0.00	0.00		

Ethnicity	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Not Assigned	0	0	1	0	0	0	0	0	0	0	1	0.08%
Hispanic or Latino	0	0	151	202	150	72	21	0	0	0	596	45.64%
Not Hispanic or Latino	0	0	322	197	121	54	15	0	0	0	709	54.29%
Total	0	0	474	399	271	126	36	0	0	0	1306	
Total Percent	0.00	0.00	36.29	30.55	20.75	9.65	2.76	0.00	0.00	0.00		

Waiting List: Meadowbrook

Race	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Not Assigned	0	0	0	2	1	0	0	0	0	0	3	0.50%
American Indian/Alaska Native	0	0	0	8	4	0	0	0	0	0	12	2.02%
Asian	0	0	0	6	4	3	1	0	0	0	14	2.35%
Black/African American	0	0	1	120	63	29	6	0	0	0	219	36.81%
Native Hawaiian/Other Pacific Islander	0	0	0	1	2	0	0	0	0	0	3	0.50%
White	0	0	1	160	119	54	10	0	0	0	344	57.82%
Total	0	0	2	297	193	86	17	0	0	0	595	
Total Percent	0.00	0.00	0.34	49.92	32.44	14.45	2.86	0.00	0.00	0.00		

Family Composition	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Disabled	0	0	2	52	27	9	2	0	0	0	92	15.46%
Elderly	0	0	0	7	1	0	0	0	0	0	8	1.34%
Family	0	0	0	237	163	77	15	0	0	0	492	82.69%
Single	0	0	0	1	2	0	0	0	0	0	3	0.50%
Total	0	0	2	297	193	86	17	0	0	0	595	
Total Percent	0.00	0.00	0.34	49.92	32.44	14.45	2.86	0.00	0.00	0.00		

Ethnicity	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Hispanic or Latino	0	0	1	121	103	44	8	0	0	0	277	46.55%
Not Hispanic or Latino	0	0	1	176	90	42	9	0	0	0	318	53.45%
Total	0	0	2	297	193	86	17	0	0	0	595	
Total Percent	0.00	0.00	0.34	49.92	32.44	14.45	2.86	0.00	0.00	0.00		

Waiting List Statistical Summary

Waiting List: Northgate

Race	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Not Assigned	0	0	0	7	2	2	1	0	0	0	12	0.95%
American Indian/Alaska Native	0	0	7	10	4	0	0	0	0	0	21	1.67%
Asian	0	0	9	5	11	6	2	0	0	0	33	2.62%
Black/African American	0	1	218	205	109	38	15	0	0	0	586	46.47%
Native Hawaiian/Other Pacific Islander	0	0	1	4	2	1	0	0	0	0	8	0.63%
White	0	0	199	165	157	62	18	0	0	0	601	47.66%
Total	0	1	434	396	285	109	36	0	0	0	1261	
Total Percent	0.00	0.08	34.42	31.40	22.60	8.64	2.85	0.00	0.00	0.00		

Family Composition	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Disabled	0	0	193	80	27	12	3	0	0	0	315	24.98%
Elderly	0	0	15	4	2	1	0	0	0	0	22	1.74%
Family	0	0	16	310	253	96	33	0	0	0	708	56.15%
Single	0	1	210	2	3	0	0	0	0	0	216	17.13%
Total	0	1	434	396	285	109	36	0	0	0	1261	
Total Percent	0.00	0.08	34.42	31.40	22.60	8.64	2.85	0.00	0.00	0.00		

Ethnicity	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Hispanic or Latino	0	0	99	141	126	48	18	0	0	0	432	34.26%
Not Hispanic or Latino	0	1	335	255	159	61	18	0	0	0	829	65.74%
Total	0	1	434	396	285	109	36	0	0	0	1261	
Total Percent	0.00	0.08	34.42	31.40	22.60	8.64	2.85	0.00	0.00	0.00		

Waiting List: Northloop

Race	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Not Assigned	0	0	0	1	0	0	0	0	0	0	1	0.34%
American Indian/Alaska Native	0	0	3	1	0	0	0	0	0	0	4	1.37%
Asian	0	0	6	2	0	0	0	0	0	0	8	2.74%
Black/African American	0	0	86	16	0	0	0	0	0	0	102	34.93%
White	0	0	144	33	0	0	0	0	0	0	177	60.62%
Total	0	0	239	53	0	0	0	0	0	0	292	
Total Percent	0.00	0.00	81.85	18.15	0.00	0.00	0.00	0.00	0.00	0.00		

Family Composition	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Disabled	0	0	184	41	0	0	0	0	0	0	225	77.05%
Elderly	0	0	25	7	0	0	0	0	0	0	32	10.96%
Family	0	0	3	5	0	0	0	0	0	0	8	2.74%
Single	0	0	27	0	0	0	0	0	0	0	27	9.25%
Total	0	0	239	53	0	0	0	0	0	0	292	
Total Percent	0.00	0.00	81.85	18.15	0.00	0.00	0.00	0.00	0.00	0.00		

Ethnicity	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Hispanic or Latino	0	0	60	13	0	0	0	0	0	0	73	25.00%
Not Hispanic or Latino	0	0	179	40	0	0	0	0	0	0	219	75.00%
Total	0	0	239	53	0	0	0	0	0	0	292	
Total Percent	0.00	0.00	81.85	18.15	0.00	0.00	0.00	0.00	0.00	0.00		

Waiting List Statistical Summary

Waiting List: Rosewood Courts

Race	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Not Assigned	0	0	0	2	1	0	0	0	0	0	3	0.47%
American Indian/Alaska Native	0	0	8	5	4	1	0	0	0	0	18	2.85%
Asian	0	0	2	3	6	3	0	0	0	0	14	2.22%
Black/African American	0	4	139	73	41	30	0	0	0	0	287	45.41%
Native Hawaiian/Other Pacific Islander	0	0	1	2	0	1	0	0	0	0	4	0.63%
White	0	8	109	88	67	34	0	0	0	0	306	48.42%
Total	0	12	259	173	119	69	0	0	0	0	632	
Total Percent	0.00	1.90	40.98	27.37	18.83	10.92	0.00	0.00	0.00	0.00		

Family Composition	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Disabled	0	5	137	35	12	9	0	0	0	0	198	31.33%
Elderly	0	0	6	2	1	0	0	0	0	0	9	1.42%
Family	0	0	11	136	103	60	0	0	0	0	310	49.05%
Single	0	7	105	0	3	0	0	0	0	0	115	18.20%
Total	0	12	259	173	119	69	0	0	0	0	632	
Total Percent	0.00	1.90	40.98	27.37	18.83	10.92	0.00	0.00	0.00	0.00		

Ethnicity	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Hispanic or Latino	0	2	60	64	53	23	0	0	0	0	202	31.96%
Not Hispanic or Latino	0	10	199	109	66	46	0	0	0	0	430	68.04%
Total	0	12	259	173	119	69	0	0	0	0	632	
Total Percent	0.00	1.90	40.98	27.37	18.83	10.92	0.00	0.00	0.00	0.00		

Waiting List: Salina Apartments

Race	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
American Indian/Alaska Native	0	0	2	0	0	0	0	0	0	0	2	1.07%
Asian	0	0	1	0	0	0	0	0	0	0	1	0.53%
Black/African American	0	3	69	0	0	0	0	0	0	0	72	38.50%
Native Hawaiian/Other Pacific Islander	0	0	1	0	0	0	0	0	0	0	1	0.53%
White	0	9	101	1	0	0	0	0	0	0	111	59.36%
Total	0	12	174	1	0	0	0	0	0	0	187	
Total Percent	0.00	6.42	93.05	0.53	0.00	0.00	0.00	0.00	0.00	0.00		

Family Composition	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Disabled	0	5	137	1	0	0	0	0	0	0	143	76.47%
Elderly	0	4	17	0	0	0	0	0	0	0	21	11.23%
Family	0	0	6	0	0	0	0	0	0	0	6	3.21%
Single	0	3	14	0	0	0	0	0	0	0	17	9.09%
Total	0	12	174	1	0	0	0	0	0	0	187	
Total Percent	0.00	6.42	93.05	0.53	0.00	0.00	0.00	0.00	0.00	0.00		

Ethnicity	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Hispanic or Latino	0	4	52	0	0	0	0	0	0	0	56	29.95%
Not Hispanic or Latino	0	8	122	1	0	0	0	0	0	0	131	70.05%
Total	0	12	174	1	0	0	0	0	0	0	187	
Total Percent	0.00	6.42	93.05	0.53	0.00	0.00	0.00	0.00	0.00	0.00		

Waiting List Statistical Summary

Waiting List: Santa Rita Courts

Race	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Not Assigned	0	0	0	4	1	0	0	0	0	0	5	0.75%
American Indian/Alaska Native	0	0	8	7	4	0	0	0	0	0	19	2.84%
Asian	0	0	1	6	5	2	0	0	0	0	14	2.09%
Black/African American	0	1	127	71	33	19	7	0	0	0	258	38.57%
Native Hawaiian/Other Pacific Islander	0	0	2	1	1	0	0	0	0	0	4	0.60%
White	0	0	153	95	88	23	10	0	0	0	369	55.16%
Total	0	1	291	184	132	44	17	0	0	0	669	
Total Percent	0.00	0.15	43.50	27.50	19.73	6.58	2.54	0.00	0.00	0.00		
Family Composition	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Disabled	0	1	152	39	13	7	1	0	0	0	213	31.84%
Elderly	0	0	9	3	0	0	0	0	0	0	12	1.79%
Family	0	0	11	140	119	37	16	0	0	0	313	48.28%
Single	0	0	119	2	0	0	0	0	0	0	121	18.09%
Total	0	1	291	184	132	44	17	0	0	0	669	
Total Percent	0.00	0.15	43.50	27.50	19.73	6.58	2.54	0.00	0.00	0.00		
Ethnicity	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Hispanic or Latino	0	0	90	88	73	16	7	0	0	0	274	40.96%
Not Hispanic or Latino	0	1	201	96	59	28	10	0	0	0	395	59.04%
Total	0	1	291	184	132	44	17	0	0	0	669	
Total Percent	0.00	0.15	43.50	27.50	19.73	6.58	2.54	0.00	0.00	0.00		

Waiting List: Shadowbend Ridge

Race	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Not Assigned	0	0	1	4	2	1	0	0	0	0	8	0.66%
American Indian/Alaska Native	0	0	12	12	3	0	0	0	0	0	27	2.24%
Asian	0	0	4	2	4	2	0	0	0	0	12	1.00%
Black/African American	0	0	162	144	82	36	6	0	0	0	430	35.66%
Native Hawaiian/Other Pacific Islander	0	0	0	4	1	0	0	0	0	0	5	0.41%
White	0	0	230	217	191	70	16	0	0	0	724	60.03%
Total	0	0	409	383	283	109	22	0	0	0	1206	
Total Percent	0.00	0.00	33.91	31.76	23.47	9.04	1.82	0.00	0.00	0.00		
Family Composition	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Disabled	0	0	204	75	38	11	3	0	0	0	331	27.45%
Elderly	0	0	14	11	1	0	0	0	0	0	26	2.16%
Family	0	0	9	296	242	98	18	0	0	0	663	54.98%
Single	0	0	182	1	2	0	1	0	0	0	186	15.42%
Total	0	0	409	383	283	109	22	0	0	0	1206	
Total Percent	0.00	0.00	33.91	31.76	23.47	9.04	1.82	0.00	0.00	0.00		
Ethnicity	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Not Assigned	0	0	0	0	0	0	1	0	0	0	1	0.08%
Hispanic or Latino	0	0	134	181	161	59	14	0	0	0	549	45.52%
Not Hispanic or Latino	0	0	275	202	122	50	7	0	0	0	656	54.39%
Total	0	0	409	383	283	109	22	0	0	0	1206	
Total Percent	0.00	0.00	33.91	31.76	23.47	9.04	1.82	0.00	0.00	0.00		

Waiting List Statistical Summary

Waiting List: Thurmond Heights Apartments

Race	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Not Assigned	0	0	0	9	1	1	0	0	0	0	11	0.88%
American Indian/Alaska Native	0	0	7	9	3	1	0	0	0	0	20	1.60%
Asian	0	0	4	8	17	9	0	0	0	0	38	3.05%
Black/African American	0	0	234	187	107	47	2	0	0	0	577	46.27%
Native Hawaiian/Other Pacific Islander	0	0	0	2	2	0	0	0	0	0	4	0.32%
White	0	0	189	172	145	91	0	0	0	0	597	47.87%
Total	0	0	434	387	275	149	2	0	0	0	1247	
Total Percent	0.00	0.00	34.80	31.03	22.05	11.95	0.16	0.00	0.00	0.00		

Family Composition	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Disabled	0	0	196	75	37	20	0	0	0	0	328	26.30%
Elderly	0	0	18	4	3	0	0	0	0	0	25	2.00%
Family	0	0	21	307	234	129	2	0	0	0	693	55.57%
Single	0	0	199	1	1	0	0	0	0	0	201	16.12%
Total	0	0	434	387	275	149	2	0	0	0	1247	
Total Percent	0.00	0.00	34.80	31.03	22.05	11.95	0.16	0.00	0.00	0.00		

Ethnicity	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Hispanic or Latino	0	0	104	140	111	72	0	0	0	0	427	34.24%
Not Hispanic or Latino	0	0	330	247	164	77	2	0	0	0	820	65.76%
Total	0	0	434	387	275	149	2	0	0	0	1247	
Total Percent	0.00	0.00	34.80	31.03	22.05	11.95	0.16	0.00	0.00	0.00		

Waiting List	SRO	Average Days Waiting									Combined
		0	1	2	3	4	5	6	7	8+	Average
Booker T Washington	0	0	54	53	52	51	56	0	0	0	53
Bouldin Oaks	0	0	55	55	55	54	0	0	0	0	55
Chalmers Courts	0	0	54	53	53	53	0	0	0	0	53
Coronado Hills Apartments	0	0	53	56	54	37	0	0	0	0	54
Gaston Place Apartments	0	0	53	51	0	0	0	0	0	0	52
Georgian Manor	0	0	53	54	54	56	84	0	0	0	54
Goodrich Place	0	38	53	55	54	52	0	0	0	0	54
Lakeside Apartments	0	44	56	54	0	0	0	0	0	0	55
Manchaca II	0	0	54	55	55	55	51	0	0	0	55
Manchaca Village	0	0	55	55	56	55	55	0	0	0	56
Meadowbrook	0	0	16	52	52	52	56	0	0	0	52
Northgate	0	54	52	57	55	53	54	0	0	0	54
Northloop	0	0	54	51	0	0	0	0	0	0	53
Rosewood Courts	0	39	55	54	52	55	0	0	0	0	54
Salina Apartments	0	42	50	14	0	0	0	0	0	0	50
Santa Rita Courts	0	29	54	54	51	51	47	0	0	0	53
Shadowbend Ridge	0	0	54	55	55	55	53	0	0	0	54
Thurmond Heights Apartments	0	0	52	57	54	52	50	0	0	0	54
Averages for All Waiting Lists:	0	14	52	52	42	41	28	0	0	0	53.61

Waiting List Statistical Summary

Waiting List	Average Gross Income	Average Adjusted Income
Booker T Washington	\$8,274.36	\$1,860.16
Bouldin Oaks	8,639.42	1,942.67
Chalmers Courts	7,931.81	1,598.53
Coronado Hills Apartments	8,762.07	1,794.52
Gaston Place Apartments	8,688.27	2,591.42
Georgian Manor	8,899.67	1,740.88
Goodrich Place	8,837.89	1,827.67
Lakeside Apartments	9,516.57	2,308.92
Manchaca II	8,944.14	1,939.73
Manchaca Village	9,206.20	2,056.59
Meadowbrook	8,666.29	1,709.67
Northgate	8,459.44	1,620.29
Northloop	9,000.12	2,144.80
Rosewood Courts	8,997.31	1,613.39
Salina Apartments	8,422.73	1,632.19
Santa Rita Courts	8,595.09	1,796.57
Shadowbend Ridge	9,052.18	2,154.63
Thurmond Heights Apartments	9,043.17	1,812.51
Averages for All Waiting Lists:	\$8,774.26	\$1,896.96

Thurmond Heights Apartments	Applications	Percent	Bouldin Oaks	Applications	Percent
Over Limit for Low Income:	3	0.24%	Over Limit for Low Income:	3	0.20%
Qualifying for Low Income:	16	1.28%	Qualifying for Low Income:	24	1.58%
Qualifying for Very Low Income:	112	8.98%	Qualifying for Very Low Income:	140	9.23%
Qualifying for Extremely Low Income:	1,116	89.49%	Qualifying for Extremely Low Income:	1,350	88.99%
Total:	1,247		Total:	1,517	
Handicapped or Disabled:	328	26.30%	Handicapped or Disabled:	434	28.61%
Gaston Place Apartments	Applications	Percent	Goodrich Place	Applications	Percent
Over Limit for Low Income:	0	0.00%	Over Limit for Low Income:	2	0.21%
Qualifying for Low Income:	4	1.53%	Qualifying for Low Income:	8	0.86%
Qualifying for Very Low Income:	18	6.87%	Qualifying for Very Low Income:	85	9.09%
Qualifying for Extremely Low Income:	240	91.60%	Qualifying for Extremely Low Income:	840	89.84%
Total:	262		Total:	935	
Handicapped or Disabled:	201	76.72%	Handicapped or Disabled:	290	31.02%
Manchaca Village	Applications	Percent	Northloop	Applications	Percent
Over Limit for Low Income:	4	0.31%	Over Limit for Low Income:	0	0.00%
Qualifying for Low Income:	22	1.68%	Qualifying for Low Income:	2	0.68%
Qualifying for Very Low Income:	127	9.72%	Qualifying for Very Low Income:	21	7.19%
Qualifying for Extremely Low Income:	1,153	88.28%	Qualifying for Extremely Low Income:	269	92.12%
Total:	1,306		Total:	292	
Handicapped or Disabled:	359	27.49%	Handicapped or Disabled:	225	77.05%
Georgian Manor	Applications	Percent	Manchaca II	Applications	Percent
Over Limit for Low Income:	2	0.19%	Over Limit for Low Income:	3	0.28%
Qualifying for Low Income:	11	1.07%	Qualifying for Low Income:	11	1.02%
Qualifying for Very Low Income:	103	10.01%	Qualifying for Very Low Income:	104	9.62%
Qualifying for Extremely Low Income:	913	88.73%	Qualifying for Extremely Low Income:	963	89.08%
Total:	1,029		Total:	1,081	
Handicapped or Disabled:	291	28.28%	Handicapped or Disabled:	296	27.38%

Waiting List Statistical Summary

Lakeside Apartments			Booker T Washington		
	Applications	Percent		Applications	Percent
Over Limit for Low Income:	1	0.34%	Over Limit for Low Income:	1	0.08%
Qualifying for Low Income:	0	0.00%	Qualifying for Low Income:	16	1.24%
Qualifying for Very Low Income:	28	9.49%	Qualifying for Very Low Income:	111	8.61%
Qualifying for Extremely Low Income:	266	90.17%	Qualifying for Extremely Low Income:	1,161	90.07%
Total:	295		Total:	1,289	
Handicapped or Disabled:	226	76.61%	Handicapped or Disabled:	366	28.39%
Meadowbrook			Northgate		
	Applications	Percent		Applications	Percent
Over Limit for Low Income:	0	0.00%	Over Limit for Low Income:	0	0.00%
Qualifying for Low Income:	6	1.01%	Qualifying for Low Income:	19	1.51%
Qualifying for Very Low Income:	52	8.74%	Qualifying for Very Low Income:	130	10.31%
Qualifying for Extremely Low Income:	537	90.25%	Qualifying for Extremely Low Income:	1,112	88.18%
Total:	595		Total:	1,261	
Handicapped or Disabled:	92	15.46%	Handicapped or Disabled:	315	24.98%
Rosewood Courts			Salina Apartments		
	Applications	Percent		Applications	Percent
Over Limit for Low Income:	1	0.16%	Over Limit for Low Income:	0	0.00%
Qualifying for Low Income:	6	0.95%	Qualifying for Low Income:	0	0.00%
Qualifying for Very Low Income:	57	9.02%	Qualifying for Very Low Income:	14	7.49%
Qualifying for Extremely Low Income:	568	89.87%	Qualifying for Extremely Low Income:	173	92.51%
Total:	632		Total:	187	
Handicapped or Disabled:	198	31.33%	Handicapped or Disabled:	143	76.47%
Santa Rita Courts			Chalmers Courts		
	Applications	Percent		Applications	Percent
Over Limit for Low Income:	1	0.15%	Over Limit for Low Income:	0	0.00%
Qualifying for Low Income:	4	0.60%	Qualifying for Low Income:	5	0.63%
Qualifying for Very Low Income:	59	8.82%	Qualifying for Very Low Income:	71	8.92%
Qualifying for Extremely Low Income:	605	90.43%	Qualifying for Extremely Low Income:	720	90.45%
Total:	669		Total:	796	
Handicapped or Disabled:	213	31.84%	Handicapped or Disabled:	253	31.78%
Shadowbend Ridge			Coronado Hills Apartments		
	Applications	Percent		Applications	Percent
Over Limit for Low Income:	5	0.41%	Over Limit for Low Income:	2	0.15%
Qualifying for Low Income:	17	1.41%	Qualifying for Low Income:	28	2.05%
Qualifying for Very Low Income:	109	9.04%	Qualifying for Very Low Income:	140	10.26%
Qualifying for Extremely Low Income:	1,075	89.14%	Qualifying for Extremely Low Income:	1,195	87.55%
Total:	1,206		Total:	1,365	
Handicapped or Disabled:	331	27.45%	Handicapped or Disabled:	369	27.03%

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions

Deconcentration of Poverty and Income-Mixing [24 CFR 903.1 and 903.2]

The PHA's admission policy must be designed to provide for deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects. A statement of the PHA's deconcentration policies must be included in its annual plan [24 CFR 903.7(b)].

The PHA's deconcentration policy must comply with its obligation to meet the income targeting requirement [24 CFR 903.2(c)(5)].

Developments subject to the deconcentration requirement are referred to as 'covered developments' and include general occupancy (family) Public Housing developments. The following developments are not subject to deconcentration and income mixing requirements: developments operated by a PHA with fewer than 100 public housing units; mixed population or developments designated specifically for elderly or disabled families; developments operated by a PHA with only one general occupancy development; developments approved for demolition or for conversion to tenant-based public housing; and developments approved for a mixed-finance plan using HOPE VI or Public Housing funds [24 CFR 903.2(b)].

Steps for Implementation [24 CFR 903.2(c)(1)]

To implement the statutory requirement to deconcentrate poverty and provide for income mixing in covered developments, the PHA must comply with the following steps:

Step 1. The PHA must determine the average income of all families residing in all the PHA's covered developments. The PHA may use the median income, instead of average income, provided that the PHA includes a written explanation in its annual plan justifying the use of median income.

HACA Policy

HACA will determine the average income of all families in all covered developments on an annual basis.

Step 2. The PHA must determine the average income (or median income, if median income was used in Step 1) of all families residing in each covered development. In determining average income for each development, the PHA has the option of adjusting its income analysis for unit size in accordance with procedures prescribed by HUD.

HACA Policy

HACA will determine the average income of all families residing in each covered development (not adjusting for unit size) on an annual basis.

Step 3. The PHA must then determine whether each of its covered developments falls above, within, or below the established income range (EIR), which is from 85% to 115% of the average family income determined in Step 1. However, the upper limit must never be less than the income at which a family would be defined as an extremely low income family (30% of median income).

Step 4. The PHA with covered developments having average incomes outside the EIR must then determine whether or not these developments are consistent with its local goals and annual plan.

Step 5. Where the income profile for a covered development is not explained or justified in the annual plan submission, the PHA must include in its admission policy its specific policy to provide for deconcentration of poverty and income mixing.

Depending on local circumstances the PHA's deconcentration policy may include, but is not limited to the following:

- Providing incentives to encourage families to accept units in developments where their income level is needed, including rent incentives, affirmative marketing plans or added amenities.
- Targeting investment and capital improvements toward developments with an average income below the EIR to encourage families with incomes above the EIR to accept units in those developments.
- Establishing a preference for admission of working families in developments below the EIR.
- Skipping a family on the waiting list to reach another family in an effort to further the goals of deconcentration.
- Providing other strategies permitted by statute and determined by the PHA in consultation with the residents and

the community through the annual plan process to be responsive to local needs and PHA strategic objectives.

A family has the sole discretion whether to accept an offer of a unit made under the PHA's deconcentration policy. The PHA must not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under the PHA's deconcentration policy [24 CFR 903.2(c)(4)].

If, at annual review, the average incomes at all general occupancy developments are within the EIR, the PHA will be considered to be in compliance with the deconcentration requirement and no further action is required.

HACA Policy

For developments outside the EIR, HACA will take the following actions to provide for deconcentration of poverty and income mixing:

HACA will ensure for the deconcentration of poverty in public housing by bringing higher income tenants into lower income developments and lower income tenants into higher income developments. It is also the goal of HACA to make housing available to assisted housing tenants in higher income areas than are traditionally available. In furtherance of this goal, HACA will intensify its marketing efforts to promote the participation of housing choice voucher program landlords whose rental properties are in relatively higher income areas.

It is the policy of HACA to utilize mixed-income criteria in the selection of conventional public housing tenants. The purpose of utilizing mixed-income criteria is to provide for the deconcentration of poverty and income-mixing by bringing higher income tenants into lower income developments and lower income tenants into higher income developments. This policy shall not be construed to impose or require any specific income or racial quotas for any development or developments.

When a Public Housing unit becomes vacant in an extremely low to very low income development, such unit will be offered to the first eligible family on the waiting list with a verified income above 30% and lower than 80% of median income, regardless of the applicant's rank on the wait list. This incentive will only be granted to the extent that it does not exceed the income targeting limits. Due to the nature of public housing needs, currently the majority of applicants on the conventional public housing waiting list have extremely low incomes. Therefore, when a conventional public housing unit becomes vacant in any other area other than those mentioned above, the selection from the waiting list shall be by rank and an incentive is not necessary.

It shall be within the sole discretion of the family being offered an incentive to determine whether to accept or refuse the incentive. If the family refuses the incentive offer, HACA will not take adverse action against the family. If the family refuses the incentive, the family will be placed back on the waiting list according to their original application date and time and local preference, if any. Additionally, the family will not be offered an incentive from the waiting list again; the family will therefore have to wait until their name reaches the top of the waiting list before they are offered a unit again. Accordingly, for purposes of this provision, it shall not be considered an adverse action if a family on the waiting list that has refused an incentive is skipped in order to reach another family to implement this policy.

Order of Selection [24 CFR 960.206(e)]

The PHA system of preferences may select families either according to the date and time of application or by a random selection process.

HACA Policy

Families will be selected from the waiting list based on preference. Among applicants with the same preference, families will be selected on a first-come, first-served basis according to the date and time their complete application is received by HACA.

When selecting applicants from the waiting list, HACA will match the characteristics of the available unit (unit size, accessibility features, unit type) to the applicants on the waiting lists. HACA will offer the unit to the highest ranking applicant who qualifies for that unit size or type, or that requires the accessibility features.

By matching unit and family characteristics, it is possible that families who are lower on the waiting list may

receive an offer of housing ahead of families with an earlier date and time of application or higher preference status.

Factors such as deconcentration or income mixing and income targeting will also be considered in accordance with HUD requirements and HACA policy.

Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2017 grants)		
a) Public Housing Operating Fund *excluding RAD Properties for 2017	\$7,097,259	
b) Public Housing Capital Fund	\$1,677,990	
c) HOPE VI Revitalization	-	
d) HOPE VI Demolition	-	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$46,561,992	
f) Resident Opportunity and Self-Sufficiency Grants	\$486,000	
g) Community Development Block Grant	-	
h) HOME	\$527,000	
Other Federal Grants (list below)		
RAD Properties	*this amount is not finalized	
Continuum of Care Program	\$738,285	
Section 8 Mod-Rehab SRO	\$312,000	
Section 8 FSS Coordinator	\$248,317	
Jobs Plus	\$900,000	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Public Housing Capital Fund	\$1,500,000	
Resident Opportunity & Self Sufficiency	\$54,000	
3. Public Housing Dwelling Rental Income	\$3,429,662	
4. Other income (list below)		
Interest	\$50,000	
Other Income	\$500,000	
5. Non-federal sources (list below)		
Component Unit	\$2,500,000	
Total resources	\$66,582,505	

Rent Determination

INCOME AND RENT DETERMINATION

A family's income determines eligibility for assistance and is also used to calculate the family's rent payment. The PHA will use the policies and methods described in this chapter to ensure that only eligible families receive assistance and that no family pays more or less than its obligation under the regulations.

The general regulatory definition of *annual income* shown below is from 24 CFR 5.609.

5.609 Annual income.

(a) Annual income means all amounts, monetary or not, which:
 (1) Go to, or on behalf of, the family head or spouse (even if temporarily absent) or to any other family member; or
 (2) Are anticipated to be received from a source outside the family during the 12-month period following admission or annual reexamination effective date; and
 (3) Which are not specifically excluded in paragraph [5.609(c)].
 (4) Annual income also means amounts derived (during the 12-month period) from assets to which any member of the family has access.

In addition to this general definition, HUD regulations establish policies for treating specific types of income and assets.

HOUSEHOLD COMPOSITION AND INCOME

Income received by all family members must be counted unless specifically excluded by the regulations. It is the responsibility of the head of household to report changes in family composition. The rules on which sources of income are counted vary somewhat by family member. The chart below summarizes how family composition affects income determinations.

Summary of Income Included and Excluded by Person	
Live-in aides	Income from all sources is excluded [24 CFR 5.609(c)(5)].
Foster child or foster adult	Income from all sources is excluded [24 CFR 5.609(a)(1)].
Head, spouse or co head Other adult family members	All sources of income not specifically excluded by the regulations are included.
Children under 18 years of age	Employment income is excluded [24 CFR 5.609(c)(1)]. All other sources of income, except those specifically excluded by the regulations, are included.
Full-time students 18 years of age or older (not head, spouse or co head)	Employment income above \$480/year is excluded [24 CFR 5.609(c)(11)]. All other sources of income, except those specifically excluded by the regulations, are included.

Temporarily Absent Family Members

The income of family members approved to live in the unit will be counted, even if the family member is temporarily absent from the unit [HCV GB, p. 5-18].

Anticipating Annual Income

The PHA is required to count all income “anticipated to be received from a source outside the family during the 12-month period following admission or annual reexamination effective date” [24 CFR 5.609(a)(2)].

The PHA generally will use current circumstances to determine anticipated income for the coming 12-month period. HUD authorizes the PHA to use other than current circumstances to anticipate income when:

- An imminent change in circumstances is expected [HCV GB, p. 5-17]
- It is not feasible to anticipate a level of income over a 12-month period (e.g., seasonal or cyclic income) [24 CFR 5.609(d)]
- The PHA believes that past income is the best available indicator of expected future income [24 CFR 5.609(d)]

PHAs are required to use HUD’s Enterprise Income Verification (EIV) system in its entirety as a third party source to verify employment and income information, and to reduce administrative subsidy payment errors in accordance with HUD administrative guidance [24 CFR 5.233(a)(2)].

PART I: ASSETS [24 CFR 5.609(b)(3), and 24 CFR 5.603(b) and 24 CFR 960.259]

On January 22, 2013 HUD issued Notice PIH 2013-03 which granted administrative relief to PHAs by allowing applicant and resident self-certification of assets and the income from assets with a net value of less than \$5000. This administrative relief was temporary and renewed through 2015.

On March 8, 2016, HUD published the Streamlining Rule in the Federal Register. This rule made permanent changes to the way assets were verified, although with modifications to the process outlined in Notice PIH 2013-03.

The approved method to reduce administrative burden and streamline income recertification efforts states the following:

- Applicants must provide full third party verification (i.e. bank statements) at the time of determination of income eligibility.
- For a resident family with net assets equal to or less than \$5,000, a PHA may accept, for purposes of recertification of income, a family's declaration that it has net assets equal to or less than \$5,000, without taking additional steps to verify the accuracy of the declaration. The declaration must state the amount of income the family expects to receive from such assets; this amount must be included in the family's income. However, the PHA must obtain full third-party verification of assets every three years.

The following HACA forms, which are signed by all adult family members, will serve as documentation of the family's self-declaration of asset income, public housing continued occupancy forms, HCV program's Annual Recertification form and How to Report a Change form. If the family has net family assets equal to or less than \$5,000, HACA will not request supporting documentation (e.g. bank statements) from the family to confirm the assets or the amount of income expected to be received from those assets. If the family has net assets in excess of \$5,000, HACA will request supporting documentation (e.g. bank statements) from the family to confirm the assets.

Any assets reported by the family will be reported on the HUD Form 50058.

EARNED INCOME DISALLOWANCE [24 CFR 960.255]

The earned income disallowance (EID) encourages people to enter the work force by not including the full value of increases in earned income for a period of time.

PERIODIC PAYMENTS

Streamlined Income Determination of Fixed Income Sources [24 CFR 960.257]

On March 8, 2016 HUD published the Streamlining Rule in the Federal Register. According to this rule, for any family member with a fixed source of income, a PHA may elect to determine that family member's income by means of a streamlined income determination. A streamlined income determination must be conducted by applying, for each fixed-income source, the verified cost of living adjustment (COLA) or current rate of interest to the previously verified or adjusted income amount.

HACA Policy

HACA will apply this streamlined income determination for all fixed income sources in the following way:

- HACA will only use the streamlined income determination as part of a reexamination. HACA will require third-party verification of all income for applicants during the admissions process.
- A "family member with a fixed source of income" is defined as a family member whose income includes periodic payments at reasonably predictable levels from one or more of the following sources:
 - Social Security, Supplemental Security Income, Supplemental Disability Insurance;
 - Federal, state, local, or private pension plans;
 - Annuities or other retirement benefit programs, insurance policies, disability or death benefits, or other similar types of periodic receipts; or
 - Any other source of income subject to adjustment by a verifiable COLA or current rate of interest.
- HACA will use a COLA or current rate of interest specific to the fixed source of income in order to adjust the income amount. HACA will verify the appropriate COLA or current rate of interest from a public source or through tenant-provided, third party-generated documentation. If no such verification is available, then HACA will obtain third-party verification of income amounts in order to calculate the change in income for the source.
- For any family member whose income is determined pursuant to a streamlined income determination, HACA will obtain third-party verification of all income amounts every 3 years.

PAYMENTS IN LIEU OF EARNINGS

Payments in lieu of earnings, such as unemployment and disability compensation, worker's compensation and severance pay, are counted as income [24 CFR 5.609(b)(5)] if they are received either in the form of periodic payments or in the form of a lump-sum amount or prospective monthly amounts for the delayed start of a periodic

payment. If they are received in a one-time lump sum (as a settlement, for instance), they are treated as lump-sum receipts [24 CFR 5.609(c)(3)].

WELFARE ASSISTANCE

Welfare assistance is counted in annual income. Welfare assistance includes Temporary Assistance for Needy Families (TANF) and any payments to individuals or families based on need that are made under programs funded separately or jointly by federal, state or local governments [24 CFR 5.603(b)].

PERIODIC AND DETERMINABLE ALLOWANCES [24 CFR 5.609(b)(7)]

Annual income includes periodic and determinable allowances, such as alimony and child support payments, and regular contributions or gifts received from organizations or from persons not residing with a tenant family.

Regular Contributions or Gifts

The PHA must count as income regular monetary and nonmonetary contributions or gifts from persons not residing with a tenant family [24 CFR 5.609(b)(7)]. Temporary, nonrecurring or sporadic income and gifts are not counted [24 CFR 5.609(c)(9)].

ADDITIONAL EXCLUSIONS FROM ANNUAL INCOME

Other exclusions contained in 24 CFR 5.609(c) that have not been discussed earlier in this section include the following:

- Amounts received by the family that are specifically for, or in reimbursement of, the cost of medical expenses for any family member [24 CFR 5.609(c)(4)]
- The full amount of student financial assistance paid directly to the student or to the educational institution [24 CFR 5.609(c)(6)].

HACA Policy

Regular financial support from parents or guardians to students for food, clothing, personal items and entertainment is not considered student financial assistance and is included in annual income.

- Amounts received by participants in other publicly assisted programs which are specifically for or in reimbursement of out-of-pocket expenses incurred and which are made solely to allow participation in a specific program [24 CFR 5.609(c)(8)(iii)]
- Amounts received by a person with a disability that are disregarded for a limited time for purposes of Supplemental Security Income eligibility and benefits because they are set aside for use under a Plan to Attain Self-Sufficiency (PASS) [(24 CFR 5.609(c)(8)(ii)]
- Reparation payments paid by a foreign government pursuant to claims filed under the laws of that government by persons who were persecuted during the Nazi era [24 CFR 5.609(c)(10)]
- Adoption assistance payments in excess of \$480 per adopted child [24 CFR 5.609(c)(12)]
- Refunds or rebates on property taxes paid on the dwelling unit [24 CFR 5.609(c)(15)]
- Amounts paid by a state agency to a family with a member who has a developmental disability and is living at home to offset the cost of services and equipment needed to keep the developmentally disabled family member at home [24 CFR 5.609(c)(16)]
- Amounts specifically excluded by any other federal statute [24 CFR 5.609(c)(17), FR Notice 05/20/14]. HUD publishes an updated list of these exclusions periodically. It includes:
 - (a) The value of the allotment provided to an eligible household under the Food Stamp Act of 1977 (7 U.S.C. 2017 (b))
 - (b) Payments to volunteers under the Domestic Volunteer Services Act of 1973 (42 U.S.C. 5044(g), 5058)
 - (c) Payments received under the Alaska Native Claims Settlement Act (43 U.S.C. 1626(c))
 - (d) Income derived from certain sub marginal land of the United States that is held in trust for certain Indian tribes (25 U.S.C. 459e)
 - (e) Payments or allowances made under the Department of Health and Human Services' Low-Income Home Energy Assistance Program (42 U.S.C. 8624(f))
 - (f) Payments received under programs funded in whole or in part under the Job Training Partnership Act (29 U.S.C. 1552(b)) (Effective July 1, 2000, references to Job Training Partnership Act shall be deemed to refer to the corresponding provision of the Workforce Investment Act of 1998 (29 U.S.C. 2931).)
 - (g) Income derived from the disposition of funds to the Grand River Band of Ottawa Indians (Pub. L. 94-540,

- 90 Stat. 2503-04) (j) Payments, funds, or distributions authorized, established, or directed by the Seneca Nations Settlement Act of 1990 (25 U.S.C. 1774f(b))
- (h) The first \$2,000 of per capita shares received from judgment funds awarded by the Indian Claims Commission or the U. S. Claims Court, the interests of individual Indians in trust or restricted lands, including the first \$2,000 per year of income received by individual Indians from funds derived from interests held in such trust or restricted lands (25 U.S.C. 1407-1408)
 - (i) Amounts of scholarships funded under title IV of the Higher Education Act of 1965, including awards under the federal work-study program or under the Bureau of Indian Affairs student assistance programs (20 U.S.C. 1087uu) For Housing Choice Voucher (Section 8) programs, the exception found in §237 of Public Law 109-249 applies and requires that the amount of financial assistance in excess of tuition and mandatory fees shall be considered income in accordance with the provisions codified at 24 CFR 5.609(b)(9), except for those persons with disabilities as defined by 42 U.S.C. 1437a(b)(3)(E) (Pub. L. 109-249) (See Section 6-1.L. for exceptions.)
 - (j) Payments received from programs funded under Title V of the Older Americans Act of 1985 (42 U.S.C. 3056(f))
 - (k) Payments received on or after January 1, 1989, from the Agent Orange Settlement Fund or any other fund established pursuant to the settlement in In Re Agent-product liability litigation, M.D.L. No. 381 (E.D.N.Y.)
 - (l) Payments received under the Maine Indian Claims Settlement Act of 1980 (25 U.S.C. 1721)
 - (m) The value of any child care provided or arranged (or any amount received as payment for such care or reimbursement for costs incurred for such care) under the Child Care and Development Block Grant Act of 1990 (42 U.S.C. 9858q)
 - (n) Earned income tax credit (EITC) refund payments received on or after January 1, 1991 (26 U.S.C. 32(j))
 - (o) Payments by the Indian Claims Commission to the Confederated Tribes and Bands of Yakima Indian Nation or the Apache Tribe of Mescalero Reservation (Pub. L. 95-433)
 - (p) Allowances, earnings and payments to AmeriCorps participants under the National and Community Service Act of 1990 (42 U.S.C. 12637(d))
 - (q) Payments received under 38 U.S.C. 1833(c) to children of Vietnam veterans born with spinal bifida, children of women Vietnam veterans born with certain birth defects, and children of certain Korean service veterans born with spinal bifida.
 - (r) Any amount of crime victim compensation (under the Victims of Crime Act) received through crime victim assistance (or payment or reimbursement of the cost of such assistance) as determined under the Victims of Crime Act because of the commission of a crime against the applicant under the Victims of Crime Act (42 U.S.C. 10602)
 - (s) Allowances, earnings and payments to individuals participating in programs under the Workforce Investment Act of 1998 (29 U.S.C. 2931)
 - (t) Any amount received under the Richard B. Russell School Lunch Act (42 U.S.C. 1760(e)) and the Child Nutrition Act of 1966 (42 U.S.C. 1780(b)), including reduced-price lunches and food under the Special Supplemental Food Program for Women, Infants, and Children (WIC)
 - (u) Any amount in an "individual development account" as provided by the Assets for Independence Act, as amended in 2002
 - (v) Payments from any deferred Department of Veterans Affairs disability benefits that are received in a lump sum amount or in prospective monthly amounts as provided by an amendment to the definition of annual income in the U.S. Housing Act of 1937 (42 U.S.C. 1437A) by section 2608 of the Housing and Economic Recovery Act of 2008 (Pub. L. 110-289)
 - (w) Compensation received by or on behalf of a veteran for service-connected disability, death, dependency, or indemnity compensation as provided by an amendment by the Indian Veterans Housing Opportunity Act of 2010 (Pub. L. 111-269; 25 U.S.C. 4103(9)) to the definition of income applicable to programs authorized under NAHASDA and administered by the Office of Native American Programs
 - (x) A lump sum or a periodic payment received by an individual Indian pursuant to the Class Action Settlement Agreement in the case entitled *Elouise Cobell et al. v. Ken Salazar et al.*, 816 F. Supp. 2d 10 (Oct. 5, 2011 D.D.C.), as provided in the Claims Resolution Act of 2010 (Pub. L. 111-291)
 - (y) Major disaster and emergency assistance received by individuals and families under the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Pub. L. 93-288, as amended) comparable disaster assistance provided by States, local governments, and disaster assistance organizations shall not be considered as income or a resource when determining eligibility for or benefit levels under federally funded income assistance or resource-tested benefit programs (42 U.S.C. 5155(d)).
 - (z) Payments made from the proceeds of Indian tribal trust cases as described in Notice PIH 2013-30. "Exclusion from Income of Payments under Recent Tribal Trust Settlements" (25 U.S.C. 117b(a))

<p>PART II: ADJUSTED INCOME</p> <p>HUD regulations require PHAs to deduct from annual income any of five mandatory deductions for which a family qualifies. The resulting amount is the family’s adjusted income. Mandatory deductions are found in 24 CFR 5.611.</p>
<p>5.611(a) Mandatory deductions. In determining adjusted income, the responsible entity (PHA) must deduct the following amounts from annual income:</p> <p>(1) \$480 for each dependent;</p> <p>(2) \$400 for any elderly family or disabled family;</p> <p>(3) The sum of the following, to the extent the sum exceeds three percent of annual income:</p> <p>(i) Unreimbursed medical expenses of any elderly family or disabled family;</p> <p>(ii) Unreimbursed reasonable attendant care and auxiliary apparatus expenses for each member of the family who is a person with disabilities, to the extent necessary to enable any member of the family (including the member who is a person with disabilities) to be employed. This deduction may not exceed the earned income received by family members who are 18 years of age or older and who are able to work because of such attendant care or auxiliary apparatus; and</p> <p>(4) Any reasonable childcare expenses necessary to enable a member of the family to be employed or to further his or her education.</p>
<p>PERMISSIVE DEDUCTIONS [24 CFR 5.611(b)(1)]</p> <p>Permissive deductions are additional, optional deductions that may be applied to annual income. As with mandatory deductions, permissive deductions must be based on need or family circumstance and deductions must be designed to encourage self-sufficiency or other economic purpose. If the PHA offers permissive deductions, they must be granted to all families that qualify for them and should complement existing income exclusions and deductions [PH Occ GB, p. 128].</p> <p>The <i>Form HUD-50058 Instruction Booklet</i> states that the maximum allowable amount for total permissive deductions is less than \$90,000 per year.</p> <p><u>HACA Policy</u></p> <p>HACA will deduct child support payments up to \$480 annually, per child, made by any member of the family for the support and maintenance of any child who does not reside in the household. In order to verify payment, such payments must be tendered through an appropriate, governing child support collection entity. Payments must be verifiable by HACA.</p> <p>PART III: CALCULATING RENT</p> <p>The first step in calculating income-based rent is to determine each family’s total tenant payment (TTP). Then, if the family is occupying a unit that has tenant-paid utilities, the utility allowance is subtracted from the TTP. The result of this calculation, if a positive number, is the tenant rent. If the TTP is less than the utility allowance, the result of this calculation is a negative number, and is called the utility reimbursement, which may be paid to the family or directly to the utility company by the PHA.</p> <p>TTP Formula [24 CFR 5.628]</p> <p>HUD regulations specify the formula for calculating the total tenant payment (TTP) for a tenant family. TTP is the highest of the following amounts, rounded to the nearest dollar:</p> <ul style="list-style-type: none">• 30% of the family’s monthly adjusted income (adjusted income is defined in Part II).• 10% of the family’s monthly gross income (annual income, as defined in Part I, divided by 12).• The welfare rent (in as-paid states only).• A minimum rent between \$0 and \$50 that is established by the PHA. <p>The PHA has authority to suspend and exempt families from minimum rent when a financial hardship exists.</p>

Welfare Rent [24 CFR 5.628]HACA Policy

Welfare rent does not apply in this locality.

Minimum Rent [24 CFR 5.630]HACA Policy

The minimum rent for this locality is \$25.

Optional Changes to Income-Based Rents [24 CFR 960.253(c)(2) and PH Occ GB, pp. 131-134]

PHAs have been given very broad flexibility to establish their own, unique rent calculation systems as long as the rent produced is not higher than that calculated using the TTP and mandatory deductions. At the discretion of the PHA, rent policies may structure a system that uses combinations of permissive deductions, escrow accounts, income-based rents and the required flat and minimum rents.

The PHA's minimum rent and rent choice policies still apply to affected families. Utility allowances are applied to PHA designed income-based rents in the same manner as they are applied to the regulatory income-based rents.

The choices are limited only by the requirement that the method used not produce a TTP or tenant rent greater than the TTP or tenant rent produced under the regulatory formula.

HACA Policy

HACA chooses not to adopt optional changes to income-based rents.

Ceiling Rents [24 CFR 960.253 (c)(2) and (d)]

Ceiling rents are used to cap income-based rents. They are part of the income-based formula. If the calculated TTP exceeds the ceiling rent for the unit, the ceiling rent is used to calculate tenant rent (ceiling rent/TTP minus utility allowance). Increases in income do not affect the family since the rent is capped. The use of ceiling rents fosters upward mobility and income mixing.

Because of the mandatory use of flat rents, the primary function of ceiling rents now is to assist families who cannot switch back to flat rent between annual reexaminations and would otherwise be paying an income-based tenant rent that is higher than the flat rent.

Ceiling rents must be set to the level required for flat rents (which will require the addition of the utility allowance to the flat rent for properties with tenant-paid utilities) [PH Occ GB, p. 135].

HACA Policy

HACA has implemented ceiling rents, which are set at a level equivalent to the flat rent schedule, plus utility allowance, if applicable.

Utility Reimbursement [24 CFR 960.253(c)(3)]

Utility reimbursement occurs when any applicable utility allowance for tenant-paid utilities exceeds the TTP. HUD permits the PHA to pay the reimbursement to the family or directly to the utility provider.

HACA Policy

HACA will make utility reimbursements to the family.

PRORATED RENT FOR MIXED FAMILIES [24 CFR 5.520]

HUD regulations prohibit assistance to ineligible family members. A *mixed family* is one that includes at least one U.S. citizen or eligible immigrant and any number of ineligible family members. The PHA must prorate the assistance provided to a mixed family. The PHA will first determine TTP as if all family members were eligible and then prorate the rent based upon the number of family members that actually are eligible. To do this, the PHA must:

- (1) Subtract the TTP from the PHA-established flat rent applicable to the unit. The result is the maximum subsidy for which the family could qualify if all members were eligible (family maximum subsidy).
- (2) Divide the family maximum subsidy by the number of persons in the family to determine the maximum subsidy per each family member who is eligible (member maximum subsidy).
- (3) Multiply the member maximum subsidy by the number of eligible family members.

- (4) Subtract the subsidy calculated in the last step from the PHA-established flat rent applicable to the unit. This is the prorated TTP.
- (5) Subtract the utility allowance for the unit from the prorated TTP. This is the prorated rent for the mixed family.

HACA Policy

Revised Public Housing flat rents will be applied to a family's rent calculation at the first interim or annual reexamination after the revision is adopted. In instances where a mixed family's TTP is higher than the current flat rent amount for the family's bedroom size, HACA will apply the higher TTP for purposes of determining family rent.

FLAT RENTS AND FAMILY CHOICE IN RENTS [24 CFR 960.253]

Flat Rents [24 CFR 960.253(b)] (Reference to 6-III.E. in the HACA ACOP)

The flat rent is designed to encourage self-sufficiency and to avoid creating disincentives for continued residency by families who are attempting to become economically self-sufficient.

There is no utility allowance or reimbursement with flat rents. When the family elects to pay the flat rent, the flat rent amount quoted to the family by the PHA is the amount the family pays. Changes in family income, expenses or composition will not affect the flat rent amount because it is outside the income-based formula.

Public housing flat rents are needed also used to prorate assistance for a mixed family. A mixed family is one whose members include those with citizenship or eligible immigration status, and those without citizenship or eligible immigrations status [24 CFR 5.504].

Family Choice in Rents [24 CFR 960.253(a) and (e)]

Once each year, the PHA must offer families the choice between a flat rent and an income-based rent. The family may not be offered this choice more than once a year. The PHA must document that flat rents were offered to families under the methods used to determine flat rents for the PHA.

HACA Policy

The annual HACA offer to a family of the choice between flat and income-based rent will be conducted upon admission and upon each subsequent annual reexamination.

HACA will require families to submit their choice of flat or income-based rent in writing and will maintain such requests in the tenant file as part of the admission or annual reexamination process.

The PHA must provide sufficient information for families to make an informed choice. This information must include the PHA's policy on switching from flat rent to income-based rent due to financial hardship and the dollar amount of the rent under each option. However, if the family chose the flat rent for the previous year the PHA is required to provide an income-based rent amount only in the year that a reexamination of income is conducted or if the family specifically requests it and submits updated income information.

Switching from Flat Rent to Income-Based Rent Due to Hardship [24 CFR 960.253(f)]

A family can opt to switch from flat rent to income-based rent at any time if they are unable to pay the flat rent due to financial hardship. If the PHA determines that a financial hardship exists, the PHA must immediately allow the family to switch from flat rent to the income-based rent

HACA Policy

Upon determination by HACA that a financial hardship exists, HACA will allow a family to switch from flat rent to income-based rent effective the first of the month following the family's request.

Reasons for financial hardship include:

- The family has experienced a decrease in income because of changed circumstances, including loss or reduction of employment, death in the family or reduction in or loss of earnings or other assistance.
- The family has experienced an increase in expenses, because of changed circumstances, for medical costs, child care, transportation, education or similar items.
- Such other situations determined by the PHA to be appropriate.

HACA Policy

HACA considers payment of flat rent to be a financial hardship whenever the switch to income-based rent

would be lower than the flat rent [PH Occ GB, p. 137].

Establishing Flat Rents [24 CFR 960.253(b), United States Housing Act of 1937 (42 U.S. Code § 1437a(a)(2)(B)(i), Notice PIH 2014-12 and Notice PIH 2015-13]

Flat rents for public housing units are based on the market rent charged for comparable units in the private unassisted rental market. The flat rent should be equal to the estimated rent for which the PHA could promptly lease the public housing unit after preparation for occupancy. As required by Section 210 of the 2014 Appropriations Act and further amended by the 2015 Appropriations Act, PHAs must ensure that the flat rent is no less than the lower of 80 percent of:

1. the applicable Fair Market Rents established under Section 8(c) of the United States Housing Act of 1937; or
2. at the discretion of the Secretary, such other applicable fair market rental established by the Secretary that the Secretary determines more accurately reflects local market conditions and is based on an applicable market area that is geographically smaller than the applicable market area used for purposes of the applicable fair market rental under Section 8(c) of the United States Housing Act of 1937.

Notice PIH 2015-13 further identifies that the Small Area Fair Market Rentals (SAFMR) established by HUD satisfies the criteria identified as the second option. Whether the PHA chooses the FMR or the SAFMR, the flat rent is subject to utility adjustments. PHAs are now required to apply a utility allowance to flat rents. Flat rents at 80 percent of the FMR or SAFMR must be reduced by the amount of the unit's utility allowance, if any. Should the 80 percent threshold increase a family's existing rental payment by more than 35 percent, the new flat rent must be phased in to ensure existing rental payments do not increase by more than 35 percent annually.

Review of Flat Rents

The PHA must ensure that flat rents continue to mirror market rent values as well as comply with the provisions laid out in the 2014 Appropriations Act and PIH Notice 2014-12. No later than 90 days after HUD publishes new annual FMRs, PHAs must revise flat rents as necessary based on the rent reasonableness analysis and changes to the FMR. The PHA must offer changes to the flat rent to all new admissions and to existing families at the next annual rent option.

If the FMR falls from year to year, the PHA may, but is not required to, lower the flat rent to 80 percent of the current FMR.

HACA Policy

HACA will review flat rents on an annual basis, and adjust them as necessary to ensure that flat rents continue to mirror market rent values, are no less than 80% of the current applicable Fair Market Rents (FMR) or Small Area Fair Market Rents (SAFMR) and will not cause a family's existing rental payment to increase more than 35%. If the FMR or SAFMR is lower than the previous year, HACA may reduce flat rents to at least 80 percent of the current FMR or SAFMR.

PHAs that determine that reasonable rents would be less than 60 percent of the applicable FMR may choose to request an exception flat rent. In order to demonstrate the need for an exception flat rent, PHAs are required to submit a market analysis methodology that demonstrates the value for the unit. While HUD does not prescribe a particular formula for determining the market analysis, PHAs must compare the public housing unit in the area using the following factors:

- Location, quality, size, unit type, age of the unit, and
- Amenities, housing services, maintenance, and utilities the PHA will provide under the lease.

HACA Policy

If HACA determines that reasonable rents would be less than 60 percent of the applicable FMR, the HACA will request an exception flat rent and conduct the market survey.

Flat Rents and Earned Income Disallowance [A&O FAQs]

Because the EID is a function of income-based rents, a family paying flat rent cannot qualify for the EID even if a family member experiences an event that would qualify the family for the EID. If the family later chooses to pay income-based rent, they would only qualify for the EID if a new qualifying event occurred. A family currently paying flat rent that previously qualified for the EID while paying income based rent and is currently within their 24 month period would have the 12 months of full (100 percent) and phase-in (50 percent) exclusion continue while paying flat

rent as long as the employment that is the subject of the exclusion continues, and the 24-month lifetime limit would continue uninterrupted. A family paying flat rent could therefore see a family member's 48 24-month lifetime limit expire while the family is paying flat rent.

Flat Rents and Mixed Families [A&O FAQs]

Mixed families electing to pay flat rent must first have a flat rent worksheet completed to see if the flat rent must be prorated. The worksheet is located in Appendix III of the *Form HUD-50058 Instruction Booklet*.

Posting of Flat Rents

HACA Policy

HACA will publicly post the schedule of flat rents in a conspicuous manner in the applicable HACA community's bulletin board as well as at HACA's Central Office.

Documentation of Flat Rents [24 CFR 960 Interim Rule]

The PHA is not required to maintain documentation regarding the PHA's methods of determining a unit's flat rent, as the process setting flat rents is now less reliant upon discretionary actions by the PHA, except in the case of exception requests, which require documentation provided by PHAs.

CHANGES AFFECTING INCOME OR EXPENSES

Interim reexaminations can be scheduled either because HACA has reason to believe that changes in income or expenses may have occurred, or because the family reports a change.

Criteria of Substantial Deviation and Significant Amendments

U.S. Department of Housing and Urban Development (HUD) statute, Public and Indian Housing (PIH) Notice 99-51, requires that public housing authorities explain "substantial deviations" from the 5-Year Plan in their Annual Plans. The statute also provides that, while public housing authorities may change or modify their plans or policies described in them, any "significant amendment or modification" to the plan would require public housing authorities to submit a revised PHA Plan that has met full public process requirements. The Housing Authority of the City of Austin defines the following circumstances will constitute as a significant amendment/modification to this agency's PHA plan:

*Changes made to the admissions policies, organization of the waiting list and/or tenant rent payments;

*Addition of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan) or changes in use of replacement reserve funds under the Capital Fund in the amount of 20% or more of the annual grant;

*Any changes with regard to demolition or disposition, designation, homeownership programs or conversion activities.

A substantial deviation may be defined as a loss and/or inadequate funding for a program, reallocation of funding to sustain programs and/or a change in regulatory requirements governing a program, thus requiring the PHA to amend its agency plan.

As part of the Rental Assistance Demonstration (RAD), HACA is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items per PIH Notice 2012-32, Rev-2:

- a. The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance;
- b. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- c. Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- d. Changes to the financing structure for each approved RAD conversion.

New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N

- ☐ ☒ Hope VI or Choice Neighborhoods.
- ☒ ☐ Mixed Finance Modernization or Development. (See Conversion of Public Housing under RAD)
- ☒ ☐ Demolition and/or Disposition.
- ☐ ☒ Conversion of Public Housing to Tenant Based Assistance.
- ☒ ☐ Conversion of Public Housing to Project-Based Assistance under RAD.
- ☒ ☐ Project Based Vouchers.
- ☒ ☐ Units with Approved Vacancies for Modernization.
- ☒ ☐ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.

Demolition and/or Disposition

HACA currently operates 22 scattered site homes as part of our public housing inventory. To expand homeownership opportunities available to public housing residents, in Fiscal Year 2016-2017, HACA will consider HUD's Rental Assistance Demonstration (RAD) program, or alternatively, an application for the disposition of these scattered site homes under Section 32 of HUD's Homeownership Program. Should HACA proceed with either program, these homes will be placed in HACA's Homeownership Program and each tenant will have the First Right of Refusal to purchase their home. If approved for disposition, HACA will transfer these homes into Equity Community Land Trust (CLT) to ensure the preservation of affordable housing.

Additionally, HACA received the final approval for both the demolition/disposition of the Rio Lado (TX 20) Apartments. The apartments were removed from the HUD PIC system and razed in September 2016. HACA is working with the HUD field office for the release of the Declaration of Trust.

Conversion of Public Housing under Rental Assistance Demonstration (RAD) Program

HACA is firmly committed to improving the quality of life for its residents and providing deeply affordable housing to extremely low to moderately low income individuals and families. Through the Rental Assistance Demonstration (RAD) program, HACA will continue to own its properties and provide its residents with expanded choices and opportunities. HACA will also have the ability to evaluate and immediately address many needed capital improvements and provide additional amenities currently not offered in its public housing portfolio. HACA will continue to serve the same population, provide workforce development, health & wellness, and educational programs/assistance, as well as access new funding sources for property and amenity improvements. The RAD program offers HACA an opportunity to transition from its current public housing funding platform to a more stable, predictable and sustainable funding source, the Project Based Rental Assistance (PBRA) program, administered by HUD. The same families who are eligible today for public housing will be eligible for the PBRA program.

HACA currently has 1,839 units of traditional public housing. For the past 15 years, HACA has achieved a High Performer designation in the operations of our public housing program. Due to ongoing federal budget cuts and the implications of those cuts for public housing authorities across the country, HACA submitted applications/reservations in December of 2013 for the entire public housing portfolio to be entered onto the Rental Assistance Demonstration program waiting list. The RAD program provides the authority to convert various housing programs to long-term project-based Section 8 rental assistance and serve as a tool in addressing the large capital needs of public housing by providing HACA with access to private sources of capital to repair and preserve its affordable housing assets. More specifically, this program may allow HACA the ability to address needed capital improvements and offer additional amenities, including safety improvements, air conditioning, electrical and plumbing system upgrades, interior and exterior renovations, site enhancements, and grounds and landscaping for greater accessibility for

families, persons with disabilities and others with special needs.

In April 2015, HACA received nine (9) Commitment to enter into a Housing Assistance Payments Contracts (CHAPs) for the properties listed below under RAD Phase I. Additionally, HACA completed the required RAD Physical Condition Assessments (RPCAs) for each property to determine the amount of capital improvements needed. To continue with the RAD conversion process, HACA submitted Financing Plans to the U.S. Department of Housing and Urban Development (HUD) to include state tax credit applications/modernization plans for eight properties. HACA removed Gaston Place from RAD Phase I conversions. HACA received RAD Conversion Commitment (RCC) for these properties with a tentative closing date of October 31, 2016. All eight properties must be fully converted to become Project Based Rental Assistance properties by 2017.

The Second Phase of RAD will consist of converting final nine properties and Gaston Place (from RAD Phase I) to the Project-Based Section 8 Rental Assistance. As many of these properties will need extensive rehab, HACA will use different financing mechanisms, e.g. Low Income Housing Tax Credits/Bonds with Low Income Housing Tax Credits/FHA Financing, to provide full modernization. Some properties may require relocation of the residents for an extended period of time to be complete all the modernization required. HACA will strive to have a "one for one replacement" and may look to provide additional affordable housing units at sites where feasible.

Public Housing Developments Approved for RAD Conversion for Phase I

Property/ PIC ID	Type of Units Pre-RAD and Post-RAD *no change	Change in # Units	# of Units	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	Transfer of Assistance / De Minimis Reduction / Unit Configuration	Capital Fund Allocation	Energy Performance Contract
Gaston Place */ TX001000009	Elderly / Disabled*	None	100	96	4	-	-	-	N/A	\$113,737	\$71,727
Bouldin Oaks / TX001000010	Family*	None	144	54	58	22	10	-	N/A	\$184,734	\$230,260
Georgian Manor / TX001000012	Family*	None	94	38	38	14	4	-	N/A	\$119,678	\$117,613
North Loop / TX001000015	Elderly / Disabled*	None	130	125	5	-	-	-	N/A	\$146,686	\$144,364
Northgate / TX001000016	Family*	None	50	20	18	8	3	1	N/A	\$72,375	\$65,499
Coronado Hills / TX001000016	Family*	None	48	12	32	4	-	-	N/A	\$69,480	\$62,879
Shadowbend / TX001000017	Family*	None	50	18	20	9	2	1	N/A	\$65,136	\$69,214
Manchaca Village / TX001000017	Family*	None	33	12	12	6	2	1	N/A	\$42,990	\$45,681
Manchaca II / TX001000017	Family*	None	33	12	13	7	1	-	N/A	\$42,990	\$45,681
TOTAL			682	387	200	70	22	3		\$857,806	\$852,918

*For the (9) nine proposed properties, HACA does not anticipate displacement of any residents or a change in the types or number of units during or after the RAD conversion process.*Gaston Place removed from RAD PHASE I and placed in RAD Phase II.

Public Housing Developments Considered for RAD Conversion for Phase II

Property/ PIC ID	Type of Units Pre-RAD and Post-RAD	Change in # Units *	# of Units	1 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	Transfer of Assistance / De Minimis Reduction / Unit Configuration	Capital Fund Allocation	Energy Performance Contract **
Chalmers Courts / TX001000001	Family	None*	158	-	82	48	18	10	-	*		90,300
Rosewood Courts / TX001000002	Family	None*	126	8	48	50	14	6	-	*		67,275
Salina/ TX001000008	Elderly / Disabled	None*	32	16	16	-	-	-	-	*		17,361
Santa Rita Courts / TX001000003	Family	None*	97	-	15	36	34	10	2	*		70,007
Booker T Washington / TX001000005	Family	None*	216	-	15	60	103	34	4	*		181,074
Lakeside / TX001000007	Elderly / Disabled	None*	164	48	92	23	1	-	-	*	\$290,000	76,120
Meadowbrook / TX001000004	Family	None*	160	-	-	100	37	20	3	*	\$140,000	122,675
Thurmond Heights / TX001000011	Family	None*	144	-	54	58	22	10	-	*	\$282,000	89,379
Goodrich /	Family	None*	40	-	16	15	4	5	-	*		21,355

TX001000013												
Scattered Site Homes / TX001000027	Family	None*	22	-	-	-	18	4	-	*		charged to (3) AMPS
TOTAL			1159	72	338	390	251	99	9		\$712,000	\$938,255

*Change in #Units: For the (9) nine proposed properties under RAD Phase II, HACA does anticipate there will be some displacement of residents and a possible change in the types or number of units during or after the RAD conversion process. This may include new additional units to each property as feasible and or a transfer of units to other properties existing in current HACA Public Housing properties or Austin Affordable Housing Corporation's portfolio, a subsidiary of HACA.

** Energy Performance Contract: On October 6, 2016, HUD amended the Energy performance Contract(EPC) to remove 48.7% of the debt service and the \$938,255 in annual savings from the EPC starting October 2016 for RAD Phase II properties.

Conversion Process:

Upon conversion to RAD, HACA's Capital Fund budget will be reduced by \$857,806 for RAD Phase I and by \$938,255 for RAD Phase II, this is the pro rata share of Public Housing Developments converted as part of the Demonstration. HACA may borrow funds to address these capital needs. Additionally, HACA may address any outstanding debt for each property associated with HACA's current Energy Performance Contract. This may result in additional reductions of capital or operating funds.

RAD Program Elements Affecting Resident Rights and Participation , Waiting List and Grievance Procedures for PBRA (Note: these requirements have been adopted)

Under RAD, HACA residents will continue to receive many of the same protections as they currently do under the HACA Public Housing program. These protections include, but are not limited to: 1.) no re-screening of current residents; 2.) same selection criteria and income limits used; 3.) families have the right to return and receive relocation assistance if displaced due to rehabilitation or construction; 4.) resident councils will continue to advocate for residents; 5.) families may stay in an under-occupied unit until an appropriate size unit becomes available; 6.) only current residents on flat rents would possibly see an increase in rent; 7.) grievance and termination policies would remain the same; 8.) current participants of the Family Self-Sufficiency program will continue to be eligible; 9.) current residents who are receiving the Earned Income Disregard (EID) exclusion will continue to receive the exclusion; and 10.) current residents can continue to have pets. Other protections will also apply.

Project Based Rental Assistance Requirements

(Section 1.7 of PIH Notice 2012-32, REV-2 and the Joint Housing PIH Notice H-2014-09/PIH -2014-17)

Tenant Protections Under Joint PIH Notice H-2014-09/ PIH 2014-17

1. Right to Return and Relocation

Any resident that may need to temporarily be relocated to facilitate rehabilitation or construction has the right to return to an assisted unit at the Covered Project once rehabilitation or construction is completed. Permanent involuntary displacement of residents may not occur as a result of a project's conversion of assistance, including, but not limited to, as a result of a change in bedroom distribution, a de minimis reduction of units, the reconfiguration of efficiency apartments, or the repurposing of dwelling units in order to facilitate social service delivery. Where the transfer of assistance to a new site is warranted and approved, residents of the Converting Project will have the right to reside in an assisted unit at the new site once rehabilitation or construction is complete.

Tenant Protections Under Section 1.7.B (PBRA)

1. No re-screening of tenants upon conversion

Pursuant to RAD Statute, at conversion, current households are not subject to rescreening, income eligibility, or income targeting provisions. Consequently, current households will be grandfathered for conditions that occurred prior to conversion but will be subject to any ongoing eligibility requirements for actions that occur after conversion.

2. Under-Occupied Unit

If at the time of conversion, an eligible family assisted under the HAP contract is occupying a unit that is larger than appropriate because of the family's composition, the family will be permitted to continue to occupy the unit until such a time as an appropriate-sized unit becomes available in the Covered Project. When an appropriate sized unit becomes available in the Covered Project, the family living in the under-occupied unit must move to the appropriate-sized within a reasonable period of time. In order to allow the family to remain in the under-occupied unit until an appropriate sized unit becomes available in the Covered Project, HUD is waiving the portion of 24 CFR § 880.605 that assumes the unit has become under-occupied as the result of a change in family size.

3. Phase-in of tenant rent increased

	<p>If resident's monthly rent increases by the greater of 10 percent or \$25.00 purely as a result of conversion, the rent increase will be phased in over 3 years, which a PHA may extend to 5 years. To implement this provision, HUD is specifying alternative requirements for section 3(a)(1) of the Consolidated and Further Continuing Appropriations Act of 2012 (the Act), as well as 24 CFR § 880.201 (definition of "total tenant payment"), to allow for the phase-in of tenant rent increases. A PHA must set the length of the phase-in period to be three years, five years or a combination depending on circumstances.</p>
	<p>4. FSS and Ross-SC programs</p> <p>Public Housing residents that are currently Family Self-Sufficiency (FSS) participants will continue to be eligible for FSS once their housing is converted under RAD. All Project Owners will be required to administer the FSS program in accordance with the requirements of 24 CFR 984, the participants' contracts of participation, and future guidance published by HUD. Project Owners will be allowed to use any funds already granted FSS coordinator salaries until such funds are expended. All Project Owners will be required to provide both service coordinators and payments to the escrow until the end of the Contract Participation for each resident. Upon conversion, already escrowed funds for FSS Participants shall be transferred into the PBRA escrow account and be considered PBRA funds, thus reverting to PBRA if forfeited by the FSS participant. Through waiver in PIH Notice 2012-32 (HA), REV-2, FSS funds awarded in FY14 and prior FSS funds may be used to continue to serve FSS participants living in the units converted under RAD to PBRA. Pursuant to FY 2015 Appropriations Act any FSS funds awarded in FY 2015 (and forward if the provision is extended), may be used to also serve any other PBRA resident, affected by RAD or not.</p> <p>Current ROSS-SC grantees will be able to finish out their current ROSS-SC grants once their housing is converted under RAD. However, once the property is converted, it will no longer be eligible to be counted towards the unit count for future ROSS-SC grants nor will its residents be eligible to be served by future ROSS-SC, as ROSS-SC, by statute, can serve only public housing residents.</p>
	<p>5. Resident Participation and Funding</p> <p>Residents of Covered Projects with assistance converted to PBRA will have the right to establish and operate a resident organization in accordance with 24CFR Part 245 (Tenant participation in Multifamily Housing Projects). In addition, residents will be eligible for resident participation funding.</p>
	<p>6. Termination Notification</p> <p>Pursuant to RAD Statute, HUD is incorporating additional termination notification requirements to comply with Section 6 of the Act for public housing projects converting assistance under RAD, that supplement notification requirements in regulations at 24 CFR § 880.607 and the Multifamily HUD Model Lease.</p> <ol style="list-style-type: none"> a. Termination of Tenancy and Assistance <p>The termination procedure for RAD conversions to PBRA will additionally require that Project Owners provide adequate written notice of termination of the lease which shall not be less than:</p> <ol style="list-style-type: none"> i. A reasonable period of time, but not to exceed 30 days: <ol style="list-style-type: none"> o If the health or safety of other tenants, Project Owner employees, or persons residing in the immediate vicinity of the premises is threatened; or o In the event of any drug-related or violent criminal activity or any felony conviction; or ii. 14 days in the case of nonpayment of rent. b. Termination of Assistance <p>In all other cases, the requirement at 24 CFR § 880.603, the Multifamily HUD Model Lease, and any other HUD multifamily administrative guidance shall apply.</p>
	<p>7. Grievance Process</p> <p>Due to the requirements in the RAD statute, HUD is incorporating resident procedural rights to comply with the requirements of Section 6 of the Act. In addition to program rules that require that tenants are given notice of covered actions under 24 CFR Part 245 (including increases in rent, conversions of a project from project paid-utilities to tenant-paid utilities, or a reduction in tenant paid utility allowances), HUD requires that:</p> <ol style="list-style-type: none"> a. Residents be provided with notice of the specific grounds of the Project Owner's proposed adverse action, as well as their right to an informal hearing with the Project Owner; b. Residents have the opportunity for an informal hearing with an impartial member of the Project Owner's staff within a reasonable period of time; c. Residents have the opportunity to be represented by another person of their choice, to ask questions of witnesses, have others make statements at the hearing, and to examine any regulations and any evidence relied upon by the Project Owner as the basis for the adverse action. With reasonable notice to the Project Owner, prior to the hearing and at the resident's own cost, residents may copy any documents or records related to the proposed adverse action; and

<p>d. Project Owners provide the resident with a written decision within a reasonable period of time stating the grounds for the adverse action and the evidence the Project Owner relied on as the basis for the adverse action.</p> <p>The Project Owner will be bound by decisions from these hearings, except if the:</p> <ol style="list-style-type: none"> Hearing concerns a matter that exceeds the authority of the impartial party conducting the hearing. Decision is contrary to HUD regulations or requirements, or otherwise contrary to federal, State, or local law. <p>If the Project Owner determines that it is not bound by a hearing decision, the Project Owner must promptly notify the resident of this determination, and of the reasons for the determination.</p>
<p>8. Earned Income Disregard</p> <p>Tenants who are employed and are currently receiving the EID exclusion at the time of the conversion will continue to receive the EID exclusion after conversion, in accordance with the regulations at 24 CFR § 960.255. After conversion, no other tenants will be eligible to receive the EID. If a tenant receiving the EID exclusion undergoes a break in employment, ceases to use the EID exclusion, or the EID exclusion expires in accordance with 24 CFR § 960.255, the tenant will no longer receive the EID exclusion and the Owner will no longer be subject to the provisions of 24 CFR § 960.255. Furthermore, tenants whose EID ceases or expires after conversion shall not be subject to the rent phase-in provision, as described in Section 1.7.B3; instead, the rent will automatically be adjusted to the appropriate rent level based upon tenant income at that time.</p>
<p>9. Jobs Plus (HACA was awarded a Jobs Plus Grant in 2016 with an ending date of 2020.)</p> <p>Jobs Plus grantees awarded FY14 and future funds that convert the Jobs Plus target project(s) under RAD will be able to finish out their Jobs Plus grant at that site unless significant relocation and/or change in the building occupancy is planned. If either is planned at the Jobs Plus target project(s), HUD may allow for a modification of the Jobs Plus work plan or may, at HUD's discretion, choose to end the Jobs Plus program at the project. If the program is continued, the Project Owner must agree to continue to implement the program according to HUD's program requirements.</p>
<p>10. When Total Tenant Payment Exceeds Gross Rent</p> <p>Under the PBRA program, assisted families are responsible for paying 30% of adjusted gross income towards rent and utilities, referred to as Total Tenant Payment (TTP). Under normal PBRA rules, a Project Owner must process a termination of assistance pursuant to section 8-5C of Housing Handbook 4530.3, REV-1 when the family's TTP has risen to a level that is equal to or greater than the contract rent, plus any utility allowance, for the unit (i.e. Gross Rent). In addition, section 8-6A.1 provides that, when terminating a tenant's assistance, the owner is to increase the tenant rent to the contract rent (assuming that the tenant does not receive the benefits of any other type of subsidy).</p> <p>For residents in place at the time of conversion to PBRA, as well as for new admissions, however, when TTP exceeds the contract rent plus any utility allowance, the Project Owner must refrain from processing a termination of assistance and must charge a tenant rent that is 30% of the household adjusted income, less the utility allowance in the contract. To this end, HUD is waiving sections 8-5 C and 8-6 A.1 of Housing Handbook 4350.3, REV-1. In such cases, the tenant will still be considered a Section 8 tenant and will still have the rights and be subject to the requirements of Section 8 tenants: Tenants will retain all the rights under the Model Lease, including the right to occupy the unit, as well as those provided through this Notice, and tenants will still be subject to the Section 8 tenants, including the requirements concerning reexamination of family income and composition found in 24 CFR § 5.657 and 880.603(c). Owners are not required use the Enterprise Income Verification (EIV) system for such families. Assistance may be subsequently may be reinstated if the Tenant becomes eligible for assistance. In the event that the tenant moves out, the Project Owner must select an applicant from the waiting list who meets the applicable income limits for the project.</p> <p>The Project Owner is not required to process these individuals through Multifamily Housing's Tenant Rental Assistance Certification System (TRACS). All normal actions for the contract rent shall continue for these units, including application of the Operating Cost Adjustment Factor (OCAF) adjustment to the contract rent indicated in the HAP contract-since the OCAF adjusted rent will still be in effect whenever the unit is occupied by a family eligible for rental assistance.</p>
<p style="text-align: center;">Tenant Protections Under Section 1.7.C (PBRA)</p>
<p>1. Establishment of Waiting List</p> <p>The Project Owner can utilize a project-specific or community waiting list. The PHA shall consider the best means to transition applicants from the current public housing waiting list, including:</p>

	<ol style="list-style-type: none"> i. Transferring an existing site-based waiting list to a new site-based waiting list. If the PHA is transferring the assistance to another neighborhood, the PHA must notify applicants on the wait-list of transfer of assistance, and on how they can apply for residency at the new project site or other sites. Applicants on a project-specific waiting list for a project where the assistance is being transferred shall have priority on the newly formed waiting list for the new project site in accordance with the date and time of their application to the original project's waiting list. ii. Informing applicants on the site-based waiting list on how to apply for a community-wide waiting list. iii. Informing applicants on a public housing community-wide list on how to apply for a new community-wide or site-based waiting list. If using a site-based waiting list, PHAs shall establish a waiting list in accordance to 24 CFR § 903.7(b)(2)(ii)-(iv) to ensure the applicants on the PHA's public housing community-wide waiting list have been offered placement on the converted project's initial waiting list. In both cases, PHAs have the discretion to determine the most appropriate means of informing applicants on the public housing community-wide waiting list, given the number of applicants, PHA resources, and admission requirements of the projects being converted under RAD. A PHA may consider contacting every applicant on the public housing waiting list via direct mailing, advertising the availability of housing to the population that is less likely to apply, both minority and non-minority groups, through various forms of media (e.g., radio stations, posters, newspapers) within the marketing area; informing local non-profit entities and advocacy groups (e.g., disability rights groups); and conducting other outreach as appropriate. Applicants on the agency's public housing community-wide waiting list who wish to be placed on the newly established site-based waiting list must be placed in accordance with the date and time of their original application to the centralized public housing waiting list. Any activities to contact applicants on the public housing waiting list must be conducted in accordance with the requirements for effective communication with persons with disabilities at 24 CFR § 8.6 and the obligation to provide meaningful access for persons with limited English proficiency (LEP). <p>A PHA must maintain any site-based waiting list in accordance with all applicable civil rights and fair housing laws and regulations.</p> <p>To implement this provision, HUD is specifying alternative requirements for 24 CFR § 880.603 regarding selection and admission of assisted tenants. However, after the initial waiting list has been established, the PHA shall administer its waiting list for the converted project in accordance with 24 CFR § 880.603.</p> <p>2. Choice Mobility</p> <p>HUD seeks to provide all residents of Covered Projects with viable Choice-Mobility options. PHAs that are applying to convert the assistance of a project to PBRA are required to provide a Choice-Mobility option to residents of Covered Projects in accordance with the following:</p> <ol style="list-style-type: none"> i. Resident Eligibility. Residents have a right to move with tenant-based rental assistance (e.g., Housing Choice Voucher (HCV) the later of: (a) 24 months from the date of execution of the HAP or (b) 24 months after the move-in date. ii. Voucher Inventory Turnover Cap. Recognizing the limitation on the availability of turnover vouchers from year to year, a voucher agency would not be required, in any year, to provide more than one-third of its turnover vouchers to the residents of Covered Projects. While a voucher agency is not required to establish a voucher inventory turnover cap, if such a cap is implemented the voucher agency must create and maintain a waiting list in the order in which the requests from eligible households were received. iii. Project Turnover Cap. Also recognizing the limited availability of turnover vouchers and the importance of managing turnover in the best interests of the property, in any year, a PHA may limit the number of Choice-Mobility moves exercised by eligible households to 15% of the assisted units in the project. While a voucher agency is not required to establish a project turnover cap, if such a cap is implemented the voucher agency must create and maintain a waiting list in the order in which the requests from eligible households were received. <p>HUD's goal is to have all residents in the Demonstration offered a Choice-Mobility option within a reasonable time after conversion. However, as HUD recognizes that not all PHAs will have vouchers sufficient to support this effort, HUD will take the following actions:</p> <ul style="list-style-type: none"> • Provide voucher agencies that make such a commitment bonus points provided under the Section Eight Management Assessment Program (SEMAP) for deconcentration.
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- Grant a good-cause exemption from the Choice-Mobility Requirement for no more than 10% of units in the Demonstration. HUD will consider requests for good-cause exemptions only from the following types of PHAs:
 - Public housing-only agencies, defined as agencies that own units under a public housing ACC, but do not administer, directly or through an affiliate, a Housing Choice Voucher program; or
 - Combined agencies that currently have more than one-third of their turnover vouchers set-aside for veterans, as defined for the purpose of HUD-VASH, or homeless populations, as defined by 24 CFR § 91.5. To be eligible for this exemption, the PHA's admission policies must have been formally approved by the PHA's board prior to time of application. See Attachment -Choice Mobility Policy

On May 19, 2016, the HACA Board of Commissioners approved, by resolution, the submission of the Phase II Public Housing applications to the Rental Assistance Demonstration (RAD) Program. This board action allowed HACA to submit applications to the U.S. Department of Housing and Urban Development (HUD) to convert the remaining nine Public Housing properties under the Rental Assistance Demonstration Program: Chalmers Courts (TX1), Rosewood Courts (TX2), Santa Rita Courts (TX3), Meadowbrook Apartments (TX4), Booker T. Washington Terraces (TX5), Lakeside (TX7), Salina Apartments (TX8), Thurmond Heights (TX9), Goodrich (TX13) and Scattered Sites. These applications for the Phase II properties were submitted on July 15, 2016. HACA is awaiting the award of the Commitment to enter into a Housing Assistance Payments Contracts (CHAPs).

Project-Based Vouchers

The project-based voucher (PBV) program allows PHAs that already administer a tenant-based voucher program under an annual contributions contract (ACC) with HUD to take up to 20 percent of its voucher program budget authority and attach the funding to specific units rather than using it for tenant-based assistance [24 CFR 983.6]. PHAs may only operate a PBV program if doing so is consistent with the PHA's Annual Plan, and the goal of deconcentrating poverty and expanding housing and economic opportunities [42 U.S.C. 1437f(o)(13)].

HACA may operate a project-based voucher program that utilizes up to 200 tenant based vouchers.

HACA may decide to project-base vouchers above the 200 voucher limit (but no more than 20 percent of its voucher program budget authority), if HUD publishes a notice making available PBV for HUD-VASH vouchers or for other PBV special purpose vouchers or for a project that would provide affordable housing for low-income or homeless veterans.

For the entire policy on project-based vouchers, please refer to the Section 8 Administrative Plan, Chapter 17, located on the HACA website: www.hacanet.org.

Units with Approved Vacancies for Modernization

HACA currently has 40 units off-line for Phase III of the modernization of Thurmond Heights (TX11). HACA is currently working with HUD for the approval to take the final 42 units off-line to complete the extensive renovation at the property. Scope of work includes, but is not limited to, improved floor plans for better functionality of units, with adjusted kitchen cabinet layouts, relocating washer/dryer connections, adding cabinets, ceramic tile floors, new/upgraded trim and case work, utilizing tank-less water heaters, for improved efficiencies, all new insulation, replacing & upgrading elec. wiring systems for higher capacity, exterior siding replacements and full exterior re painting, and other modernization facets. Units are also being retrofit with new, central HVAC systems that include high efficiency air conditioning.

Emergency Safety and Security Grants

	<p>Awarded June 23, 2016: HACA received \$248,569 through the 2016 Capital Fund Emergency Safety and Security Program to provide increased security measures at its Thurmond Heights property. This year's grant will provided much needed security fencing to deter trespassing, loitering and drug dealing at the Thurmond Heights property, increase cameras focused on the management office and community room that have suffered multiple break-ins, and provide additional lighting to include higher and brighter lights across the property. An initial meeting was held on July 26, 2016 to discuss planning and implementation of the Safety and Security Grant.</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan. 5-Year Plan Goals and Objectives.</p> <p>We are committed to Affordable Housing: We will revitalize our public housing assets, seek additional rental assistance vouchers, and advance innovative affordable housing solutions.</p> <ul style="list-style-type: none"> • Obtain additional rental assistance vouchers • Revitalize HACA's 19 public housing sites • Increase the number of affordable housing units • Improve collaboration with community and national partners • Increase the number of HACA residents who reach homeownership <p>HACA currently administers 449 VASH (Veterans Affairs Supportive Housing) vouchers.</p> <p>HACA is currently completing PHASE II of an Energy Performance Contract for nine public housing developments totaling nearly 1,000 units. This work includes the installation of new centralized heating, ventilation and air conditioning (HVAC) systems, Energy Star windows, upgraded electrical panels, new bathroom vents and insulation.</p> <p>Austin Affordable Housing Corporation, a nonprofit subsidiary of HACA, currently provides over 2,400 additional affordable housing units in Austin, helping to meet our community's need for additional affordable housing opportunity. AAHC has in its construction pipeline another 884 units to be completed by the end of 2018.</p> <p>HACA has partnered with Google Fiber, Austin Free Net, Rackspace, Austin Community College and many other community partners and funders to launch Unlocking the Connection, a first of its kind digital inclusion program that offers free Internet access, computer training and computers to all HACA public housing residents. This nationally recognized program served as the model for the White House initiative, ConnectHome, which aims to connect 275,000 low-income households and nearly 200,000 children.</p> <p>Unlocking the Connection Phase I - Computers are earned by residents who complete at least 80 percent of digital literacy classes – from 32 to 60 hours of instruction. The innovative feature of HACA's program is each individual who earns a device is trained on how to use the device and received Internet access. About 30 Section 8 households have earned refurbished computers.</p> <p>In September 2016, HACA closed on its 100th homeowner through its \$10,000 down payment assistance program administered by Austin Affordable Housing Corporation.</p> <p>We are committed to Resident Self Sufficiency and Quality of Life: We will promote individual responsibility and high expectations, and foster results-based community partnerships and programs focused on workforce development, wellness, safety and education.</p> <p>Workforce Development</p> <ul style="list-style-type: none"> • Public Housing residents will participate in job training and be placed in jobs. • Public Housing residents will participate in educational opportunities focused on employment. • Public Housing residents will participate in educational opportunities. • Public Housing residents will obtain training on financial literacy. • Coordinate other services for Public Housing residents that will lead to self-sufficiency. • Coordinate services for the Housing Choice Voucher residents that will lead to self-sufficiency.

- **Improve the employment skills and education level of Public Housing residents.**

Earn A Device

A critical component of Unlocking the Connection is access to a computer device. Austin Community college has committed to donating its retired devices to this initiative for all Public Housing residents who enroll in the “Earn a Device” program. This program provides residents an opportunity to earn a free refurbished computer upon completion of digital literacy education. In August, 2016, about 70 HACA households are expected to complete digital literacy training. Over 392 devices have been deployed.

Child Inc./Mainspring School:

HACA is partnering with Child Inc. and Mainspring School to provide Early Head start programming to HACA children age infant to 3 years. Child Inc. provides the federal Head Start grant; Mainspring Schools provides the teachers and curriculum and HACA provides the renovated building at Meadowbrook that was the former property management office. Thirty-two new children will be served per year with this program. With the building grand opening held on April 21, 2016, the program became fully operational and opened its doors on June 6th. Currently, all 16 slots in the new Early Head Start Classrooms have been filled, with 75% of them filled by HACA children. Mainspring has surpassed its current target of 70% (22 of 32) of slots filled with HACA children within the first six months, and hopes to maintain this ratio as families transition in and out of the program. Three newly enrolled Early Head Start participants also have siblings recently enrolled in Mainspring Schools preschool program, through HACA’s childcare voucher system, allowing significant support for these families to maintain employment and work toward self-sufficiency.

Jobs Plus Pilot Program- Booker T Washington and Chalmers Courts

The Jobs Plus ATX program was established by a \$2.7 million grant from HUD, and will expand job opportunities to residents at Chalmers Courts and Booker T. Washington. This is the largest competitive grant HACA has ever received for resident services. The Jobs Plus Pilot Program kicked off on July 1, 2016 with a celebration at Chalmers Courts. Special guests included community partners working collaboratively as part of the Jobs Plus program: Workforce Solutions Capital Area, the African American Youth Harvest Foundation, Austin Area Urban League, Austin Community College, BiG Austin, Capital IDEA, Economic Growth Business Incubator, Goodwill of Central Texas, Literacy Coalition, and Skillpoint Alliance. Many BTW and Chalmers residents attended and learned about the employment and training services available to them through Jobs Plus partners. Residents also learn about the financial benefits available under Jobs Plus – residents who go to work will not see their rent increase (from earned income) during the 4 years of the grant.

Skillpoint Alliance:

Skillpoint Alliance provides computer and workforce development training to help residents prepare for successful employment. HACA engages with Skillpoint Alliance to provide the Empower Computer Literacy and Gateway Programs.

- Gateway classes had been held at the Allen Training Center in Montopolis, where Skillpoint Alliance moved many of its rapid employment and workforce development training programs. Interested HACA participants were provided bus passes and other supports to attend these trainings as needed. A Certified Nurse Aide (CNA) class was held at FETC in June as space was unavailable at Allen Elementary. Based on space availability, Skillpoint will begin bringing back Gateway Programs to HACA sites in October or November 2016.
- The Empower Program was reignited in July 2016, as part of the multi-gen computer literacy training program for HACA adults and children. The program offers Empower intermediate computer training coupled with concurrent STEM and digital literacy programming for youth, and was hosted at Meadowbrook and Booker T. Washington. There was strong and fair attendance at Booker T. Washington and Meadowbrook, respectively. Another Empower class will not be offered at HACA until the new year, as Skillpoint undergoes a number of staff transitions.

Skillpoint STEM and “Multi-gen” Computer Training

Summer STEM Innovation Camps began at HACA on June 13, 2016, with Rosewood Courts hosting the first camp. Camps were also offered at Shadowbend and Northgate during the month of June. July camps included Santa Rita, Georgian Manor and Booker T. Washington. Funded through a second annual grant to HACA from the KDK Harman Foundation, the camps served youth ages 6 – 15. This year’s camps include three camps each focused on Zombie BioMed and Wearable Technology, respectively. Three HACA high school students served as co-facilitators for the camps, earning a stipend while gaining beneficial job and communication skills. This model was effective in

supporting successful STEM camps in the summer of 2015 and continued to prove successful this summer. HACA hopes that the success of its STEM Summer Camps provided by Skillpoint Alliance over the past two summers will continue to attract funding for future programming.

As part of the digital inclusion initiative, Skillpoint Alliance also planned a short-term multi-generation digital literacy immersion training for parents and their young children during the summer. Parents with children ages 3-12 were able to engage in computer training for two-weeks while their children concurrently engaged in STEM activities. This allowed parents to learn critical computer literacy skills without needing to find childcare. Multi-gen classes began on July 5, 2016 at Booker T. Washington and were extremely successful – with a total of 20 families participating (over 50 individuals total including adults and youth) and 18 parents completing the Empower Computer Training Program. The second cohort of multi-gen program participants began on July 18, 2016 at Meadowbrook's Flores Education and Training Center.

Lab Apprentice Program - LAP

Begun in September 2015, the LAP program offers computer lab assistance and support at the North Loop, Meadowbrook and Booker T. Washington computer labs, through the use of paid apprentices who have received foundational and ongoing monthly training in digital skills and computer lab monitoring. The Lab Apprentice Program is an opportunity for residents to build their technology skills and confidence, to support and train fellow residents, to assist their community, and to support skill-building and potential employment amongst themselves and their peers. In April 2016, through a second GTOPs grant, funding was awarded for the expansion of the LAP program to HACA's Lakeside and Gaston Place properties beginning in September 2016. The expansion will increase the number of LAP apprentices from 14 to 18, and will ultimately provide 500+ hours of support to residents per month at the five noted properties. An open application process for new LAP apprentices is set to begin in September 2016, for residents in good standing and who have met the prerequisite of completing a digital inclusion program and have the capacity to attend monthly training with Skillpoint Alliance.

Goodwill Industries:

HACA currently contracts with Goodwill for one full-time Career Navigator who maintains office hours at the Job Source Center at Rosewood, as well as at Meadowbrook and Georgian Manor. A new supervisor was assigned to the HACA contract, and a reorganization of staff and services occurred during the first few months of 2016. Goodwill was awarded funds through HACA's Workforce Development Continuum RFP to provide services to residents from April 2016 through March 2017, and is a key partner in HACA's Jobs Plus initiative. A new Career Navigator was hired to work with HACA residents in July, and replaces a staff member who left Goodwill to become part of the HACA Jobs Plus team. The new Career Navigator began performing full duties in August. These numbers reflect an adjusted transition caseload.

Austin Community College(ACC):

ACC services are being offered for 2016-2017 at five HACA locations. HACA's new Adult Education contact at ACC has shared that other standardized tests will be offered to adults in 2017 for high school equivalency from various providers; these are different than the current GED (General Education Diploma) exams that have long been the standard. These tests, referred to as HSE or High School Equivalency tests, will be discussed more with HACA staff so that they have a better understanding of how to market services to residents and help them choose the option to meet their needs. ACC began providing classes at HACA properties during the last week of August, offering High School Equivalency Level 1 at Thurmond Heights, Levels 2 and 3 at Georgian Manor, and ESL classes at Meadowbrook.

Education

- **Public Housing residents will reach their full educational potential. Certifications that improve employability will be obtained.**
- **Children will participate in case management in school and after school programming.**
- **Children will participate in after school enrichment programming.**
- **Students in higher education will participate in supportive services.**
- **Students will receive scholarships to assist with the cost of higher education.**
- **Parents will participate in parenting classes.**
- **Children will receive high scores on their report cards.**

Scholarships

In 2016, HACA and its nonprofit subsidiary, [Austin Pathways](#), awarded 56 renewable scholarships totaling \$87,250 to residents of its Public Housing and Housing Choice Voucher programs to pursue post-secondary education

opportunities at local institutions of higher education. Since 2001, over \$1 million in scholarships have been awarded to low-income students.

YES! Incentive Program:

HACA provides a \$15 gift card as an award to HACA youth who have achieved A/B honor roll and/or perfect attendance for each nine-week grading period. This year, HACA staff rewarded 129 youth who achieved A/B honor roll or perfect attendance for the entire school year day with an end of the year incentive trip to Main Event Entertainment Complex to celebrate their academic achievements.

Creative Action Program:

Creative Action provides afterschool and Saturday arts programming at Santa Rita through a grant provided by the City of Austin to serve the Holly Street neighborhood. Youth ages 6-13 engage in arts activities while working individually and cooperatively on social and emotional skills with the guidance of skilled teaching artists. A contract has been negotiated with Creative Action, under HACA Youth Leadership and Service RFP, to provide additional programming to young men and women through weekend and camp activities that will begin in October/November 2016. Summer programming at Santa Rita, which Creative Action has provided at no cost to HACA for the past three years.

Boys & Girls Club Programs:

The Boys & Girls Club provides on-site, off-site, afterschool, school break and summer activities for HACA youth. Programs include educational, cultural, drug-prevention, technology and recreational activities at the clubs throughout the year. HACA's Thurmond Heights, Chalmers Courts and Meadowbrook clubs serve HACA youth ages 5-18, with approximately 400 youth (+/- 10) participating across the three HACA clubs and the community-based East Austin club adjacent to BTW. More pointed skill-building, technology and sports programming will begin in September 2016.

Communities in Schools (CIS) Compass to College:

CIS staff at Travis and Eastside Memorial High Schools assists HACA high school students with career exploration, college tours, testing, financial aid applications and scholarship applications through Compass to College (C2C). The program was recognized with an Award of Excellence at the National NAHRO conference in October 2015. All five of the Senior C2C participants that graduated in June 2016, were accepted into at least one college. Four have enrolled for the fall and have begun classes, while one is currently seeking employment. With school having just begun on August 22nd, CIS is currently finishing planning for the 2016-17 Compass to College program and will re-ignite programming during mid-to-late September.

CIS School-Based Case Management:

CIS provides school-based case management to HACA youth who live at Rosewood, BTW, Chalmers, Santa Rita, Meadowbrook and Bouldin Oaks; Elementary school sites include Oak Springs, Zavala, Becker and Dawson; Middle school sites include Kealing and Fulmore; Travis High is the only High School site. Per the CIS Annual Report, submitted on August 15, 2016, there were 249 elementary, 66 middle and 30 high school aged that received regular and ongoing school based case management services throughout the school year – though 364 students were served in total, year-to-date. Summer brought a number of CIS Camps to HACA elementary school aged youth and museum and other educational outings to middle and high school aged youth.

CIS SmartKids Tutoring Program:

CIS SmartKids provides afterschool tutoring and enrichment activities at four HACA sites: BTW and Santa Rita (also serving Chalmers youth) – each four times per week, and Meadowbrook and Bouldin Oaks – each twice per week. During the duration of the school year, there were approximately 241 HACA youth that attended SmartKids, with 160 qualifying as “participants” by having attended the program ten times or more. The SmartKids Afterschool Tutoring program, which is part of the larger continuum of CIS services and works to complement CIS in-school Case Management and programming, ended on June 2, 2016 with the end of the school year. For SmartKids participants:

- 97% demonstrated improvement in at least one or more areas (academics, behavior, attendance).
- 71% identified with attendance needs demonstrated improvement in attendance.
- 86% identified with behavior needs demonstrated improvement in behavior.

Fatherhood Initiative:

I-DADS identifies fathers and father figures living on and/or frequently visiting HACA properties, and provides connections to job search, education, mentorship and resources for building healthy relationships. An overarching goal of the program is to provide support to fathers or important male figures who may have been absent from their

children's lives for some time, but who are making efforts to reengage with their children and their children's mother, to receive the resources necessary to do that. With only one program cohort in 2015, serving as a pilot, the Community Development team began to roll out this program to other HACA properties in April 2016. A second I-DADS cohort was conducted at Santa Rita Courts beginning in mid-April 2016, with 12 men participating in orientation and five social service/educational organizations present. Once a week support groups began in May, facilitated by Isaac Rowe, the founder of the Man in Me program. Another I-DADS cohort began at Chalmers Courts in late August in an effort to build on the momentum of the Jobs Plus initiative. ACC, AAUL, Beacon Workforce, Capital IDEA, Goodwill, Project Hope - Father Initiative and Skillpoint Alliance participated in the orientation.

Elderly/Safety

- **Senior Residents will participate in supportive services.**
- **Provide health service screening and education to vulnerable populations.**
- **Ensure for close relationship with the Austin Police Department.**
- **Ensure all public housing properties have HACA-paid patrols by peace officers at Public Housing sites.**
- **Ensure all public housing properties have a safety initiative.**
- **Provide HIV/AIDS education.**

SENIOR WELLNESS / AGING IN PLACE PROGRAM HIGHLIGHTS:

HACA's Elders Living Well program, in partnership with Family Eldercare, continues to promote a community in which older adults are active and engaged and the barriers to aging in place are proactively addressed. On-site Service Coordinators provide services that include: needs assessment, service coordination, case management, educational seminars, benefits counseling, and referral to evidence-based practices at each of HACA's Elderly/Disabled designated properties.

Services are maintained through HACA funding, as well as City of Austin Social Service and St. David's Foundation grants to Family Eldercare. Funds through the most recently awarded City of Austin grant became available in October 2015, allowing some previous evidence-based programs, wellness, exercise and socialization activities to be resumed at the properties – including brain boosters, creative writing classes, medication management training, and low-impact exercise. Family Eldercare's most recent contract amendment with HACA includes additional HACA funds to support the maintenance of three full time Service Coordinators (combined with Family Eldercare's aforementioned grants). Currently, Family Eldercare plays 57% of the cost for the three Service Coordinators for HACA residents and HACA pays 43%. The smallest of the HACA elderly/disabled designated properties, Salina has received less ongoing programming than the other participating properties, though individual service coordination has still been offered. In August of 2016, an art class began at Salina for service coordination participants.

CommUnity Care Health Clinic

A full service "Mobile" health care clinic continues to be held at the Flores Education and Training Center at Meadowbrook. On average, 15 – 18 HACA residents are seen across the two clinics provided each month, in addition to approximately another 30 local community members.

Central Texas Food Bank (CTFB) – Summer Lunch Program

For the fourth year in a row, HACA has partnered with the Central Texas Food Bank (formerly the Capital Area Food Bank) to participate in the USDA's Summer Lunch Program. With eight HACA residents from a variety of properties employed as lunch monitors and receiving a monthly stipend for program and site oversight and reporting, HACA has been able to offer this program at eight of its family properties.

Read and Feed Program

HACA also partnered with BookSpring this summer to offer a rotating Read and Feed program that visited three of the eight properties each Friday to read books with the participating youth. BookSpring volunteers read to the large group and in smaller age appropriate groups, and offered gently used books for the children to keep as well as new books that HACA has secured through the First Book program. This new collaboration was successful and HACA hopes to continue it in the future. The last week of the Summer Food Program, BookSpring completed a photo activity with participating youth to provide a keepsake in addition to the books that they were provided. Facebook and Twitter posts showed the volunteers reading with the youth and enjoying lunch together.

Any Baby Can:

Any Baby Can (ABC) provides parenting and leadership opportunities to HACA residents and their children. Using an evidenced-based curriculum, 6-week classes meet two times per week at selected properties. The properties include:

<p>Booker T. Washington, Meadowbrook, Georgian Manor, Thurmond Heights, Santa Rita, Chalmers and Rosewood Courts. Any Baby Can's current cohorts of parenting classes, which began at the very end of August and will continue through November, are being held at Thurmond Heights and Georgian Manor in the daytime and evening respectively. On average ten parents participate in parenting classes at each site, with 8 - 10 children participating in family development activities. Currently there are six families enrolled at Georgian Manor and nine families enrolled at Thurmond Heights.</p> <p>Huston-Tillotson Collaboration Through a recent Memorandum of Agreement with Huston-Tillotson University (HT), HT is providing outreach, education and prevention tools for substance abuse and HIV to 18-24 year olds at HACA's east Austin properties. De-identified resident information was provided to HT to allow them to conduct targeted outreach to households with members in this age group. HT's goal is to provide education and prevention mechanisms to support in this targeted age group from engaging in risky behaviors. Groups and services are offered to those that are interested. HT staff has been marketing the program at Resident Council meetings and attended the Jobs Plus kick-off event. HACA looks forward to continuing to strengthen its partnership with HT, who has also offered presentations on the new community health center on campus. To date, outreach has gone well, and HT has recruited a few program participants for its prevention program.</p> <p>Austin Police Department: HACA contracts with the Austin Police Department one full-time officer to serve as a community liaison for all HACA programs. Currently, HACA contracts 47 officers to patrol its public housing properties and to maintain public safety.</p> <p>Resident Safety Meetings: Public Housing resident councils and the Citywide Advisory Board meet on a monthly basis to voice safety concerns. These meetings are also attended by HACA staff and APD's police liaison who provide input and proactively address the needs of the residents.</p> <p>National Night Out For 16 years, HACA has participated and hosted National Night Out at many of its Public Housing properties. National Night Out is designed to heighten crime and drug prevention awareness; generate support and participation in crime efforts; and strengthen neighborhood spirit and police community relations.</p> <p>Smoke-Free Public Housing HACA implemented a smoke-free public housing policy effective September 1, 2015 that prohibits smoking all forms of tobacco, including e-cigarettes, within public housing units and common area and celebrated one year of resident success stories at the October 2016 Citywide Advisory Board meeting. HACA will follow the guidelines provided by the U.S. Department of Housing and Urban Development (HUD) Public and Indian Housing (PIH) Notice 2012-25 and continue with the Smoke-Free Policies in Public Housing.</p>
<p>We are committed to Exceptional Service: We will ensure a resident, partner and customer focused environment where all are treated with dignity and respect.</p>
<ul style="list-style-type: none"> • Improve customer service to residents, partners and other customers. • Increase opportunities for staff to better understand the people we serve. • Improve communication and collaboration with partners. <p>Customer Survey Since 2004, HACA has annually conducted a customer survey for all Public Housing residents, Section 8 clients, Section 8 landlords and agency vendors. For 2016, HACA increased its customer satisfaction score from 82% to 83.3%. HACA values input from our customers and clients, as well as vendors, to improve our operations and services.</p> <p>Employee Volunteer Opportunities HACA encourages all full-time employees to participate in agency-related and agency-promoted volunteer opportunities during working hours. Employees may volunteer up to eight (8) hours per month.</p> <p>Partner Communication</p>

<p>HACA seeks the input of many partners to be successful. HACA sought partner collaboration for the recent opening of the Housing Choice Voucher waitlist and continued collaboration on digital inclusion.</p>
<p>We are committed to Employee Engagement: We will invest in our staff, ensure accountability and effective communication, and promote an innovative, healthy and safe work environment, with training and leadership development opportunities.</p>
<ul style="list-style-type: none"> • Increase methods to communicate with employees. • Decrease the number of employee accidents. • Increase staff tenure. • Decrease health insurance utilization rate. • Increase leadership/professional growth opportunities. <p>HACA's communication to employees has expanded from a monthly newsletter to weekly electronic updates, a "Week in Review," and instantaneous postings on social media, i.e. Facebook, Twitter. HACA is in the process of redesigning its current website.</p> <p>Safety: Monthly safety meetings are held to address current safety issues. Each October, an annual driver safety awareness class is provided to all staff to reduce the number of HACA vehicle accidents. HACA has engaged with the Austin Police Department to provide active shooter/terroristic threat training for all employees and is in the process of finalizing its revised Emergency Action Plan.</p> <p>Staff Tenure: HACA currently has 239 employees and is budgeted for 230 employees. The average length of employment at HACA is 6.91 years a drop from 7.5 years in 2015. All HACA employees participate in a 401(a) defined contribution plan. Employees are vested at the rate of 20% per year and are fully vested after 5 years.</p> <p>Health Insurance Utilization Rate HACA holds on annual basis a Biometric screening for all employees and on-site flu shots. HACA encourages all employees to take advantage of various health programs provided on-site or through partnering vendors. In 2016, HACA partnered with Capital Metro and HACA's health insurance provider to offer smoking cessation classes to all employees.</p> <p>Tuition Reimbursement/Growth In 2015, HACA instituted a tuition reimbursement policy designed to help full-time employees of HACA and its subsidiaries pay for job-related or prospective job-related courses. HACA continues to fund this program to allow employees to take individual courses that are directly related to improving the knowledge and skills needed to perform the critical elements of the employee's current job at HACA, or needed for special job assignments or prospective job duties deemed mutually beneficial to HACA and the employee.</p>
<p>We are committed to Corporate and Environmental Sustainability: We will pursue new funding sources and entrepreneurial opportunities, ensure stewardship, maximize efficiency and promote environmentally friendly initiatives.</p>
<ul style="list-style-type: none"> • Increase sustainable cash flows through Southwest Housing Compliance Corporation. • Increase sustainable cash flows through Austin Affordable Housing Corporation. • Increase number of foundation or other grant funding. • Decrease HACA's impact on the environment. • Increase efficiency through the use of technology. • Increase value of investments and reduce the interest expense. • Ensure a sustainable and competitive salary structure. <p>Southwest Housing Compliance Corporation (SHCC) SHCC was founded by HACA in 2000 to serve as the Performance Based Contract Administrator for Texas and Arkansas providing administrative oversight for HUD's Project-Based Section 8 housing portfolio.</p> <p>In this highly specialized work, SHCC has built a reputation for excellence, creativity and integrity in the multifamily</p>

<p>industry. Further SHCC, has been widely recognized for its work with owners and agents to meet challenging HUD and other federal program requirements. Annually, SHCC administers \$370 million on behalf of HUD. Revenue generated from SHCC operations is used by HACA to support critical community development and self-sufficiency programming, including education, job training and health and wellness programs.</p> <p>Blueprint Housing Solutions</p> <p>In its second year, HACA and SHCC launched Blueprint Housing Solutions, a national consulting and services company, that assists public and private sector clients to deliver exceptional affordable housing and community development programs.</p> <p>Blueprint provides a full range of services to public housing authorities (PHAs), owners and agents of HUD subsidized multifamily housing and other affordable housing programs. The team is comprised of highly skilled and experienced HACA and SHCC senior level administrators with decades of experience, creativity and technical know-how.</p> <p>Austin Affordable Housing Corporation</p> <p>Recent studies underscore that Austin is now the most expensive rental market in Texas. The need for affordable rental housing far outweighs the current supply. Recognizing this critical need, HACA, through AAHC, is doing its part with a goal to increase its affordable housing inventory to “2020 by 2020” in the next five years. AAHC has exceeded this goal and currently has 2,422 units in its portfolio. AAHC continues to grow and currently has 804 units in the construction pipeline to be completed by 2018. In addition to serving as the catalyst for additional affordable housing, AAHC provides another source of revenue to fund HACA self-sufficiency programs.</p> <p>HUD STEM Energy and Economic Development (SEED) Demonstration Partnership</p> <p>On May 24, 2016 a kickoff meeting was held with Austin Energy, Austin Water, Texas Gas and Pecan Street as HACA SEED Project Charter signatories. This meeting also included representatives from HUD and the Department of Energy. These new partners will implement water and energy efficiency education, technology and tools at three HACA sites. Austin Energy will design a programmable thermostat energy efficiency study, create custom energy efficiency training for HACA residents and Energy Ambassadors, and evaluate how to provide HACA with improved Utility Allowance data. Austin Energy will provide about \$40,000 in LED light bulbs (~9,000 bulbs) to HACA as a result of this partnership. As a part of the agreement with Austin Energy, HACA will test Nest thermostats at Shadowbend and Thurmond Heights. Additionally, HACA resident Energy Ambassadors will provide educational support and assistance to others.</p> <p>Austin Pathways Foundation Funding</p> <p>With generous funding from sponsors including the Ford Foundation, Open Society Foundations, GTOPs and KDK-Harmon Foundation, the Unlocking the Connection initiative has been able to provide digital literacy services to residents from early childhood, to K-12 STEM programming, workforce development and senior services. These service providers include: United Way, Skillpoint Alliance, Latinitas, Goodwill of Central Texas, Boys and Girls Club and Austin Free-Net. Other key partners include: American YouthWorks, Any Baby Can, Communities in Schools and Family Eldercare. In total HACA has received almost \$850,000 in both monetary and gifts- in-kind donations.</p> <p>Recycling/Paperless Initiative</p> <p>HACA is a recognized Waste Smart partner with the City of Austin. HACA ensures the proper disposal of fluorescent lamps, light ballasts and batteries and has a robust recycling program at its properties. In 2015, HACA began its initial phase to “go paperless” by incorporating Laserfiche for the creation and retrieval of documents and continues with this process. When completed, this initiative will eliminate the need to store thousands of files and provide quick and convenient access to the customers we serve.</p>
<p>We are committed to Equal Opportunity for Housing:</p> <p>We will create an effective administration process to resolve complaints of poor customer service, discrimination and improve public relations.</p>
<ul style="list-style-type: none">• Ensure equal opportunity and affirmatively further fair housing by undertaking affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, age, familial status, and disability. In addition, HUD regulations provide for additional protections regarding sexual orientation, gender identity, and marital status.• Undertake affirmative measures to provide a suitable living environment for families living in assisted

	<p>housing, regardless of race, color, religion, national origin, sex, age, familial status, disability, sexual orientation, gender identity and or marital status;</p> <ul style="list-style-type: none"> • Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required; • Comply with the Violence Against Women Act (Victims of Domestic Violence) and any other federal, state or local law that provides greater protection for victims of domestic violence, dating violence sexual assault or stalking. • Continue its efforts to support and assist children and adult victims of domestic violence, dating violence, sexual assault, and stalking and will continue to establish collaborative programs with domestic violence service providers. • Provide Fair Housing training to HACA employees and community housing partners • Provide HACA clients with an opportunity to provide input and to evaluate HACA customer service. <p>HACA updated its Admissions and Continued Occupancy Policy (ACOP) and Section Administrative Plan to incorporate and implement all new VAWA guidelines in August 2016.</p> <p>HACA is committed to full compliance with federal, state and local fair housing laws and ordinances. Over the past year, HACA staff and the staff of our subsidiaries have attended programs and workshops to deepen understanding with fair housing rules and procedures, as well as the rules and guidance related to Section 3 opportunities for public housing residents and rental assistance clients. With the issuance of HUD's new Affirmatively Furthering Fair Housing Rule, HACA will be coordinating carefully with the City of Austin in their development of a new Comprehensive Plan that seeks to ensure fair housing compliance and equal access and opportunity. Based on this document, HACA will be working with the City of Austin to update the Analysis of Impediments to Fair Housing Choice over the next year, with the goal of ensuring a policy framework that creates meaningful choice and opportunity for "all types of housing for all types of people in all parts of Austin."</p> <p>B.4. <u>Most Recent Fiscal Year Audit</u></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
	<p>Other Document and/or Certification Requirements.</p>
<p>C.1</p>	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p><u>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.2</p>	<p>Civil Rights Certification.</p> <p><u>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.3</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan? HACA will hold a meeting with the Citywide Advisory Board to present to the draft 2016/17 PHA plan at the November 8, 2016 Citywide Advisory Board meeting.</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a</p>

	narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
C.4	Certification by State or Local Officials. Form HUD 50077-SL , <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
D	Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
D.1	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. See HUD Form 50075.2 approved by HUD on 04/01/2016.
E.1	RAD Choice Mobility

Attachment C.1
Certification Listing Policies and
Programs that PHA has Revised since last Submission of its Annual Plan

Revisions to the 2016 PHA Annual Plan Executive Summary

HACA's Annual Plan to include the Rental Assistance Demonstration Program was approved by HUD on April 7, 2016.

The following are the revisions and additions to the 2016 Annual Plan per the changes due to the conversion to the Rental Assistance Demonstration Program and recent regulatory changes that allow HACA to streamline current processes. The revisions incorporated in the plan are promulgated through the Admissions and Continued Occupancy Policy and the Housing Choice Voucher Administrative Plan. These revisions were approved August 24, 2016 by the HACA Board of Commissioners and a revised 2016 PHA Plan was submitted to HUD for approval.

REVISIONS/ADDITIONS:

2016 Annual Plan (pp11-128)

Page	Section	Changes
Pages 13	Basic Eligibility Requirements (ACOP pp.31-32 & HCV Admin Plan p.57)	Revision and Addition -Updates the definition of "Extremely low-income family" to include very low-income families (income between 30-50% of the median family income) who are also below the federal poverty level.
Pages 15-16	Social Security Numbers (ACOP pp. 34-35 & pp. 138-139 & HCV Admin Plan p.61 & pp.186-187)	Addition - When a child under age 6 is added to the household up to six months before admission of the household, this change allows the family 90 days to provide a Social Security number for the child. The family will be offered housing and the child considered a family member during this time. Required change with Streamlining rule.
Page 18	Other Permitted Reasons for Denial of Admission (ACOP pp 40-42)	Addition: HUD provided guidance indicating that arrest records alone are not sufficient for denial of an application.
Page 28-32; 43	Applications, Waiting List, Tenant Selection (ACOP pp.54-55 & HCV Admin Plan p.101)	Revision and Addition -Changes the process for application to online web-based application. Paper applications still accepted for those in need of reasonable accommodation. HCV-for the "homeless preference" allows for a continued affordable housing option for individual and families in HUD Continuum of Care programs that are not renewed.
Page 34	Organization of the Waiting Lists (ACOP pp. 57-58)	Revisions and Addition - Creates a site-based waiting list for each property instead of the existing community-wide waiting list.
Page 36-37	Reporting Changes in Family Circumstances (ACOP p. 60)	Revisions and Addition - Updates the language to reflect the option to

		electronically report changes through the Applicant Portal.
Page 44, Attachment N	Choice Mobility (HCV pp 423-429)	Revisions and Addition- As required by HUD and in accordance with HUD RAD guidelines, if HACA participates in RAD, HACA must provide a Choice Mobility option to the residents of covered RAD properties.
Page 54	Occupancy Standards: Determining Bedroom Sizes (ACOP 71-72)	Revisions: Changes the minimum number of persons required for each bedroom size. Provides applicants with the choice to determine what bedroom size they prefer (among the ones which they qualify). Provides a list of “qualifying events” for exceptions to the occupancy standard.
Page 61	Types of Public Housing Transfers (ACOP p 212)	Addition: Incorporates language to allow HACA to transfer families who would be over the tax credit income limit, before the property converts to RAD PBRA with Tax Credits.
Pages 63	Assets (ACOP pp. 91-92 & HCV pp. 195-196)	Revisions and Addition- HACA will conduct third-party verification of assets at Admission. After that, HACA will only third-party verify assets with a net value of \$5000 or less every three years. During the other two years, HACA will accept self-certification of the value of the asset and the anticipated income from the asset. HACA will conduct third-party verification of all assets valued over \$5000 every year. Required change with Streamlining rule.
Page 64-65	Periodic Payments and Payments in Lieu of Earnings (ACOP pp. 145-146 & HCV pp. 197-198)	Addition- Part of HUD’s Streamlining rule and is intended to reduce the administrative burden of conducting annual re-examinations while still maintaining program integrity with protections against fraud.
Page 69-70	Prorated Rent for Mixed Families (ACOP p. 117 & pp. 267-270)	Addition- This is a required change as part of the Streamlining rule. This is also more in line with the HCV program and PBRA which use contract rent to calculate the pro-rated rent.
Page 72	Flat Rents and Earned Income Disallowance (ACOP pp. 88-90, 119-12- & 127-128 & HCV pp. 135-136 & 173-174)	Revisions- The tracking of the “starts and stops” of employment during the 48 months of EID was an administrative burden. HUD is granting a relief by streamlining the administrative work while still allowing the family a two year break on fully counting their earned income.
Pages 73	Re-examinations (HCV only) (HCV pp. 265-267)	Addition- Reduces the administrative burden and clarifies interim reporting and processing requirements for HCV program.
Page 94-95	Community Service Requirement Documentation and Verification (ACOP pp. 201-204)	Revisions and Addition- This change is part of the streamlining rule intended to reduce the administrative burden for the

		implementation of the CSSR. Resident self-certification of completion of the CSSR is now allowed. If self-certification is accepted, the PHA must validate a sample of self-certifications to prevent fraud.
P109-115	Violence Against Woman Act Policy (HCV 361-373)	Revisions: Required change to service providers and includes language of intimate partner.
Page 116	Demolition/Disposition Activity Description-Scattered Sites	Revisions: Updates to the Planned Submission and Timeline for Activity.
Page 119 & Page 128	Jobs Plus	Revisions: Updates to the timeline and activities of Jobs Plus.
Page 121	RAD Activities-Phase II	Addition: Information regarding the application submission for PHASE II of the Rental Assistance Demonstration for the Public Housing program.
Page 122	Demolition/Disposition Activity Description-Rio Lado	Revisions: Updates to the Activity Type and Timeline for Activity.
Page 122	Demolition/Disposition Activity Description-Goodrich	Revisions: Updates to Timeline for Activity.

**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires: 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or ☒ Annual PHA Plan for the PHA fiscal year beginning 2017, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/TMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of the City of Austin
PHA Name

TX001
PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 2017.

 5-Year PHA Plan for Fiscal Years 20 - 20

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official	Title Chairman
Carl S. Richie, Jr.	
Signature	Date

**Attachment C.2
Civil Rights Certification
And
Fair Housing**

Civil Rights Certification
(Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 02/29/2016

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

Housing Authority of the City of Austin
PHA Name

TX001
PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title: Chairman
Carl S. Richie, Jr.	
Signature	Date

**THE HOUSING AUTHORITY OF THE CITY OF AUSTIN
FAIR HOUSING PLAN**



REASONABLE STEPS TO AFFIRMATIVELY FURTHER FAIR HOUSING



**Housing Authority of the City of Austin
1124 S. IH 35
Austin, TX 78704
512-477-4488**

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Housing Authority of the City of Austin (HACA) Affirmatively Furthering Fair Housing Plan
REASONABLE STEPS TO AFFIRMATIVELY FURTHER FAIR HOUSING

Background

The Housing Authority of the City of Austin is aware that Federal and State fair housing laws make it illegal to discriminate in the rent or sale of housing based on race, color, national origin, religion, familial status, disability and sex.

To comply with fair housing laws and to promote fair housing rights in all of its housing programs, the Housing Authority of the City of Austin and its subsidiaries, Southwest Housing Compliance Corporation and Austin Affordable Housing Corporation, abide by all Federal, state and local non-discrimination laws, as well as the regulations governing Fair Housing and Equal Opportunity in housing and employment.

The Housing Authority of the City of Austin (HACA) fully complies with the Fair Housing Act of 1968 and is obliged and dedicated to affirmatively furthering fair housing. Through implementation of its Housing Choice Voucher (Section 8) Administrative Plan, Public Housing Authority (PHA) Annual Plan, Public Housing Continued Occupancy Policy, Admissions Policy, Family Self-Sufficiency Plan, and Southwest Housing Compliance and Austin Affordable Housing Corporation Policies, HACA is committed to:

- Overcoming the effects of impediments to fair housing choice that were identified in the City of Austin's Fair Housing Analysis (2000 and 2009);
- Remedying discrimination in housing; and
- Promoting fair housing rights and fair housing choice.

What follows is information on the actions that the Housing Authority of the City of Austin takes to affirmatively further fair housing.

OVERCOMING THE EFFECTS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

Fair housing is based on the belief that everyone, regardless of race, color, national origin, religion, familial status, disability and sex should have the opportunity to choose where they want to live unfettered by discrimination. To make this goal a reality, Congress enacted fair housing legislation. The primary federal Fair Housing laws and mandates to which the Housing Authority of the City of Austin complies are: Fair Housing Act of 1968; Fair Housing Amendments Act of 1988; Title VI of the Civil Rights Act of 1964; Section 504 of the Rehabilitation Act of 1973; Americans with Disabilities Act of 1990; Age Discrimination Act of 1975; Executive Order 11063; and the Violence Against Women Reauthorization Act of 2005.

In July 2009, the City of Austin's Neighborhood Housing and Community Development Department published its *Fair Housing Analysis*. This report outlined impediments to fair housing experienced by constituents living in the City of Austin and Travis County, and was a follow-up to the City of Austin's *Analysis of Impediments to Fair Housing Choice* published in 2000. Each year, the City of Austin's Annual Action Plan sets forth the City's recommended strategies to address impediments to Fair Housing, and the Consolidated Annual Performance and Evaluation Report (CAPER) evaluates the implementation of those targeted actions and strategies.

The Housing Authority of the City of Austin works in close collaboration with the City of Austin's Neighborhood Housing and Community Development Department (COA NHCD) to ensure that ongoing efforts are undertaken to remove impediments to fair housing and fair housing choice. As separate housing entities, with similar overarching goals, HACA and COA NHCD continually support one another in the implementation of fair housing initiatives. The following table outlines the City of Austin's identified impediments to fair housing, recommended actions to remove those impediments, COA NHCD's efforts to address impediments and HACA's parallel efforts to address impediments.

Through performance audits by the Quality Control Department, HACA continually examines its programs to ensure compliance with Federal and State fair housing requirements, local ordinances and internal fair housing policies and procedures. The agency also assesses the steps that need to be taken to assure fair housing rights and fair housing choice in new and proposed programs.

City of Austin Fair Housing Analysis & Action Plan (2009) <small>[Update / expansion to 2000 Report]</small>			
<u>Impediment</u>	<u>Recommended Actions</u>	<u>City of Austin NHCD Actions</u>	<u>Housing Authority of the City of Austin (HACA) Actions</u>
1. Lack of accessible housing to meet the need of the disabled community in Austin. (2000)	A. City should provide education on accessibility and how to comply with the Fair Housing Act and the American Disability Act (ADA) standards.	The City of Austin Equal Employment Fair Housing Office (EEFHO) works on enforcement, and education, and inspections of properties. The City has provided financial resources to the Austin Tenant's Council to provide Renter's Rights and Fair Housing Counseling, and to provide the S.M.A.R.T. Housing program through NHCD. The City funds a third-party contractor to perform accessibility review and inspection for City-funded multi-family developments. City staff inspects for compliance with Visitability Ordinance standards for city-assisted single-family homes, duplexes and triplexes adopted in October 1998/ revised January 2004 and June 2005. The City's EEFHO & Human Rights Commission also work to inform the public of their rights. In addition, City Staff works on capacity building with: Mayor's Committee for People with Disabilities, Austin Tenant's Council, Human Rights Commission, Mayor's Mental Health Task Force, the CHDO Roundtable and the Homeless Task Force.	HACA works with ADAPT Texas, Austin Resource Center for Independent Living (ARCIL), Texas Department of Aging and Disability Services, Texas Commission for the Blind, Family Eldercare, Austin Resource Center for the Homeless (ARCH), AIDS Services of Austin, Austin Travis County Integral Care, Safe Place, LifeWorks, Texas School for the Deaf and other agencies to plan for and provide accessible services to disabled Austinites. HACA shares information regarding its accessible housing opportunities w/ local agencies & agencies educate HACA staff on circumstances affecting the families they serve. HACA also administers a number of HUD-funded programs designed to meet needs of individuals suffering from varying disabilities -- Shelter Plus Care (35 vouchers for homeless individuals w/ mental illness, 20 vouchers for individuals with AIDS/Substance Abuse); Mainstream Program (59 vouchers for individuals with various disabilities); and local housing preferences for elderly & disabled individuals. Through the HUD Capital Fund, HACA also continually strives to increase its inventory of accessible units (504), to modernize and upgrade accessible units (recently 147), & to increase "visitability" of PH properties.
	B. City should adopt the 2003 International Building Code or an equivalent, in order to enforce the accessibility standards on developers and builders.	The City Council adopted the 2003 International Building code on December 15, 2005. All building permit applications filed after December 31, 2005 are subject to the accessibility provisions of the 2003 International Building Code (IBC) Accessibility Standards.	HACA is currently not in the business of developing and building new housing -- developments or single-family homes. Nonetheless, any new properties that HACA plans to acquire through its non-profit subsidiary Austin Affordable Housing Corporation (AAHC), that have been built after December 31, 2005 will meet 2003 IBC accessibility standards. Housing Choice Voucher/Section 8 units that are leased throughout the community, which were built after December 31, 2005 meet the accessibility provisions of the 2003 IBC Accessibility Standards.
	C. City should offer incentives to get private developers to plan their construction process in anticipation of future conversions for accessibility.	The S.M.A.R.T. Housing Initiative adopted in April 2000 and revised in June 2005 creates incentives with requirements for accessibility and visitability standards that reduce future costs for retrofitting existing housing for people with disabilities. The policy stipulates that all single-family units certified meet visitability standards reflected in the City's ordinance. All multi-family developments must comply with federal, state and local accessibility standards and at least 10% of multifamily housing units must be accessible. Developments that meet these prerequisites are given expedited review under the City's development process and reductions/exemptions for certain development and construction fees. The S.M.A.R.T Housing Policy is now incorporated as part of Austin's Land Development Code as a result of	N/A: HACA is currently not in the business of developing and building new housing developments, thus providing incentives to private developers is not applicable to HACA's operations. Nonetheless, the City of Austin's Neighborhood Housing and Community Development Department does offer accessibility and "visitability" incentives to housing developers, who may ultimately house participants in HACA's Housing Choice Voucher Program in accessible units that they have developed.

City of Austin Fair Housing Analysis & Action Plan (2009) <small>[Update / expansion to 2000 Report]</small>			
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		recommendations from the City Council –appointed Affordable Housing Incentives Task Force. In Fiscal Year 2008-2009, 688 new single-family and 653 multi-family units were completed that met S.M.A.R.T. standards.	
2. Lack of Affordable Housing in Austin (2000, 2009)	A. City should continue the production of affordable housing units in existing low-income neighborhoods through the Austin Housing Finance Corporation and the Neighborhood Housing and Community Development Office.	Consolidated Plan 2009-2014, states that a significant component of Austin's housing strategy for the next five years will be implementing housing affordability components of neighborhood plans/master plans adopted by the City Council. NHCD will work to respond to the housing affordability components of adopted neighborhood plans and City task force reports on gentrification mitigation in the next five years by providing S.M.A.R.T. Housing™ incentives and other housing program resources for new single-family and multi-family developments. NHCD will offer other housing services in order to implement the goals of plans and reports. Efforts in areas without neighborhood plans or master plans may also be in priority neighborhoods. Priority neighborhoods are defined by the amount of eligible census tracts in each neighborhood area. HUD defines an eligible census tract as having the following components: 50 percent of its households with incomes below 80 percent of the Area Median Gross Income or having a poverty rate of 25 percent. Because Inclusionary Zoning, allowing jurisdictions to require housing developments of a certain size to include a portion of affordable housing, is illegal in Texas, Austin has to rely on its S.M.A.R.T incentives and neighborhood plans to continue affordable production.	Through its non-profit subsidiary, Austin Affordable Housing Corporation, HACA is involved in acquiring and preserving affordable housing units. AAHC owns or operates a non-subsidized affordable housing stock of 785 units composed of 743 multi-family property units and 42 single-family homes. Purchased in 2004, Sterling Village has 207 units, of which 71 are restricted to residents who fall into HUD's low and very low-income classifications. Bent Tree Apartments, also purchased in 2004 has 126 units, and while there are no income restrictions or designations on any of the units at Bent Tree, each of the units is rented at a price below market rate. Sweetwater Apartments, purchased in 2008, has 152 units, with 52 units designated for low and very low-income individuals or families. And Park at Summers Grove, purchased in 2008 has 240 units, of which 220 are designated for residents below 60% AMFI and 20 are designated for below 50% AMFI. In August 2008, AAHC purchased 18 of 23 accessible and affordable units of housing for the elderly at Leisure Time Village and intends to purchase the additional five as they become available. With additional land at Leisure Time, AAHC will also develop 10 affordable units in partnership with ADAPT of Texas to serve individuals with disabilities. Finally, AAHC's 16 additional single-family homes do not have rental restrictions, but are rented at rates below market value for the area.
	B. City should work towards increasing affordable housing in census tracts that currently do not provide affordable housing for low-income citizens.	NHCD has a number of strategies to create and retain affordable housing opportunities in Austin. Many projects are centered on low-income areas, but with the S.M.A.R.T. Housing™ program there have been projects in areas not typically low-to-moderate income, offering reasonably priced housing available to low- and moderate-income households. To be eligible to utilize a federally funded housing program, the household must be at or below 80 percent Median Family Income, regardless of the MFI for the census tract. NHCD currently gives funding preference through a scoring matrix to projects that assist in the distribution of affordable housing stock throughout the community, to focus on areas where there is a shortage of affordable housing.	Through its non-profit subsidiary, Austin Affordable Housing Corporation, HACA seeks to acquire affordable housing properties in census tracts that provide limited affordable housing for low-income citizens. AAHC's Vice President of Housing Development continually explores opportunities for purchase in areas where additional affordable housing is needed, to ensure that affordable housing is geographically dispersed and poverty in Austin is deconcentrated. HACA has developed a Community Land Trust that holds affordable housing units (for ownership and rental) in perpetuity. Though separate entities, HACA's Community Land Trust

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			complements the City of Austin's Community Land Trust. Finally, HACA's Housing Choice Voucher program employs a dedicated Landlord Outreach Specialist to enroll landlords of properties in census tracts with limited affordable housing, as providers of affordable housing through the Housing Choice Voucher program (Section 8).
	C. City should work with local employers to design and implement Employer-Assisted Housing Programs.	At the current time, there are no proposed projects to provide employer-assisted housing; however, the City is exploring the employer partnership as part of the community dialogue on Community Land Trusts.	At the current time, HACA is not involved in providing employer-assisted housing; Similar to the City of Austin's NHCD Department, HACA may explore employer partnerships as part of its development of its Community Land Trust. HACA / AAHC staff have attended presentations on employer-assisted housing programs, to learn more about these unique partnerships.
	D. City should create additional housing development incentives beyond the S.M.A.R.T Housing Initiative	1) As part of Austin's Downtown Master Planning Process, the City of Austin is considering a density bonus ordinance with an affordable housing requirement that will include a fee-in-lieu. These programs can allow for the payment of a fee-in-lieu of the requirement to develop affordable housing on site. Recommendations should be completed in FY 2009-2010. 2) In 2005, the City adopted a Transit-Oriented Development Ordinance (TOD), setting affordable housing goals for new or redevelopment surrounding commuter rail stations. In 2009 the Council adopted three station area plans that specify the goals set forth in the ordinance. The goal is for 25% of new units in these areas to house households at 80% or below MFI for homeownership and 60% or below MFI for rental. 3) The City developed a master plan to redevelop the low density auto-oriented North Burnet/Gateway area into a higher density, mixed-use neighborhood which is more pedestrian and transit friendly – the density bonus/fee-in-lieu is applicable. 4) The City, in 2007, adopted changes to the commercial design standards regarding Vertical Mixed Use. For developments that request certain exemptions, they must provide 10% of units as affordable housing for 40 yrs.	N/A: HACA is currently not in the business of developing and building new housing developments, thus providing incentives to private developers is not applicable to HACA's operations. Nonetheless, HACA commends the City of Austin's Neighborhood Housing and Community Development Department for establishing and continually exploring new development initiatives to increase affordable housing across the City of Austin.
	E. The City should explore additional partnerships with private entities to develop affordable housing.	The City of Austin is exploring additional public/private partnerships. Partnerships with private developers can offer multiple public benefits, such as mixed-use, mixed-income, and increased density, and can allow low-income households to locate near schools, amenities, employment opportunities, and public transportation. One key partnership has been the Robert Mueller Municipal Airport Redevelopment (RMMA). Envisioned in 1996, the redevelopment goals outlined aggressive affordable housing requirements – with 25% of units, or approximately 1,200 homes affordable for residents below Austin's MFI. Catellus, the master developer, reports semiannually on progress toward the affordable housing goals. The City continues to negotiate the inclusion of affordable housing into developer agreements with market-rate developers. Two recent projects – Residences at the Domain and Robertson Hill have provided 10% of affordable housing units to those at 65% and 80% of MFI or below,	Through its non-profit subsidiary, Austin Affordable Housing Corporation, HACA is involved in acquiring affordable housing units. While AAHC has acquired property in existing low-income neighborhoods, AAHC's Vice President of Housing Development also continually explores opportunities for purchase in areas where additional affordable housing is needed, to ensure that affordable housing is geographically dispersed and poverty in Austin is deconcentrated. While AAHC is not working with private entities in the development of affordable housing, it general works with private owners in the purchase of affordable units. Many of the properties AAHC purchases through private owners have existing Land

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		and remaining affordable through 2028 and 2020, respectively. Finally, the City continues to explore how to encourage affordable housing in other city redevelopment efforts.	Use Restriction Agreements (LURA), meaning there must be an agreed upon number of low-income units for a certain period of time.
	F. The City should expand alternate revenue sources to increase rental and homeownership opportunities for low and moderate income households	1) In November 2006, the citizens of Austin approved the use of General Obligations Bonds to increase rental and homeownership opportunities for low to moderate income households. \$33 million dedicated to rental units, \$22 million dedicated to homeownership units and \$2 million dedicated to home repair for low-income families. 2) The City considers Tax Increment Financing to be an important tool to create new revenue for affordable housing and is currently exploring opportunities to use TIFs to increase affordable housing funding. The Homestead Preservation District in Central East Austin was authorized by State legislation to create and retain affordable housing through a land bank, community land trust and reinvestment zone, and will use Tax Increment Financing to preserve and create affordable housing. 3) Housing Trust Fund: Since 2000, the Austin City Council has directed \$8.8 million in local funds to the Housing Trust Fund. The council also dedicates 40% of all City property tax revenues from developments built on City-owned lands to affordable housing. This policy is anticipated to generate revenue in perpetuity to the Housing Trust Fund. Finally, the City uses revolving loans for several loan programs that provides a revolving funding source. When a loan is repaid by the recipient, the funds are recycled back into the program creating a fiscally responsible model for asset creating.	In 2004, Austin Affordable Housing Corporation (AAHC), one of HACA's non-profit subsidiaries, began a Down Payment Assistance (DPA) program to assist public housing and Section 8 residents who had achieved self-sufficiency transition into homeownership. Non-federal and deregulated DPA funds were provided through HACA's other non-profit subsidiary, Southwest Housing Compliance Corporation. In 2008, AAHC received a \$250,000 grant from the Texas Department of Housing and Community Affairs (TDHCA) to augment its DPA program. As of June 1, 2010, 52 HACA residents have gone into homeownership. When TDHCA funds are expended, HACA will continue to fund a DPA program for its residents, and seek additional funding to maintain homeownership opportunities for its residents.
3. Discrimination of minorities in housing rental and sales market. (2000, 2009)	A. City should work with other agencies to increase the fair housing knowledge of the public and raise the visibility and resolution process of fair housing.	NHCD's Fair Housing survey found that the majority of respondents who felt they had faced housing discrimination in the past did not report it, as just 10 percent of residents filed complaints. If residents felt they had experienced discrimination, they would first look for resources on the Internet; low-income respondents would prefer to have contact with a lawyer/legal aid or find information through local government sources. NHCD is making efforts to ensure that all fair housing resources are more widely available in Austin so that residents who feel they have experienced discrimination can more readily take actions to address fair housing violations if they have occurred. The Mayor's Committee for People with Disabilities was formed to increase coordination between the following departments: Transportation, Planning and Sustainability, HHSD, NHCD, Parks and Recreation, Aviation, Office of the Police Monitor, Austin Police and Fire, City Auditor. NHCD works with the Mayor's Committee for People with Disabilities, the City's Office of Equal Employment and Fair Housing, the Human Rights Commission and the Austin Tenants Council to increase fair housing knowledge. The Austin Tenants Council has a very visible presence in Austin, receiving 365 fair housing complaints in 2008 and educating 3x that number of individuals on fair housing rights. Austin's Fair Housing office received 100 complaints in 2008, of which 30 were conciliated. The City's Equal Employment and Fair Housing office is working to make its website more user-friendly to those filing complaints, and provide greater written and online information regarding fair housing and fair housing complaints.	HACA works with the Austin Human Rights Commission, Austin Tenant's Council, ADAPT Texas, Advocacy, Inc., Legal Aid of Central Texas, as well as the aforementioned disability-services agencies to provide education on discrimination and ensure that discrimination does not occur in the provision of its programs. HACA provides information to program applicants and recipients on equal housing opportunity and makes discrimination hotline numbers accessible, should individuals feel they were treated unfairly. HACA also works with NHCD to increase fair housing knowledge through trainings and events for both staff and the public. Additional information provided in addendum narrative.

City of Austin Fair Housing Analysis & Action Plan (2009) <small>[Update / expansion to 2000 Report]</small>			
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4. Erroneous beliefs by property managers concerning family occupancy standards. (2000)	A. City should work with other agencies to increase the knowledge that family occupancy standards do not exist.	The City's Equal Employment and Fair Housing Office and the Austin Tenants Council work to inform the public of fair housing rights, and work directly with renters and homeowners who believe their fair housing rights have been violated. These two entities work together to provide training on Occupancy Standards, as occupancy standards may be a violation of fair housing laws if they unfairly limit the housing options because of familial status. Any policy that directly or indirectly excludes families could be a violation of the fair housing laws, if the occupancy standards unreasonably limit the ability of families with children to obtain housing in a specific apartment community. Before 2001, the Texas Human Rights Commission had a "Maximum-Persons-Per-Bedroom" Occupancy Policy For Families". On May 23, 2001, HUD's Keating Memorandum superseded the previous policy. The Keating Memorandum provides guidelines but not a definitive test for, essentially removing a hard and fast family occupancy standard. The City of Austin NHCD, EEFHO Office and Austin Tenant's Council educate property owners of the current standards and how they should be considered and followed.	AAHC's Property Development Specialist is well versed in general occupancy standards and serves as a resource for managers at AAHC-owned affordable housing properties who have occupancy standard related questions. All of HACA's Public Housing Property Managers and Section 8 Housing Eligibility Specialists are also versed in occupancy standard guidelines, and both ensure compliance with these guidelines and answer resident questions regarding occupancy standards.
5. Imbalance of neighborhood-based development. (2009)	A. City should conduct targeted education and programming in minority neighborhoods.	Neighborhood groups are very involved and influential in Austin's residential and commercial land use and development process. The city's neighborhood-based planning process has done very little to facilitate the development of affordable housing on a citywide basis, as not all neighborhood plans have affordable housing as one of their goals. It is not uncommon for neighborhood groups and residents to resist the development of affordable housing, dense housing and/or alternative types of housing developed in proximity to their residences (NIMBYism – Not In My Backyard). With the implementation of a citywide comprehensive plan in May 2009, NHCD began to capitalize on planning initiatives and develop tools to further educate neighborhoods of the importance of affordable housing. These initiatives will help address barriers in developing affordable and accessible housing in certain neighborhoods. The city will work with neighborhood group leaders to provide them the tools to educate peers and enforce fair housing issues within their communities.	Although HACA is currently not in the business of developing housing, the agency supports the geographic dispersion of affordable housing and the deconcentration of poverty. As previously noted, HACA aims to achieve these goals through the solicitation of Section 8 landlords in neighborhoods all across Austin, and the purchase of properties in areas where additional affordable housing is needed. HACA supports a comprehensive city planning and the development for affordable housing in neighborhoods that have not housed low or moderate individuals in the past. HACA staff has attended City public hearings to provide input on affordable housing development and affordable housing initiatives.
6. Geographic concentration of loan denials (2009)	A. City should conduct targeted education and programming in minority neighborhoods.	Home Mortgage Disclosure Act (HMDA) data suggests that residents in east Austin receive a higher proportion of loan denials than in other portions of the city. These neighborhoods also have traditionally contained higher proportions of African American and Hispanic Residents. Data showed that African Americans and Hispanics received more loan denials than Caucasian residents in Austin, but that denials were not as high for these groups when they applied for loans through banks based in Austin. The reasons for loan denials were more diverse for Austin residents as a whole, as compared to reasons for denials given by Austin-based banks. Based on these findings, the City of Austin/NHCD are working on three initiatives to be launched: 1) Promote a model loan application program, which will outline how applicants should be informed about existing loan resources and products so they do not apply for the wrong products, and will provide information to assist with the loan application process. 2) Conduct targeted "road shows" to educate citizens, landlords, housing providers and real estate professionals about the specifics of fair	As part of Austin Affordable Housing Corporation's programming, the agency's Homeownership Coordinator provides case management to Public Housing and Housing Choice Voucher residents interested in transitioning to homeownership. As part of this case mgmt. the Homeownership Coordinator discusses the loan process and loan products in depth. HACA provides CreditSmart classes to residents monthly, through collaboration with Austin Habitat for Humanity – with AAHC's Homeownership Coordinator and Habitat staff working together to provide both financial management and homebuyer education training. The homebuyer education component of the training provides a significant amount of information on the lending process.

City of Austin Fair Housing Analysis & Action Plan (2009) <small>[Update / expansion to 2000 Report]</small>			
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		housing discrimination that are most prevalent by area. 3) Work with local banks, because they have a good history of providing loans to applicants of all races and ethnicities, to ensure interest in local residents and ensure correct products are being marketed.	AAHC also provides \$10,000 in down payment assistance to qualified public housing and housing choice voucher residents in order to improve the tenants' chances of qualifying for prime lending products. This \$10,000 loan will be forgiven in five years unless the participant sells, transfers, refinances or converts the home to a rental property within the five year time period and the participant is not in default.
7. Predatory lending practices. (2000, 2009)	A. City should provide education on the hazards of this type of lending.	Austin Housing Finance Corporation, a subsidiary of the City of Austin's Neighborhood Housing and Community Development Department, developed in 2006 a housing counseling program called Housing Smarts. The program provides comprehensive community seminars on homebuyer counseling and foreclosure prevention in addition to a Train-the-Trainer program. A series of free sessions for Austin residents focus on financial literacy and understanding your credit, assessing your readiness to buy, predatory lending, selecting and maintaining a home, and foreclosure prevention.	As part of Austin Affordable Housing Corporation's programming, the agency's Homeownership Coordinator provides case management to Public Housing and Housing Choice Voucher residents interested in transitioning to homeownership. As part of this case mgmt. the Homeownership Coordinator discusses predatory lending practices, and provides tips to avoid predatory lending and subprime mortgage offers. CreditSmart Classes for residents focus on financial literacy, credit repair, homebuyer education and lending. AAHC refers residents to Consumer Credit Counseling Services as needed, and in 2009 contracted with Austin Habitat for Humanity to provide post-purchase counseling and foreclosure prevention training to HACA residents who have transitioned to homeownership. AAHC absolutely does <u>not</u> work with sub-prime lenders.
8. Disparity in lending practices. (2000)	A. City should work with lenders to expand homeownership and credit counseling classes to the public.	The NHCD Housing Information and Referral Program inform callers of local HUD-approved credit counselors and housing counseling agencies. In addition, NHCD train staff as certified homebuyer counselors. Austin Housing Finance Corporation's housing counseling program, Housing Smarts, works with Mortgage Credit Certificate (MCC) lenders who not only originate loans but who may also have their own housing counseling programs. NHCD also works with MCC lenders at events like homebuyer fairs to educate the public concerning available mortgage products. Although, data from 2009 suggests that Austin banks are approving loan applications and equally serving Austin residents of different races and ethnicities, non-local mortgage lenders are favoring Caucasian applicants versus African American and Hispanic applicants. NHCD and AHFC recognize the need to continue to educate potential homebuyers of these practices and connect applicants with the appropriate products and resources.	AAHC's Homeownership Coordinator has formed ongoing partnerships with local lenders interested in catering to the needs of low-income and minority families focusing on the ultimate goal of homeownership. The lenders that AAHC partners with have the tools and programs to meet the needs of individuals and families who have been living in subsidized housing, and they provide individualized credit repair and homeownership information to complement the case management that residents are receiving. AAHC absolutely does <u>not</u> work with sub-prime lenders.
9. Insufficient financial literacy education. (2000)	A. City should work with agencies to provide financial literacy education to the public.	Austin Housing Finance Corporation, a subsidiary of the City of Austin's Neighborhood Housing and Community Development Department, developed in 2006 a housing counseling program called Housing Smarts. The program provides comprehensive community seminars on homebuyer counseling and foreclosure prevention in addition to a Train-the-Trainer program. A series of free sessions for Austin residents focus on financial literacy and understanding your	HACA provides CreditSmart classes to residents monthly, through collaboration with Austin Habitat for Humanity – with AAHC's Homeownership Coordinator and Habitat staff working together to provide both financial management and homebuyer education training. AAHC refers residents to Consumer Credit Counseling Services as needed.

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		credit, assessing your readiness to buy, predatory lending, selecting and maintaining a home, and foreclosure prevention. AHFC outreaches to community and faith-based organizations seeking financial literacy and homebuyer education training as well.	Additionally, AAHC partners with the Financial Literacy Coalition of Central Texas to provide targeted training at public housing properties. AAHC has recently contracted with Austin Habitat for Humanity to provide post-purchase counseling and foreclosure prevention training to HACA residents who have transitioned to homeownership.
10. Insufficient income to afford housing. (2000)	A. City should continue to work to expand job opportunities.	The City offers a range of services for small businesses in the Austin community from technical assistance to loan services to enhance small businesses success and encourage the creation of jobs for low- to moderate-income households. The Neighborhood Commercial Management Program (NCMP) provides financial assistance in the form of business loans to existing businesses looking to expand their operations. The Community Development Bank (CDB) provides flexible capital loans and technical assistance to small and minority businesses that are expanding or relocating to low-income areas. The Micro-enterprise Technical Assistance Program offers training and technical assistance to qualified micro-enterprises in the City of Austin. The Community Preservation and Revitalization Program (CP&R) Business Loan Program provides financial assistance in the form of small business loans to financially and geographically qualified small businesses in East Austin. The <u>Small Business Development Program</u> fosters job creation and supports the growth of new and existing businesses by providing capacity building information, tools and resources. The <u>Small and Minority Business Resources Department (SMBR)</u> assists small, minority-owned and women-owned business enterprises pursue contracting opportunities with the City.	HACA manages both a Public Housing and a Housing Choice Voucher Family Self-Sufficiency Program (FSS). While the general resident population may receive job training services, nearly 300 FSS participants receive targeted case management, job training and job readiness services to prepare them for entering or re-entering the workforce. HACA focuses on getting FSS participants the preparation they need to obtain jobs that will eventually earn them a family-sustaining wage. HACA partners with many workforce development service providers to provide these services. FSS participants also maintain escrow accounts that are dispersed after completion of the FSS program (5 yrs.), and which can be utilized for further education or homeownership. HACA, in partnership with the City and Greater Austin Hispanic Chamber of Commerce also began a small business incubator in 2008 that has graduated 30+ participants as of January 1, 2010.

II. REMEDYING DISCRIMINATION IN HOUSING

It is the policy of the Housing Authority of the City of Austin to comply fully with all Federal, State, and local laws and regulations governing Fair Housing and Equal Opportunity. HACA does not and shall not discriminate based on race, religion, color, sex, disability, family status, age, sexual preference or national origin in providing a family or individual the opportunity to apply for or receive assistance under any program administered by the agency or its subsidiaries. HACA periodically reviews all of its policies and procedures to assure compliance with all housing and civil rights requirements including, but **not limited** to: the Fair Housing Act of 1968; Fair Housing Amendments Act of 1988; Title VI of the Civil Rights Act of 1964; American's with Disabilities Act of 1990; Section 504 of the Rehabilitation Act of 1973; Architectural Barriers Act of 1968; Age Discrimination Act of 1975; Title IX of the Education Amendments Act of 1972; and Executive Orders 11063 and 13166. Staff of the Housing Authority of the City of Austin is educated on the content of fair housing and civil rights laws and is trained on the prevention of housing discrimination through ongoing professional training. In recent years, HACA has provided annual fair housing training for all Housing Choice Voucher Eligibility Specialists and Public Housing Property Managers, in cooperation with the City of Austin Fair Housing Office, Legal Aid and the Austin Tenant's Council. This training is open to both HACA staff and the staff of other housing and social services agencies. HACA will strive to provide similar training on an annual basis.

HACA prominently posts Fair Housing and Equal Opportunity Posters and the toll-free Fair Housing Complaint Hotline number (1-800-669-9777) at each of its public housing properties and in multiple areas at its Central Office, with particular attention to its reception and admissions areas. Applicants with hearing or speech impairments are informed that they may access the Fair Housing hotline via TTY by calling the Federal Information Relay Service at 1-800-887-8339. HACA assists any family that claims illegal discrimination has prevented them from leasing a suitable unit administered by the Housing Authority of the City of Austin, by giving the family information on how to file a housing discrimination complaint. Additionally, HACA ensures that all families applying for its programs receive HUD's handout "Fair Housing Is Your Right!". Individuals deemed ineligible for HACA services or terminated from HACA's public housing programs for non-compliance, has a right to an informal review hearing with HACA's dedicated Hearing Officer prior to filing a formal fair housing/discrimination claim, unless terminated for drug-related or violent criminal activity. Section 8 participants terminated for drug-related or violent criminal activity are entitled to a hearing.

The Housing Authority of the City of Austin provides reasonable accommodations to housing applicants and its residents, upon request. Accommodations include but not are not limited to access to alternative communications such as sign language and foreign language interpretation, and assistance with completing application paperwork. For individuals with disabilities, HACA has made provisions to conduct annual eligibility and re-examination appointments in residents' homes under extenuating circumstances, should a resident not have access to Special Transportation Services through Capital Metro. Individuals with disabilities may also be eligible for upgrades in unit size based on specific medical and accessibility needs. Additionally, all of HACA's public housing Property Managers and Housing Choice Voucher Housing Eligibility Specialists maintain specific information on accessible units and their unique accommodations. Finally, public housing residents with disabilities may request that accessibility modifications be made to their assigned unit, should those accommodations be deemed necessary and reasonable.

The Housing Authority of the City of Austin also provides referral to other local programs and organizations that address fair housing discrimination, and who receive support from the City of Austin to provide these services. These organizations include the following:

City of Austin Equal Employment and Fair Housing Office: The City of Austin Equal Employment & Fair Housing Office (EE/FHO) is empowered to enforce four City Ordinances and the following federal statutes: Title VII and Title VIII of the Civil Rights Act of 1964, as amended, the Americans with Disabilities Act of 1990 (ADA), and the Age Discrimination in Employment Act of 1967 (ADEA). The City's [Housing Ordinance](#) and the [Fair Housing Act](#) protect an individual in the area of housing (terms and conditions, rental, leasing, buying or selling) based on race, sex, religion, national origin, familial status, and physical or mental disability. The ordinance also protects an individual from discrimination based on age (18 years or older), status as a student, sexual orientation, gender identity and marital status. Persons who believe that they have been treated differently because of their protected class in their pursuit to acquire housing, may file a charge of discrimination with City of Austin Equal Employment/Fair Housing Office at 974-3251. The charge will be assigned to an Investigator who will gather and review information. The Investigator may interview witnesses, conduct on-site visits and use other means to make certain that a complete investigation is made. Within 10 working days from the date of filing the charge, the Respondent will be served a notice that a charge of discrimination has been filed against them. The Respondent will be given 15 working days from the date they received the charge to respond. The investigation continues until both parties (Charging Party and Respondent) agree to a settlement (No Fault Settlement) or until a determination has been reached by the Administrator (Cause or No Cause)

Austin Tenants' Council: The Austin Tenants' Council provides counseling, mediation, advocacy and educational services related to housing discrimination, landlord/tenant disputes, housing repair and rehabilitation, and affordable housing. The Council publishes a

guide to affordable housing, provides telephone and in-house bilingual counseling to tenants (with a particular focus on low-income tenants), and provides mediation services. A HUD recognized Fair Housing Initiative Program, the Austin Tenants' Council helps anyone in the Austin Metro area who has been discriminated against in the rental, sale, financing, appraisal or insurance of housing.

Austin Human Rights Commission: Appointed by the City Council, this Commission is composed of 11 volunteer commissioners representing the various racial and ethnic groups of Austin. The Commission investigates complaints of discriminatory employment practices as well as fair housing. As a HUD-certified Fair Housing Assistance Program agency, they act as an advisory body on non-discrimination policies, conduct education programs, and investigate complaints of prejudice and discrimination.

ADAPT OF TEXAS: ADAPT IS AN ACTION-ORIENTED GROUP THAT ADVOCATES AND DEMONSTRATES FOR ACCESSIBLE PUBLIC ACCOMMODATIONS, ATTENDANT PROGRAMS, TRANSPORTATION, AND DISABILITY RIGHTS.

Advocacy, Inc.: This agency provides legal assistance to developmentally disabled persons who have been discriminated against due to their handicap.

Promoting Fair Housing Rights and Fair Housing Choice

The City of Austin maintains a Fair Housing Ordinance that is substantially equivalent to federal fair housing statutes. The Ordinance is administered by the City's Human Rights Commission and provides similar protection and relief from discrimination as its federal counterpart. The Commission investigates alleged discriminatory housing practices and seeks conciliation. After hearing complaints, the Commission determines if discrimination has or is going to occur and refers cases to the judicial system if violations fall under the Ordinance. Civil penalties range from \$10,000 to \$50,000 plus reasonable legal fees, court costs and other equitable relief. The City goes beyond federal law, including protected classes. As part of the 1981 Ordinance, amended in 1994, the City extended equal housing protection regardless of age, creed, status as a student, marital status or sexual orientation. Thus, a broader constituency enjoys the right of equal housing opportunity in Austin as opposed to the country at large (excerpted from the 2005-2010 City of Austin Consolidated Plan).

Through the efforts of HACA staff, Housing Choice Voucher, Public Housing, and AAHC's affordable housing applicants and recipients are advised of their rights under the local and federal laws, as described above. Applicants and recipients will receive assistance in resolving any issues relating to potential fair housing impediments through a referral process. As many agencies within the local community have demonstrated expertise in the areas of fair housing rights and fair housing choice, referring participants to these agencies is the most productive and unbiased way to ensure appropriate measures are taken to resolve any impediment issues that arise in the provision of services by the Housing Authority of the City of Austin.

In addition to working with the aforementioned community-based agencies that address fair housing discrimination, HACA also works closely with a number of additional local agencies that serve or focus on protected classes of individuals. These agencies include Texas Rio Grande Legal Aid, Austin Resource Center for Independent Living (ARCIL), Texas Commission for the Blind, Family Eldercare, Austin Resource Center for the Homeless (ARCH), AIDS Services of Austin (ASA), Austin Travis County MHMR, Safe Place (Domestic Violence services), LifeWorks (homeless and at-risk youth services), and Texas School for the Deaf. Through partnerships with the highlighted agencies and other agencies, HACA shares information regarding housing opportunities and each agency educates HACA staff on circumstances that affect the families they serve.

Through ongoing quality control audits and program evaluation efforts, the Housing Authority of the City of Austin assesses the implementation of its fair housing strategies and refines and enhances its actions as needed.

Additional Steps to Affirmatively Further Fair Housing in HACA's Housing Choice Voucher, Public Housing and Other Affordable Housing and Special Programs

The Housing Authority of the City of Austin (HACA) is dedicated and committed to taking reasonable steps to affirmatively further fair housing in all of its programs and to maintain records of those steps and their impacts. In addition to its Housing Choice Voucher and Public Housing Programs, and their respective Family Self-Sufficiency programs, HACA implements steps to affirmatively further fair housing in a variety of special housing programs. These programs are primarily Housing Choice Voucher programs and

include HUD's: Tenant Based Rental Assistance (TBRA) Program; Section 8 Mod Rehab Program; Disaster Voucher Program; Disaster Housing Assistance Program; Housing Choice Voucher Mainstream Program; Shelter Plus Care Program; Veterans Affairs Supportive Housing Program; Family Unification Program; and Non-Elderly with Disabilities Voucher Program. Moreover, Austin Affordable Housing Corporation, HACA's non-profit subsidiary, works with the management companies that oversee its tax credit and other affordable housing properties to ensure that steps are being taken to affirmatively further fair housing at those properties.

The steps that HACA takes to further fair housing in its Housing Choice Voucher, Public Housing and special housing programs include:

Marketing all housing programs to all eligible persons, including persons with disabilities and persons with Limited English Proficiency (LEP)

The Housing Authority of the City of Austin markets its Housing Choice Voucher, Public Housing and special housing programs to individuals and families throughout the Austin area, through a variety of different means, including online marketing, print marketing and word of mouth. Additionally, a great deal of HACA's marketing is achieved through referral of applicants to HACA from other community-based social service agencies serving similar population of low-income and high need individuals and families. Most of HACA's special housing choice voucher programs serve specific populations of individuals including veterans, those with disabilities, those experiencing homelessness, substance abuse, HIV/AIDS, involvement with the child welfare and foster care system, and those who have relocated after natural disasters. Thus, HACA works in close partnership with local social services agencies that serve each of these specific populations to market its housing programs and establish appropriate referral networks and protocols.

Applicants that are deemed eligible for the HACA's Housing Choice Voucher, Public Housing or special voucher programs, and who have been informed that a voucher or unit is readily available to them, are invited to and required to attend a resident orientation which provides a comprehensive overview of the rules and regulations of participating in the respective housing program. Housing orientations are held weekly for the Housing Choice Voucher and Public Housing Programs, and as needed or on a small group basis for special housing programs. HACA's special voucher program orientations provide a detailed overview of the particular eligibility criteria and limitations that govern these specific programs and that differ from the general Housing Choice Voucher Program. When there are not enough eligible individuals on HACA's waitlist to fill the vacancies in special housing choice voucher programs, the agency may open up the waitlist to individuals who meet the specific eligibility criteria for the program(s) that has openings. When this is the case, HACA works with its partner agencies and special projects coordinators to market these openings to potentially eligible applicants.

As part of the Housing Choice Voucher, Public Housing and special housing program orientations, HACA's Family Self-Sufficiency Coordinators provide an overview of the Family Self-Sufficiency program to incoming residents. HACA's Housing Choice Voucher and Public Housing Family Self-Sufficiency programs currently serve approximately 305 participants, and maintain a waitlist of approximately 100 potential participants (2010). The Family Self-Sufficiency waitlist is opened approximately once a year, to replenish the pool of potential candidates that are interested in the program, and a 30-day notice regarding the waitlist opening is posted at HACA's central office and is provided to all eligible participants. The Housing Choice Voucher Program's Housing Eligibility Specialists and the Public Housing program's Family Self-Sufficiency Specialists and Property Managers also market the Family Self-Sufficiency Program to eligible participants during annual and interim recertification appointments. Information on the Family Self-Sufficiency program is provided to current residents in monthly newsletters. Participants in HACA's special housing choice voucher programs are eligible to participate in the Housing Choice Voucher Family Self-Sufficiency Program, unless the special program they are participating in precludes it, or the special housing program is time limited and conflicts with the requirements of the Family Self-Sufficiency Program.

The Housing Authority of the City of Austin provides reasonable accommodations to individuals applying to all of its programs, upon request. Accommodations include but are not limited to access to alternative communications such as sign language and foreign language interpretation, assistance with completing application paperwork, and alternative technology. HACA's housing operations and admissions staff continues to monitor and assess the language needs of current and potential residents to determine which vital documents need to be translated in order to make the agency's programs accessible to all participants.

Making buildings and communications that facilitate applications and service delivery accessible to persons with disabilities

As noted, the Housing Authority of the City of Austin provides notices of availability regarding all of its housing programs and its Family Self-Sufficiency Programs to eligible residents through means including written materials such as newsletter and flyers (currently in English and Spanish); website postings; and face-to-face communication through HACA's Admissions Department and at housing orientations held at HACA's central office. HACA provides reasonable accommodation and furnishes assistance such as alternative communication systems to individuals with disabilities, upon request, so that these individuals have equal opportunity to apply for and participate in all of the agency's programs and services. Moreover, HACA provides information to housing residents on partner agencies and other community-based organizations that also provide accessible services and facilities.

The Housing Authority of the City of Austin's central office building and public housing sites, which are the primary spaces where services are provided and appointments are conducted with housing program applicants Family Self-Sufficiency participants, are accessible to individuals with physical disabilities. For individuals with disabilities, HACA has made also provisions to conduct annual eligibility re-examination appointments and Family Self-Sufficiency Program appointments in residents' homes under extenuating circumstances, should a resident not have access to Special Transportation Services through Capital Metro or require individually prescribed accessibility devices that cannot be made readily available at HACA's offices. HACA provides local housing preferences for disabled and elderly individuals, and will provide a preference for disabled individuals transitioning out of community health institutions, including nursing homes and particular psychiatric facilities, that are eligible for the Non-Elderly with Disabilities Housing Choice Voucher Program if the program is funded. Individuals with disabilities may also be eligible for upgrades in unit size based on specific medical and accessibility needs.

All of HACA's Housing Choice Voucher Housing Eligibility Specialists and public housing Property Managers maintain specific information on accessible units and their unique accommodations. HACA also grants reasonable accommodations to public housing residents who request accessibility features to be added to existing units or units offered, or offers unit transfers if the requested modifications to the existing units are not feasible. Finally, HACA's Housing Choice Voucher Landlord Outreach Specialist solicits landlords/owners who have accessible housing units to participate in the Housing Choice Voucher Program. A descriptive list of accessible units is available to voucher holders who are seeking such a unit.

The Housing Authority of the City of Austin takes all reasonable steps necessary to ensure that all housing applicants and residents with disabilities, who are interested in participating in any of the agency's housing programs or the Family Self-Sufficiency program, are not excluded from participation or discriminated against in any way.

Providing fair housing counseling services or referrals to fair housing agencies

Please refer to the *Promoting Fair Housing Rights and Fair Housing Choice* and *Remedying Discrimination in Housing* portions of the general section of this Addendum for extensive information on how the Housing Authority of the City of Austin provides fair housing counseling and referral to fair housing agencies.

Informing participants on how to file a fair housing complaint

HACA prominently posts Fair Housing and Equal Opportunity Posters and the toll-free Fair Housing/Discrimination Complaint Hotline number (1-800-669-9777) in multiple areas at its Central Office where Austin residents apply for the agency's Public Housing and Housing Choice Voucher programs, with particular attention to its reception, admissions and Family Self-Sufficiency Conference Room areas. HACA also posts these posters and numbers at each public housing property's administrative office. Applicants with hearing or speech impairments are informed that they may access the Fair Housing hotline via TTY by calling the Federal Information Relay Service at 1-800-887-8339. The same posters and informational flyers are also posted at all 19 of HACA's public housing properties. HACA assists any family that claims illegal discrimination has prevented them from leasing a suitable unit administered by the Housing Authority of the City of Austin, by giving the family information on how to file a housing discrimination complaint with Legal Aid, Austin Tenants' Council or the City of Austin Equal Employment and Fair Housing Office. Additionally, HACA ensures that all families applying for its programs receive HUD's handout "Fair Housing Is Your Right!" Individuals deemed ineligible for HACA services or terminated from HACA's public housing programs for non-compliance, has a right to an informal review hearing with HACA's dedicated Hearing Officer prior to filing a formal fair housing/discrimination claim, unless terminated for drug-related or violent criminal activity. Section 8 participants terminated for drug-related or violent criminal activity are entitled to a hearing.

Recruiting landlords and service providers in areas that expand housing choice to program participants, and supporting homeownership across the Austin community

The Housing Choice Voucher program employs a dedicated Landlord Outreach Specialist to enroll landlords of properties in census tracts with limited affordable housing, as providers of affordable housing through the Housing Choice Voucher program. HACA utilizes the U.S. Census and yearly American Community Survey (ACS) updates to determine and review in which areas of Austin there is little affordable housing, and low minority and socioeconomic status distribution. HACA's Landlord Outreach Specialist then seeks landlords in these areas to participate in the Housing Choice Voucher program in an effort to de-concentrate poverty, diversify areas of the city, and ensure that affordable housing is available across the community and is accessible to areas of high job concentration and high performing schools. Additionally, HACA's Family Self-Sufficiency Coordinators maintain extensive information on local social service providers, child care providers, and transportation routes that FSS participants are likely to utilize, so that FSS participants can make informed housing choices.

HACA's subsidiary, Austin Affordable Housing Corporation, operates a continuum of homeownership preparation and assistance programs. AAHC's Down Payment Assistance Program and Lease-to-Own program both encourage HACA residents who are

prepared to transition to homeownership to explore affordable housing opportunities throughout the city of Austin, nearby unincorporated areas, and in surrounding counties – in an effort to find housing that will best meet their needs.

Record-keeping of affirmatively furthering fair steps and their impacts

The Housing Authority of the City of Austin maintains a database on all reasonable accommodations requests that are made, whether those requests are granted or denied. This includes information on both communication and accessibility requests.

HACA also maintains extensive demographic information on both program applicants and residents, including information on language preferences. This information allows HACA to assess the needs of its constituents and to make critical decisions regarding and changes necessary in its approach to serving clients.

HACA also maintains files on individuals and families that are denied acceptance to or terminated from HACA's housing programs, and who file for an informal hearing with HACA's Hearings Officer. The individual or family's request for hearing is filed with notes from the hearing, any back-up documentation provided, and the final hearing decision rendered by the Informal Hearing's Officer. Any appeals or open fair housing complaints made by the plaintiff are also filed.

Helping program applicants and participants gain access to supportive community service

The Housing Authority of the City of Austin staff has extensive knowledge of community based services that can support the needs of program applicants and participants. HACA's Admissions Specialists, Housing Choice Voucher Eligibility Specialists, Family Self-Sufficiency Specialists, Family Self-Sufficiency Coordinators, Resident Outreach Specialists, Youth Educational Success Coordinator and Outreach Specialist, Special Programs Coordinators, Property Managers and Community Directors all provide information and referral to supportive community services at various levels of program participation.

Admissions staff provides basic resource information to housing program applicants before they are accepted into HACA's Housing Choice Voucher or Public Housing Programs, and may refer housing applicants to other interim housing programs and programs that provide basic needs assistance. Housing Choice Voucher Eligibility Specialists provide basic information and referral to social services to Housing Choice Voucher participants, once they are enrolled in the program. Family Self-Sufficiency Specialists and Coordinators provide participants in HACA's Family Self-Sufficiency Programs with case management, assistance in developing Individual Training and Service Plans, and referral and advocacy for workforce development, education, family support and child care services. HACA's Family Self-Sufficiency Coordinators also educate other HACA staff on social services available in the community. HACA's Resident Outreach Specialists work specifically at HACA's Elderly/Disabled designated public housing properties and have a wealth of knowledge on programs that provide services to meet the unique needs of these populations. Moreover, HACA has been fortunate enough to partner with Family Eldercare on an Administration on Aging Grant focused on community innovations in aging in place. Each of HACA's Elderly/Disabled designated public housing properties now has a Service Coordinator, who is a licensed social worker, and provides intensive case management and service coordination services for seniors. The Service Coordinators develop and coordinate health and wellness programs, recreation programs, volunteer programs, caregiver support and benefits counseling and advocacy for seniors in public housing in order to help these individuals age in place in their communities with wraparound services.

Special Programs Coordinators oversee the agency's special housing choice voucher programs, and have specialized knowledge in serving the populations who receive special vouchers (i.e. individuals who are disabled, veterans, child welfare involved, substance abusers, etc.). Special Program Coordinators have established deep relationships with the partner agencies that provide supportive services to special housing program participants and they maintain open communication with the staff at these community-based organizations to best assist the individuals and families participating in these programs.

HACA's Youth Educational Success Coordinator and Youth Outreach Specialist coordinate development programs for HACA youth, focused on academic achievement and social enrichment. They oversee approximately fifteen partnerships with youth-serving agencies that serve over 1,000 HACA youth each year, and maintain close relationships with each of the elementary, middle and high schools that serve HACA's public housing properties.

Finally, HACA's Public Housing Property managers work closely with the property's Resident Outreach Specialists or Family Self-Sufficiency Specialists to provide residents with referrals to appropriate community resources. HACA's Community Directors, all of who have extensive experience working with social service agencies in Austin, develop and coordinate property and community wide events that highlight social service providers and community-based organizations that benefit residents.

While each of the aforementioned staff provides information and referral to residents for supportive community resources, staff informs housing applicants or participants that acceptance of such supportive services is not a condition of continued participation in the program.

Identify public and private funding sources to assist participants with disabilities in covering the cost of structural alterations and other accessibility features

All of HACA's Housing Choice Voucher Housing Eligibility Specialists and public housing Property Managers maintain specific information on accessible units and their unique accommodations. HACA also grants reasonable accommodations to public housing residents who request accessibility features to be added to existing units or units offered, or offers unit transfers if the requested modifications to the existing units are not feasible. Finally, HACA's Housing Choice Voucher Landlord Outreach Specialist solicits landlords/owners who have accessible housing units to participate in the Housing Choice Voucher Program. A descriptive list of accessible units is available to voucher holders who are seeking such a unit.

In most cases the Housing Authority of the City of Austin's Capital Fund Program provides the funding necessary to cover the cost of feasible structural alterations and other accessibility features in public housing units. These include alterations and features requested under reasonable accommodation requests, as well as alterations that HACA has chosen to make to a number of units to increase the accessibility of these units for those with physical disabilities. The only cases in which Capital Funds will not cover alterations are if the costs are excessive and unreasonable, or a resident has already made arrangements for cost to be covered through other modification programs.

HACA's Capital Fund Program does not provide funding to cover the cost of structural alterations and other accessibility features in Housing Choice Voucher units owned by landlords in the community. However, HACA's Housing Choice Voucher Landlord Outreach Specialist maintains information on sources of funding that can support landlords in making accessibility modifications to units that they own. These include funds provided by the local area agency on aging, Texas Department of Aging and Disability Services, Texas Department of Housing and Community Affairs, the State Housing Finance Agency, the local independent living center, Neighborworks and other community organizations.

Approve higher rents to owners that provide accessible housing units with structural modifications for persons with disabilities

According to rent reasonableness requirements outlined at 24 CFR 982.507 and in the U.S. Department of Housing and Urban Development's Office of Public and Indian Housing PIH 2009-51 Notice, a PHA's HCV program may not approve a lease until the PHA determines that the initial rent to owner is a reasonable rent. In order for the rent to be reasonable, the rent may not be more than rent charged for comparable units in the private unassisted market. In addition, the rent may not be more than rent charged by the owner for comparable unassisted units on the premises. In other words, the owner is not permitted to charge the HCV program more for rent than what unassisted tenants in comparable units are paying. The owner must give the PHA information requested by the PHA on rents charged by the owner for other units in the premises or elsewhere.

However, for an individual or family that requires an accessible unit with structural modifications, the accessible features may justify a higher rent. For such households, the rent reasonableness determination must take those features into account. In a community where there are few such units, or a significantly greater need than the number of accessible units available, the PHA is justified in allowing a higher rent. HACA will approve higher rents to owners that provide accessible housing units with structural modifications for persons with disabilities, based on HUD guidelines.

Provide technical assistance, through referrals to local fair housing and equal opportunity offices, to owners interested in making reasonable accommodations or units accessible to persons with disabilities.

HACA's Housing Choice Voucher Landlord Outreach Specialist makes referrals to fair housing organizations, equal opportunity offices and local disability rights and advocacy organizations for owners interested in making reasonable accommodations or accessibility modifications. As noted, these organizations include the: City of Austin Equal Employment and Fair Housing Office, Austin Tenants' Council, Austin Human Rights Commission, ADAPT of Texas, Advocacy Inc., Austin Resource Center for Independent Living, Texas Department of Aging and Disability Services, Texas Commission for the Blind, Family Eldercare, Austin Resource Center for the Homeless (ARCH), AIDS Services of Austin, Austin Travis County Integral Care, and the Texas School for the Deaf

Not deny other housing opportunities, or otherwise restrict access to PHA programs to eligible applicants who choose not to participate

Applicants that are deemed eligible for the HACA's Housing Choice Voucher, Public Housing or special voucher programs, and who have been informed that a voucher or unit is readily available to them, are invited to and required to attend a resident orientation which provides a comprehensive overview of the rules and regulations of participating in the respective housing program. However, should a participant who has been accepted into any of HACA's housing programs ultimately choose not to participate in the program offered, HACA may not restrict access to other PHA programs in the future.

Provide housing search assistance

Housing orientations for HACA's general Housing Choice Voucher and special housing programs provide a detailed overview of the particular eligibility criteria and limitations that govern these programs. While there is not a staff person dedicated to providing 1:1 assistance to voucher recipients in finding a rental unit, HACA's Landlord Outreach Specialist provides extensive information on searching for units at each orientation. Additionally HACA maintains a bulletin board and binders at its central office that voucher recipients can reference to find landlords accepting Housing Choice Vouchers. The Housing Choice Voucher Program's Special Program Coordinators, who work closely with special service providers, are also a valuable resource for providing referrals to landlords who accept special housing vouchers.

Advertising widely in the community for positions in HACA's housing programs should positions become open and available

The Housing Authority of the City of Austin advertises the agency's vacant positions widely and equitably by marketing the available positions through many different venues. HACA advertises vacant positions on its agency website; local and regional job classified listings (both web and newspaper-based – such as Craigslist.org and the Austin American-Statesman); national job classified websites (Monster.com, Careerbuilder.com); local university job listings; and through regional and national industry list serves and publications including NAHRO and TX NAHRO postings, and non-profit industry websites. HACA also markets its positions on property and at its central office in support of HUD's Section 3 program.

Attachment C.3
Resident Advisory Board (RAB) Comments

Attachment C.4
Certification by State or Local Officials

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, _____, the _____
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Housing Authority of the City of Austin
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the

City of Austin

Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan
and the AI.

**COA Consolidated Plan Priority: Homeless/Special Needs Assistance provides services to the City's most vulnerable populations,
including persons experiencing homelessness, persons living with HIV/AIDS, seniors, youth, children, and families.**

HACA continues to provide preferences in both the Public Housing and Housing Choice Vouchers for assistance to homelessness,
persons living with HIV/AIDS, seniors, youth, children, and families through onsite programming to special assistance vouchers:
Tenant Based Rental Assistance vouchers, Veterans Affairs Supportive Housing vouchers, Continuum of Care vouchers and Family
Unification Program vouchers

**COA Consolidated Plan Priority: Housing Development Assistance includes NHCD programs that offer assistance to non-profit and
for-profit developers to build affordable housing for low- and moderate-income households.**

Recognizing the critical need to preserve and create additional affordable housing, HACA, through its nonprofit subsidiary Austin
Affordable Housing Corporation (AAHC), has 2,422 units in its portfolio for low income families. AAHC continues to grow and
currently has 804 units in the construction pipeline to be completed by 2018.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and
statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Title

Signature

Date

Attachment D.1
Statement of Capital Improvements

HUD Form 50075.2 approved by HUD on 04/01/2016.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Housing Authority of the City of Austin		Grant Type and Number Capital Fund Program Grant No: TX59-P001-50117 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2017 FFY of Grant Approval: 2017
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements	163,000			
4	1410 Administration (may not exceed 10% of line 21)	150,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	365,000			
10	1460 Dwelling Structures	740,000			
11	1465.1 Dwelling Equipment—Nonexpendable	32,000			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part I: Summary					
PHA Name: Housing Authority of the City of Austin		Grant Type and Number Capital Fund Program Grant No: TX59-P001-50117 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2017 FFY of Grant Approval: 2017	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,500,000			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	200,000			
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	200,000			
Signature of Executive Director		Date	Signature of Public Housing Director		Date

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Austin			Grant Type and Number Capital Fund Program Grant No: TX59-P001-50117 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2017		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	Management Improvements	1408						
	---Resident Initiatives	1408		150,000				
	---MIS	1408		3,000				
	---Maintenance Improvements	1408		5,000				
	---Management Improvements	1408		5,000				
	Administration	1410		150,000				
	Fees and Costs	1430		50,000				
AMP/TX1-4 Meadowbrook Apartments	Grounds Improvements, Drainage Work	1450	50%	90,000				
AMP/TX1-4 Meadowbrook Apartments	Gutter Repairs & Cleaning	1460	100%	50,000				
AMP/TX1-7 Lakeside Apartments	HVAC System Replacement, Piping Replacements & Repairs	1460	100%	290,000				
AMP/TX1-11 Thurmond Heights	Appliances for Renovated Units	1465	40	32,000				
AMP/TX1-11 Thurmond Heights	Interior & Exterior Renovations	1460	25%	150,000				
AMP/TX1-11 Thurmond Heights	Park/Drive and Sidewalk Improvements	1450	100%	100,000				
PHA Wide-NON RAD	Sidewalk, Curb & Gutter Improvements	1450	n/a	100,000				
PHA Wide-NON RAD	Exterior Security Lighting Improvements	1450	50%	75,000				
PHA Wide-NON RAD	Asbestos Management Program	1460	n/a	100,000				
PHA Wide-NON RAD	Internal Constructon Management	1460	50%	150,000				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the City of Austin					Federal FFY of Grant: 2017
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary						
PHA Name/Number - Housing Authority of the City of Austin-TX001		Locality: Austin, Travis County, Texas		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1		
A.	Development Number and Name	Work Statement for Year 1 FFY 2016	Work Statement for Year 2 FFY 2017	Work Statement for Year 3 FFY 2018	Work Statement for Year 4 FFY 2019	Work Statement for Year 5 FFY 2020
B.	Physical Improvements Subtotal		1,445,000	1,575,000	1,430,000	1,365,000
C.	Management Improvements		235,000	235,000	235,000	255,000
D.	PHA-Wide Non-dwelling Structures and Equipment		90,000		130,000	260,000
E.	Administration		235,000	235,000	235,000	235,000
F.	Other (incl. Fees/Costs)		343,000	305,000	300,000	255,000
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing - Debt Service					
K.	Total CFF Funds		2,350,000	2,350,000	2,350,000	2,350,000
L.	Total Non-CFF Funds					
M.	Grand Total		2,350,000	2,350,000	2,350,000	2,350,000

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Page 2 of 7
form HUD-50078.2 (4/2008)

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2016	Work Statement for Year 2 FFY 2017			Work Statement for Year 3 FFY 2018		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual	AMP/TX1-4 Meadowbrook Grounds Improvements, Drainage Work	n/a	175,000	AMP/TX1-1 Chalmers Courts Roofing Replacements	100%	550,000
Standard	AMP/TX1-7 Lakeside Apartments-Unit Renovations, Phase I	10 Units (as vacant/available)	389,500	AMP/TX1-4 Meadowbrook Gutter Repairs & Cleaning	100%	50,000
	AMP/TX1-9 Gaston Apartments Sidewalk Improvements	2500sf	50,000	AMP/TX1-7 Lakeside Apartments-Unit Renovations, Phase II	10 Units (as vacant/available)	450,000
	AMP/TX1-15 North Loop Flooring Replacements	10,000sf	200,000	AMP/TX1-9 Gaston Apartments 504 Improvements 1 st Floor	15	75,000
	AMP 17/TX1-19 Mauchaca Village Comm. Mgmt. Facility Improvements	100%	40,000	AMP/TX1-13 Goodrich Exterior Siding & Painting	100%	250,000
	AMP16/TX1-22 Coronado Hills Exterior Siding, Repair & Paint	100%	300,000	PHA Wide-Fencing Improvements	n/a	200,000
	PHA Wide-Exterior Security Lighting Improvements	n/a	380,500			
	PHA Wide-Internal Construction Management	100%	145,000	PHA Wide-Internal Construction Management	n/a	145,000
	PHA Wide-ACM Program	n/a	100,000	PHA Wide-ACM Program	n/a	60,000
	Subtotal of Estimated Cost		\$ 1,780,000	Subtotal of Estimated Cost		\$ 1,780,000

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2015	Work Statement for Year 4 FFY 2019			Work Statement for Year 5 FFY 2020		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	AMP/TX1-5 BTW Site Improvements, Erosion, Drainage	n/a	50,000	AMP/TX1-1 Chalmer Courts Site Improvements, Erosion, Drainage	n/a	50,000
	AMP/TX1-7 Lakeside Mechanical/Piping Repairs & Replacements	n/a	100,000	TX1-2 Rosewood (TX-8 Salina) Ground Improvements, Erosion, Drainage	n/a	25,000
	AMP/TX1-7 Lakeside Apt.'s Unit Renovations, Phase III	Approx. 10 Units (as vacant/available)	330,000	AMP/TX1-4 Meadowbrook Grounds Improvements, Drainage Work	n/a	50,000
	AMP/TX1-10 Boulder Oaks Siding Replacements & Painting	100%	500,000	AMP/TX1-7 Lakeside Mechanical/Piping Repairs & Replacements	n/a	340,000
	AMP/TX1-12 Georgian Manor-Bathroom Renovations, Phase I	15	250,000	AMP/TX1-7 Lakeside Apt.'s Unit Renovations, Phase IV	Approx. 12 Units (as vacant/available)	500,000
	AMP/TX1-15 North Loop Apt.'s Unit Renovations, Ph. I	25	250,000	AMP/TX1-12 Georgian Manor-Bathroom Renovations, Phase II	15	250,000
	PHA Wide-Playground Improvements	n/a	100,000	AMP/TX1-15 North Loop Apt.'s Unit Renovations, Ph. II	25	250,000
	PHA Wide-Internal Construction Management	n/a	150,000	PHA Wide-Internal Construction Management	n/a	155,000
	PHA Wide-ACM Program	n/a	50,000	PHA Wide Maintenance Fleet Upgrades	10 vehicles	200,000
	Subtotal of Estimated Cost		\$ 1,780,000	Subtotal of Estimated Cost		\$ 1,780,000

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2016	Work Statement for Year 2017 FFY 2		Work Statement for Year 2018 FFY 3	
	Development Number/Name	Estimated Cost	Development Number/Name	Estimated Cost
	General Description of Major Work Categories		General Description of Major Work Categories	
See Approved Statement	AMP 1 Chalmers Courts	18,300.00	AMP 1 Chalmers Courts	18,300.00
	AMP2 Rosewood Courts	18,100.00	AMP2 Rosewood Courts	18,100.00
	AMP 2 Salina Apartments (Comb. With Rosewood)		AMP 2 Salina Apartments	(Comb. with Rosewood)
	AMP 3 Santa Rita Courts	11,450.00	AMP 3 Santa Rita Courts	11,450.00
	AMP 4 Meadowbrook Apartments	20,000.00	AMP 4 Meadowbrook Apartments	20,000.00
	AMP Booker T Washington	19,850.00	AMP Booker T Washington	19,850.00
	AMP 7 Lakeside	19,000.00	AMP 7 Lakeside	19,000.00
	AMP 9 Gaston Apartments	12,000.00	AMP 9 Gaston Apartments	12,000.00
	AMP 10 Bouldin Oaks	14,000.00	AMP 10 Bouldin Oaks	14,000.00
	AMP 11 Thurmond Heights	17,400.00	AMP 11 Thurmond Heights	17,400.00
	AMP 12 Georgian Manor	11,500.00	AMP 12 Georgian Manor	11,500.00
	AMP 15 North Loop Apartments	16,000.00	AMP 15 North Loop Apartments	16,000.00
	AMP 16 Northgate	8,000.00	AMP 16 Northgate	8,000.00
	AMP 16 Coronado Hills	6,200.00	AMP 16 Coronado Hills	6,200.00
	AMP 17 Goodrich Place	5,300.00	AMP 17 Goodrich Place	5,300.00
	AMP 17 Shadowbend Ridge	6,500.00	AMP 17 Shadowbend Ridge	6,500.00
	AMP 17 Manchaca II	4,450.00	AMP 17 Manchaca II	4,450.00
	AMP 17 Manchaca Village	4,450.00	AMP 17 Manchaca Village	4,450.00
	AMP 20 Rio Lido	0(redistributed)	AMP 20 Rio Lido	0(redistributed)
	PHA Wide-Enhance Maint.	7,500	PHA Wide-Enhance Maint.	7,500
	PHA Wide- Enhance Maint.	7,500	PHA Wide- Enhance Maint.	7,500
	PHA Wide- Enhance MIS	7,500	PHA Wide- Enhance MIS	7,500
Subtotal of Estimated Cost		\$ 235,000	Subtotal of Estimated Cost	\$ 235,000
			Cost	

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2016	Work Statement for Year 2019		Work Statement for Year 2020	
	FFY 4		FFY 5	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See General Statement	AMP 1 Chalmers Courts	18,300.00	AMP 1 Chalmers Courts	18,300.00
	AMP2 Rosewood Courts	18,100.00	AMP2 Rosewood Courts	18,100.00
	AMP 2 Salina Apartments (Comb. with Rosewood)		AMP 2 Salina Apartments (Comb. with Rosewood)	
	AMP 3 Santa Rita Courts	11,450.00	AMP 3 Santa Rita Courts	11,450.00
	AMP 4 Meadowbrook Apartments	20,000.00	AMP 4 Meadowbrook Apartments	20,000.00
	AMP Booker T Washington	19,850.00	AMP Booker T Washington	19,850.00
	AMP 7 Lakeside	19,000.00	AMP 7 Lakeside	19,000.00
	AMP 9 Gaston Apartments	12,000.00	AMP 9 Gaston Apartments	12,000.00
	AMP 10 Bouldin Oaks	14,000.00	AMP 10 Bouldin Oaks	14,000.00
	AMP 11 Thurmond Heights	17,400.00	AMP 11 Thurmond Heights	17,400.00
	AMP 12 Georgian Manor	11,500.00	AMP 12 Georgian Manor	11,500.00
	AMP 15 North Loop Apartments	16,000.00	AMP 15 North Loop Apartments	16,000.00
	AMP 16 Northgate	8,000.00	AMP 16 Northgate	8,000.00
	AMP 16 Coronado Hills	6,200.00	AMP 16 Coronado Hills	6,200.00
	AMP 17 Goodrich Place	5,300.00	AMP 17 Goodrich Place	5,300.00
	AMP 17 Shadowbend Ridge	6,500.00	AMP 17 Shadowbend Ridge	6,500.00
	AMP 17 Manchaca II	4,450.00	AMP 17 Manchaca II	4,450.00
	AMP 17 Manchaca Village	4,450.00	AMP 17 Manchaca Village	4,450.00
	AMP 20 Rio Lado (redistributed)		AMP 20 Rio Lado (redistributed)	
	PHA Wide-Enhance Maint.	7,500	PHA Wide-Enhance Maint.	7,500
	PHA Wide- Enhance Maint.	7,500	PHA Wide- Enhance Maint.	7,500
	PHA Wide- Enhance M&S	7,500	PHA Wide- Enhance M&S	7,500
	Subtotal of Estimated Cost	\$ 235,000	Subtotal of Estimated Cost	\$ 235,000

Attachment E.1
Choice Mobility

Choice Mobility Policy



Created 5/19/2016



HACA Choice Mobility Policy

I. Definitions:

1. *Covered Project*: Any Public Housing property that has converted to the Project Based Rental Assistance (PBRA) program through RAD.
2. *Choice Mobility*: The opportunity for families to request a Housing Choice Voucher (HCV) and move into the private rental market with voucher assistance.
3. *Turnover Caps*: The maximum number of families that can receive a voucher in a calendar year. PHAs can establish caps for the maximum number of families that can receive a voucher from each property in the calendar year. PHAs can also establish caps for the maximum number of vouchers from all properties combined that can receive a voucher in a calendar year.

II. Eligibility and Voucher Caps

HUD seeks to provide all residents of Covered Projects with viable Choice Mobility options. The Housing Choice Voucher (HCV) program provides the most options for families to choose where they want to live within that housing authority's jurisdiction.

PHAs that are applying to convert the assistance of a project to PBRA are required to provide a Choice-Mobility option to residents of Covered Projects in accordance with the following:

- A. **Resident Eligibility.** Residents have a right to move with tenant-based rental assistance (e.g., Housing Choice Voucher (HCV)) the later of: (a) 24 months from the date of execution of the HAP or (b) 24 months after the move-in date.
- B. **Voucher Inventory Turnover Cap.** Recognizing the limitation on the availability of turnover vouchers from year to year, a voucher agency would not be required, in any year, to provide more than one-third of its turnover vouchers to the residents of Covered Projects. While a voucher agency is not required to establish a voucher inventory turnover cap, if such a cap is implemented the voucher agency must create and maintain a waiting list in the order in which the requests from eligible households were received.

HACA Policy

HACA will provide all residents the opportunity to request a Housing Choice Voucher after the later of a) 24 months from the date of the execution of the HAP contract, or b) 24 months from the date of move in.

- If a family moves from one covered project to another covered project, their 24 month clock resets. These families will have to wait for 24 months from the date of move in to the new property, before they can exercise Choice Mobility.
- If a family transfers within the same covered project, their 24 month clock does not reset. They will be eligible to request a Choice Mobility voucher at the later of: (a) 24 months from the date of execution of the HAP or (b) 24 months after the move-

- in date.
- A family may request the choice mobility voucher at any time after completing the 24 month requirement. They remain eligible as long as they continue living at the same covered project.
- A family that receives a Choice Mobility voucher, but allows it to expire without using it, can request another Choice Mobility voucher. However, they must wait 1 year from the date of the issuance of the expired voucher before requesting another Choice Mobility voucher. When they do request again, they will start the process from the beginning and are subject to any waiting lists in place at that time.

HACA will implement the voucher inventory cap. Each calendar year, the HCV program will only make 1/3 of its turnover vouchers available to families exercising Choice Mobility from any of its 18 covered projects transitioning into PBRA through the Rental Assistance Demonstration (RAD). HACA will establish an agency-wide Choice Mobility waiting list for times when there are more requests for vouchers than vouchers available due to the cap.

HACA will not implement the project turnover cap.

The HCV program also provides the opportunity to move to other parts of the country by exercising the portability options. Families will be required to follow the housing authority's guidelines regarding when they can exercise the portability option.

HACA Policy

In order to be eligible for the Choice Mobility option, families have to live in Austin, in a HACA owned PBRA property for at least 2 years. These families meet HACA's HCV program requirements and are eligible to exercise portability when they first receive a voucher.

III. Notification of Eligibility

In keeping with HUD's goal to provide viable Choice Mobility options to residents of all covered projects, PHAs should provide clear notification and explanation of the Choice Mobility options available to them.

HACA Policy

At the time of the initial lease signing, HACA will provide a copy of the Choice Mobility policy to the family and explain the Choice Mobility option. HACA will provide clear direction and guidance regarding how to request a Choice Mobility voucher. Residents will be asked to sign a certification indicating that they received the Choice Mobility policy.

In addition, HACA will provide a written notification to the residents as part of the 90 Day letter that each families receives before their annual recertification appointment. (See Appendix 1)

If anything changes in the method for requesting the Choice Mobility voucher, HACA will provide written notification to the residents at least 30 days in advance of the change becoming effective.

IV. Waiting Lists

PHA's that establish a voucher turnover cap are required to create a waiting list for families that request the Choice Mobility voucher.

HACA Policy

HACA will establish a Choice Mobility waiting list for all eligible families that request a voucher. The waiting list will be managed by HACA's centralized Admissions Department.

Since HACA is not implementing a project turnover cap, there will be no project specific waiting lists. Eligible families that request the voucher will be placed directly onto the Choice Mobility waiting list.

HACA will remove families from the Choice Mobility waiting list who move out of the covered project before receiving a voucher.

- If a family moves out of the covered project into the private rental market after being placed on the Choice Mobility waiting list, they are no longer eligible for the voucher and their name will be removed from the Choice Mobility waiting list.
- If a family moves from one covered project to another covered project after being placed on the Choice Mobility waiting list, their 2 year clock resets. They will be removed from the Choice Mobility waiting list. They can re-apply once they have lived at the new covered project for 2 years.

Families that are already on the regular HCV waiting list will be allowed to request a Choice Mobility voucher if they are eligible. Families will be allowed to keep their place on both lists until one of the following happens:

- The family moves out of the covered project and is no longer eligible to be on the Choice Mobility list. The family will be removed from the Choice Mobility waiting list, but maintain their position on the regular HCV waiting list.
- The family voluntarily withdraws their name from one or both lists.
- The family receives a voucher and exercises the voucher by leasing up in the voucher program. The family will then be removed from the other list.
 - If a family receives a voucher through the regular HCV waiting list, but does not exercise the voucher (i.e. lease up in the voucher program), they will remain on the Choice Mobility waiting list.

V. Exercising the Choice Mobility Option

In order to ensure that all residents at all covered projects have an equal and fair opportunity to request and receive a Choice Mobility voucher, PHAs should provide clear guidance and instructions regarding how to apply for the voucher.

HACA Policy

In order to maintain a safe, orderly and fair process for families to request a Choice Mobility voucher, HACA will implement the following:

- ***Voucher Request:***
 - When a family is eligible to request a voucher, they must do so in writing using the voucher request form provided at the property (See Appendix 2).
 - The written request must be submitted to the management office at the covered property or at HACA's Central Administration building.
 - Once received, the property management staff or central office staff will forward the request to the Admissions Department to be placed on the Choice Mobility waiting list.
- ***Acknowledgement of Request:***
 - Once the request is received and processed onto the Choice Mobility waiting list, the Admissions Department will send the family a notice acknowledging receipt of the voucher request (See Appendix 3).
 - This is the family's confirmation that they are on the Choice Mobility waiting list.
 - The acknowledgement of request will be sent to the family within 5 business days of receipt of the request.
- ***Random Sorting:***
 - Once there are families on the Choice Mobility waiting list, HACA will select 1/3 of its monthly draw from the Choice Mobility waiting list.
 - Before each draw, HACA will conduct a random sort of the Choice Mobility waiting list.
 - The random sort protects each individual property from high volume resident turnover, while providing each family an equal opportunity to receive a voucher.

When a family is drawn from the Choice Mobility waiting list, they will be invited to attend the Housing Choice Voucher (HCV) program eligibility interview.

VI. Screening Process for the Choice Mobility HCV Voucher

In order to receive a Housing Choice voucher, families will be required to meet all the eligibility requirements for the HCV program in effect at the time of their eligibility processing. These requirements can be found in the HCV Administrative Plan.

HACA Policy

HACA will screen all Choice Mobility families using the same criteria as for all other families. However, HACA will streamline the eligibility determination process in the following ways:

- HACA will use the certifications of identification, age, social security number and citizenship that it already has on file for the family.
- HACA will review the most recent certification and 50059 for basic information about the family composition and annual household income.
- HACA will only require new verification of income if the verifications for the most recent certification are too old to meet the criteria for the HCV program.

If eligible to receive a voucher, families will follow the HCV program rules and guidelines for

using the voucher. Families are reminded of the following:

- ***The voucher has an expiration date.*** If extensions are available, families must follow the HCV program guidelines in effect at that time to request an extension. Failure to use the voucher before it expires will result in loss of the voucher.
- ***Receipt of a voucher is not a guarantee that the family will be able to find a place to use the voucher.*** Landlords have their own screening criteria which families will have to meet to be able to live at that property.
- ***The family's lease at their current property requires at least 30 days notice to vacate.*** The family must provide this notice to their current property management staff.

VII. Transitioning from Project Based Rental Assistance to the Housing Choice Voucher Program

When transitioning from PBRA to the HCV program with a Choice Mobility voucher, program participants are required to fulfill their obligations to the terms of the PBRA lease as well as all HCV requirements. Families are not allowed to receive assistance from both programs at the same time. To assist with the transition process and prevent duplicate assistance, PHA's should develop policies and guidelines to ensure that both program requirements are met.

HACA Policy

Residents at a HACA PBRA property will be required to complete the following when transitioning to HACA's HCV program with a choice mobility voucher:

- Remain current on all rent, fees or other balances owed to the PBRA property.
 - Families with outstanding debts who are in a repayment agreement and who are current on their payments within the agreement are considered eligible.
 - Families with active repayment agreements must continue to make all payments until the balance is paid in full or risk losing their voucher assistance.
- Provide at least 30 days notice of their intent to vacate the unit to the property management.
- Participate in the move out inspection.
- Turn in their keys to the property management.
- Pay all move out expenses that may be charged after moving to their new home with voucher assistance.
 - If necessary, repayment agreements can be established to pay any outstanding move out balances.
 - Failure to pay the move out balance or to remain current in any repayment agreements that are established is grounds for termination of the family's voucher assistance.
- Pay all moving expenses related to the move from the PBRA property to their voucher assisted unit.

HACA and PBRA property staff will work to facilitate this process by doing the following:

- Communicate between departments information related to the issuance of the voucher, move out notices, voucher extensions and specific dates of move out / move in.

- Note: Coordination of communication between departments does not remove any of the family's obligations.
- Communicate the move out date from the PBRA program to the HCV Intake Team to prevent the overlapping of assistance.
 - The move out from PBRA will not be effective until the property manager receives the keys from the resident family.
 - The family will be required to pay the full rental cost for any days that they have moved in to their new unit before returning the keys to the PBRA property management.
 - The voucher assistance will not start until the day after the family provides the keys to the PBRA property management.

For a detailed flow chart of the transition process, please see Appendix 4.

VIII. Promoting Self-Sufficiency Through Choice Mobility

The decision about where to live can have a significant impact on a family's journey toward self-sufficiency. Through the Choice Mobility voucher option, families living in the PBRA property are given the opportunity to make that decision. Therefore PHA's should strategize how to maximize the use of the Choice Mobility voucher as a self-sufficiency tool.

HACA Policy

Within available resources, HACA will intentionally strategize and leverage the utilization of specific supportive services to provide a solid foundation for the use of the Choice Mobility voucher as a self-sufficiency and resource building tool.

- HACA will explore how to efficiently and effectively use the 2 + years that families are living in PBRA to offer community development services that focus on preparing families for transition to use of a voucher in the private rental market. Such services may include, but are not limited to, financial literacy training, credit counseling and credit improvement, addressing rental history, increasing income through employment, financial coaching, and home maintenance and upkeep among others.
- HACA will explore how to use the resources available (i.e. opportunity mapping) to help direct families toward areas of higher opportunity when they are searching for neighborhoods and housing that meets their needs and where they can use the voucher. This will include helping families to understand how to use these tools to gain information on items such as schools, supportive services and transportation.



Housing Authority of the City of Austin

Established in 1937

Annual Recertification Notice - 90 DAY REMINDER

Name
Address
Austin, TX

Date
Account No:
Client No:

Dear :

It will soon be time to renew your housing lease. In order to complete your lease renewal in a timely manner, you will need to provide us with updated documentation regarding your household's income, assets and expenses. If you have lived at [name of property] for at least 2 years, you will also have opportunity to request a Housing Choice Voucher through Choice Mobility.

You will be receiving a letter in the next few weeks scheduling you for your lease renewal appointment. It is very important that you attend this appointment and bring all documentation listed below that applies to your household.

ALL BENEFIT LETTERS MUST NOT BE MORE THAN 120 DAYS OLD.

INCOME:

- Proof of all income received by all household members. Income sources and proper documentation include but are not limited to: letter from employer on company letterhead; consecutive pay stubs for at least the last 2 months; TANF letter; Social Security/SSI/SSDI award letters; child support payment history printouts; unemployment benefits statements; pension statements; annuity payments; military pay; Workman's compensation; severance pay; etc.

ASSETS:

- Most recent three months' bank statements for checking/savings accounts owned by all household members.
- Most recent quarterly statements for any certificates of deposit, money market, IRA/Keogh, stocks, bonds, treasury bills, trust funds, universal life policies, etc.
- Most recent property appraisal/tax statement for any real estate owned.

EXPENSES:

- Proof of ongoing childcare expenses for children under 13 years of age (example: CCMS contract, receipts or payment history printout from childcare provider).
- Disabled or elderly household only: Proof of ongoing unreimbursed medical expenses not covered by insurance (examples: Pharmacy printouts, medical/dental receipts, payments of medical insurance premiums, payments for live-in aides, etc.)
- Proof of full-time enrollment in college/higher education for family members age 18 years and older (must NOT be the head of household/co-head/spouse).

OTHER:

- Birth certificates and Social Security cards for any new family members residing with you.

NOTE: Failure to attend your scheduled appointment and/or submit all necessary documents to complete your lease renewal will jeopardize your family's housing. If you are unable to keep your appointment, you must contact us within three (3) days from the date of this letter to reschedule.

Sincerely,
Management





Housing Authority of the City of Austin

Bringing Opportunity Home

Choice Mobility Voucher Request

Date: _____ Client No. _____

Acct. No. _____ Property: _____

Head of Household: _____

Present Address: _____

Family Composition:

Co-Head of Household: _____ Age: _____ Sex: _____

Household Member: _____ Age: _____ Sex: _____

Household Member: _____ Age: _____ Sex: _____

Household Member: _____ Age: _____ Sex: _____

Household Member: _____ Age: _____ Sex: _____

Household Member: _____ Age: _____ Sex: _____

Household Member: _____ Age: _____ Sex: _____

Household Member: _____ Age: _____ Sex: _____

Household Member: _____ Age: _____ Sex: _____

Has Resident lived in PBRA at this property for at least two (2) years? () Yes () No

Does the Resident owe any balance to HACA? () Yes () No

Is there an Eviction and/or Lease Termination pending? () Yes () No

Resident Signature: _____ Date of Request: _____

Manager Signature: _____ Date: _____

DO NOT WRITE IN THIS BOX – FOR ADMISSIONS OFFICE ONLY

Date Received: _____

Date Acknowledgment Letter Sent: _____

Admissions Director: _____ Date: _____





Housing Authority of the City of Austin

Bringing Opportunity Home

ACKNOWLEDGMENT OF VOUCHER REQUEST

NAME
ADDRESS
CITY, ST ZIP

DATE
CLIENT NO.:

Dear "CLIENT NAME",

This letter is to inform you that we have received your request to receive a Choice Mobility voucher. Your name has been placed on the Choice Mobility waiting list.

There are several things to remember about the Choice Mobility vouchers:

- The Housing Authority of the City of Austin (HACA) has capped the number of available Choice Mobility vouchers at 1/3 of the voucher program turnover rate. That means that each time HACA issues vouchers, only 1/3 will come from the Choice Mobility waiting list.
- HACA will conduct a random sort (lottery) each time it draws names off the Choice Mobility Waiting List. As a result, it is difficult to tell you when you will be invited in for eligibility screening.
- When your name is drawn from the list, you will be contacted by mail and invited to the eligibility interview. At that time we will review all information related to the voucher program eligibility criteria including (but not limited to) criminal background, rental history, and household income.

While you are on the waiting list, you can do the following:

- Prepare a plan for how you will pay for the costs of moving (Security Deposits, Pet Deposits, Application Fees, Moving Expenses, etc)
- Review your credit history and rental history and if necessary seek assistance to repair that history. Many landlords review this information before approving rentals.
- Consider what areas of town would provide the best opportunities for you and your family.

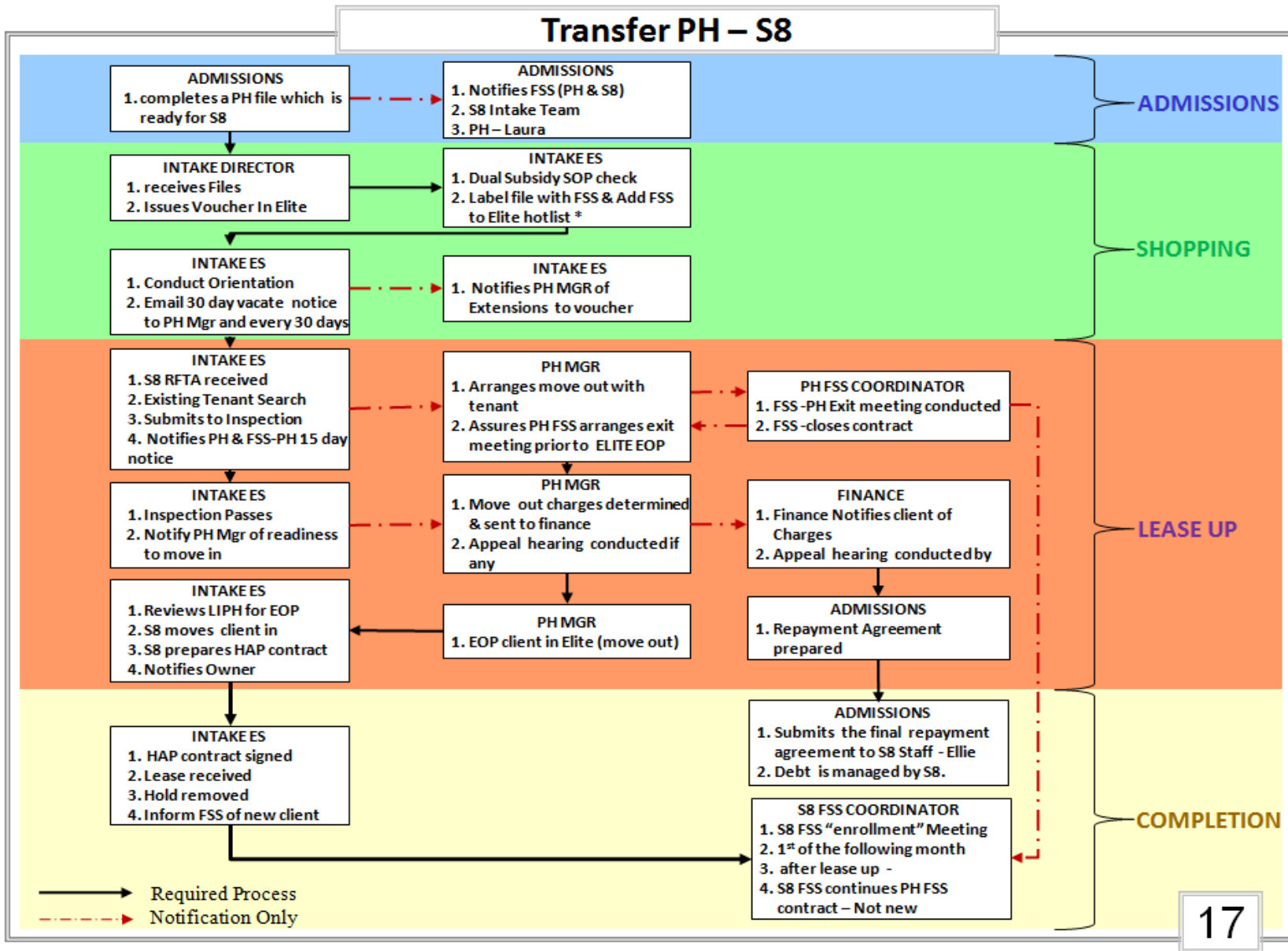
If you have additional questions about the Choice Mobility Voucher, please contact the Admissions Department at (512) 477-4488.

Sincerely,
Admissions Department





Appendix 4: Transfer Process from PBRA to HCV



**HOUSING AUTHORITY OF THE CITY OF AUSTIN
BOARD OF COMMISSIONERS
REGULAR BOARD MEETING**

AGENDA ITEM NO. 4

**Presentation, Discussion, and Possible Action regarding
Resolution No. 2462: Approval of Public Housing Flat Rents
and Ceiling Rents**

**October 21, 2016
Regular Meeting**

**HOUSING AUTHORITY OF THE CITY OF AUSTIN
BOARD OF COMMISSIONERS**

Resolution No. 2462

MEETING DATE: October 21, 2016

STAFF CONTACT: Pilar Sanchez, Vice President of Housing and Community Development

TITLE: Discussion and Adoption of Resolution No. 2462: Approval of the 2017 Flat Rent & Ceiling Rent Schedules for the Public Housing Program

ACTION: Motion to Approve Resolution No. 2462 to approve and adopt the 2017 Flat Rent & Ceiling Rent Schedules for the Public Housing Program

SUMMARY:

Over the past two years, the US Department of Housing and Urban Development (HUD) has issued two PIH Notices (PIH Notice 2014-12 and PIH Notice 2015-13) regarding changes in federal law related to Public Housing Flat Rents. These changes require flat rents to be at least 80% of the HUD established Fair Market Rents (FMR), but also allow housing authorities to use the HUD established Small Area Fair Market Rents (SAFMR).

Prior to these notices, PHAs were required to establish flat rents based on the market rent of comparable units in the private, unassisted rental market. HACA has consistently reviewed its flat rents annually, and has followed HUD guidance to adjust rents based on local market comparability. With this change allowing HACA to use the SAFMRs, HACA decided to set the Flat Rents at 85% of the SAFMR.

It is important to note that HACA's proposed flat rent and ceiling rent schedule will impact only 28 higher income households (1.5% of total households). Even with this increase in the flat rents, these families will be paying less than 30% of their adjusted income toward rent.

Since these families have been successful in increasing their income, HACA will be working with these households to determine if they still can benefit from living in Public Housing, or whether there are other affordable housing opportunities which may be more appropriate. Through Austin Affordable Housing Corporation, we will also be working with these households to determine if homeownership is a viable and desired option.

As HACA continues to move forward with the transition to the Project Based Rental Assistance (PBRA) program through the Rental Assistance Demonstration (RAD), it is important to note that PBRA does not have Flat or Ceiling rents. All residents will pay 30% of their adjusted income in the PBRA program.

If Phase 1 of the RAD conversion is effective as planned on December 1, 2016, the proposed Flat and Ceiling rents would only go into effect for the 10 properties that are in Phase 2. However, to ensure that we remain compliant for the entire time that each property remains in Public Housing, this resolution proposes new flat rents for all 18 properties. If the conversion is delayed past January 1, 2017 for any or all properties, the new flat rents would go into effect.

To ensure full compliance HACA posted the proposed rent schedules for a 30-day public comment period, which commenced on September 12th, 2016 and ended at 5:00 p.m. on October 11th, 2016. The proposed schedules were posted at each HACA Public Housing community and the HACA administration office. Copies were sent to Texas Rio Grande Legal Aid and to the Austin Tenants Council. No written comments were received.

Additionally, the proposed Flat and Ceiling Rents were presented on September 13th, 2016 at 10:00 a.m. at the HACA Citywide Advisory Board meeting. Copies of the proposed revisions to the HACA Flat & Ceiling Rent Schedules were made available for review and inspection at the HACA Central Office located at 1124 S. IH-35 Austin, TX 78704 and HACA property management offices.

Process:

The Housing Authority of the City of Austin reviewed the current flat rent schedule (effective 1/1/16) and compared the flat rents to the 2017 Small Area Fair Market Rent (SAFMR) schedule. HACA compared the current flat rents to 80% and 90% of the SAFMRs and determined that 85% of the SAFMRs more accurately reflected the market rates.

If adopted, the Flat and Ceiling Rents will become effective January 1, 2017.

RECOMMENDATION:

Staff recommends updating the Flat and Ceiling Rent schedules to comply with HUD requirements by setting the Flat rents at 85% of the SAFMR.

ATTACHMENTS:

- Proposed 2017 Flat Rent Schedules for all Public Housing units by Development and Scattered Site
- Proposed 2017 Ceiling Rent Schedules for all Public Housing units by Development and Scattered Site
- List of units currently on flat rent

FINANCE REVIEW:

X Proposed action does not require Finance Department review.

- Fiscal Impact was approved by _____
Thomas Cherian, Vice-President of Finance

Resolution No. 2462

RESOLUTION APPROVING THE 2017 FLAT RENT & CEILING RENT SCHEDULES FOR THE PUBLIC HOUSING PROGRAM

WHEREAS, HUD requires housing authorities to establish flat rents at no less than 80 percent of the current applicable Fair Market Rents and that they will not cause a family's existing rental payment to increase more than 35 percent; and

WHEREAS, PIH Notice 2015-13 provided additional guidance allowing a housing authority to use the Small Area Fair Market Rents established by HUD instead of the Fair Market Rents to determine the Flat Rent Schedule; and

WHEREAS, the Housing Authority of the City of Austin determined that using 85% of the Small Area Fair Market Rents reflected a more accurate comparison to the current fair market rents in our community; and

WHEREAS, Ceiling Rents are required to be set at the same rate as Flat Rents plus the amount of the Utility Allowance; and

WHEREAS, in case of any delay in the Rental Assistance Demonstration (RAD) conversion this resolution presents Flat and Ceiling rents for all 18 properties even though HACA properties converting through RAD to the Project Based Rental Assistance (PBRA) Program will not have Flat or Ceiling rents; and

WHEREAS, the Housing Authority of the City of Austin posted the changes and updates to the Flat and Ceiling rents at all of HACA's properties as well as on its website and will have provided the required 60 days notice prior to the implementation on January 1, 2017; and

NOW, THEREFORE BE IT RESOLVED that the Housing Authority of the City of Austin Board of Commissioners approve and adopt the 2017 Flat Rent, Ceiling Rent and Maximum Rent schedules for the Public Housing program.

PASSED, APPROVED AND ADOPTED this 21st day of October 2016.

Carl S. Richie, Jr., Chairperson

Michael G. Gerber, Secretary

HACA Flat Rent Schedule for all Public Housing Units
Effective January 1, 2017

Family Sites:

TX#	Property	Efficiency		1 Bedroom		2 Bedroom		3 Bedroom		4 Bedroom		5 Bedroom	
		Flat Rent eff. 1/1/16	Flat Rent eff. 1/1/17	Flat Rent eff. 1/1/16	Flat Rent eff. 1/1/17	Flat Rent eff. 1/1/16	Flat Rent eff. 1/1/17	Flat Rent eff. 1/1/16	Flat Rent eff. 1/1/17	Flat Rent eff. 1/1/16	Flat Rent eff. 1/1/17	Flat Rent eff. 1/1/16	Flat Rent eff. 1/1/17
1	Chalmers	N/A	N/A	\$628	\$684	\$787	\$859	\$1,089	\$1,178	\$1,311	\$1,430	N/A	N/A
2	Rosewood	\$512	\$557	\$628	\$684	\$787	\$859	\$1,091	\$1,179	\$1,312	\$1,431	N/A	N/A
3	Santa Rita	N/A	N/A	\$629	\$685	\$788	\$860	\$1,091	\$1,180	\$1,313	\$1,432	\$1,514	\$1,650
4	Meadowbrook	N/A	N/A	N/A	N/A	\$910	\$958	\$1,267	\$1,321	\$1,519	\$1,601	\$1,741	\$1,835
5	BTW	N/A	N/A	\$635	\$691	\$789	\$861	\$1,091	\$1,180	\$1,306	\$1,425	\$1,503	\$1,639
11	Thurmond Heights	N/A	N/A	\$692	\$702	\$862	\$879	\$1,188	\$1,204	\$1,426	\$1,454	N/A	N/A
13	Goodrich Place	N/A	N/A	\$738	\$771	\$915	\$963	\$1,272	\$1,326	\$1,521	\$1,603	N/A	N/A
20	Rio Lado	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		\$	%	\$	%	\$	%	\$	%	\$	%	\$	%
Average Change		\$65	13%	\$45	7%	\$57	7%	\$68	6%	\$95	7%	\$122	7%

Mixed Population Properties (Elderly & Disabled Residents):

TX#	Property	Efficiency		1 Bedroom		2 Bedroom	
		Flat Rent eff. 1/1/16	Flat Rent eff. 1/1/17	Flat Rent eff. 1/1/16	Flat Rent eff. 1/1/17	Flat Rent eff. 1/1/16	Flat Rent eff. 1/1/17
7	Lakeside	\$988	\$1,020	\$1,204	\$1,233	\$1,492	\$1,522
8	Salina	\$555	\$612	\$672	\$740	N/A	N/A
9	Gaston Place	N/A	N/A	\$693	\$706	\$855	\$867
		\$	%	\$	%	\$	%
Average Change		\$44	6%	\$37	4%	\$14	1%

HACA Flat Rent Schedule for all Public Housing Units
Effective January 1, 2017

HACA continues to move forward with plans to convert the following properties to Project Based Rental Assistance through RAD. If the conversion is delayed for any reason beyond January 1, 2017, the following flat rents will go into effect for as long as the units remain in Public Housing. If conversion takes place before January 1, 2017, these flat rents will not take effect.

Family Sites:

TX#	Property	Efficiency		1 Bedroom		2 Bedroom		3 Bedroom		4 Bedroom		5 Bedroom	
		Flat Rent eff. 1/1/16	Flat Rent eff. 1/1/17	Flat Rent eff. 1/1/16	Flat Rent eff. 1/1/17	Flat Rent eff. 1/1/16	Flat Rent eff. 1/1/17	Flat Rent eff. 1/1/16	Flat Rent eff. 1/1/17	Flat Rent eff. 1/1/16	Flat Rent eff. 1/1/17	Flat Rent eff. 1/1/16	Flat Rent eff. 1/1/17
10	Bouldin Oaks	N/A	N/A	\$725	\$758	\$896	\$944	\$1,247	\$1,301	\$1,491	\$1,573	N/A	N/A
12	Georgian Manor	N/A	N/A	\$631	\$653	\$794	\$824	\$1,084	\$1,122	\$1,289	\$1,340	N/A	N/A
16	Northgate	N/A	N/A	\$697	\$707	\$857	\$874	\$1,193	\$1,209	\$1,411	\$1,439	\$1,619	\$1,651
17	Shadowbend	N/A	N/A	\$751	\$773	\$938	\$967	\$1,304	\$1,338	\$1,572	\$1,625	\$1,818	\$1,879
18	Manchaca II	N/A	N/A	\$751	\$773	\$940	\$967	\$1,304	\$1,338	\$1,572	\$1,625	N/A	N/A
19	Manchaca Village	N/A	N/A	\$734	\$767	\$911	\$959	\$1,269	\$1,323	\$1,519	\$1,601	\$1,755	\$1,849
22	Coronado Hills	N/A	N/A	\$589	\$605	\$722	\$747	\$1,013	\$1,039	N/A	N/A	N/A	N/A
		\$	%	\$	%	\$	%	\$	%	\$	%	\$	%
Average Change		\$0	0%	\$23	3%	\$32	4%	\$36	3%	\$58	4%	\$62	3%

Mixed Population Properties (Elderly & Disabled Residents):

TX#	Property	Efficiency		1 Bedroom		2 Bedroom	
		Flat Rent eff. 1/1/16	Flat Rent eff. 1/1/17	Flat Rent eff. 1/1/16	Flat Rent eff. 1/1/17	Flat Rent eff. 1/1/16	Flat Rent eff. 1/1/17
15	Northloop	N/A	N/A	\$741	\$765	\$921	\$944
		\$	%	\$	%	\$	%
Average Change		0	0	\$25	3%	\$23	2%

TX27 / 28/2 9	Address	Street	Bed Rooms	Flat Rent eff. 1/1/16	Flat Rent eff. 1/1/17
1	5506	Shreveport Dr	3	\$1,289	\$1,335
2	5604	Shreveport Dr	3	\$1,289	\$1,335
3	5912	Green Acres	3	\$1,289	\$1,335
4	5919	Green Acres	2	\$923	\$965
5	5916	Richard Carlton Blvd	2	\$923	\$965
6	6104	Waycross Dr	3	\$1,199	\$1,233
7	6515	Starstreak Dr	3	\$1,199	\$1,233
8	6701	Shannon Dr	3	\$1,163	\$1,148
9	6713	Shannon Dr	3	\$1,163	\$1,148
10	6805	Shannon Dr	3	\$1,163	\$1,148
11	7104	Shannon Dr	4	\$1,391	\$1,387
12	7012	Hillcroft Dr	3	\$1,163	\$1,148
13	7021	Hillcroft Dr	3	\$1,163	\$1,148
14	12405	Turtleback Ln	3	\$1,289	\$1,335
15	12721	Magnolia Mound Trl	2	\$923	\$965
16	12815	Magnolia Mound Trl	3	\$1,289	\$1,335
17	12817	Magnolia Mound Trl	3	\$1,289	\$1,335
18	12821	Meehan Dr	3	\$1,289	\$1,335
19	12902	Lazyfield Trl	3	\$1,289	\$1,335
20	12906	Odie Ln	3	\$1,289	\$1,335
21	12915	Garfield Ln	4	\$1,535	\$1,608
22	13004	Garfield Ln	4	\$1,535	\$1,608
				\$	%
Average Change				\$30	2%

HACA Ceiling Rent Schedule for all Public Housing Units
Effective January 1, 2017

Family Sites:

TX#	Property	Efficiency		1 Bedroom		2 Bedroom		3 Bedroom		4 Bedroom		5 Bedroom	
		Ceiling Rent eff. 1/1/16	Ceiling Rent eff. 1/1/17	Ceiling Rent eff. 1/1/16	Ceiling Rent eff. 1/1/17	Ceiling Rent eff. 1/1/16	Ceiling Rent eff. 1/1/17	Ceiling Rent eff. 1/1/16	Ceiling Rent eff. 1/1/17	Ceiling Rent eff. 1/1/16	Ceiling Rent eff. 1/1/17	Ceiling Rent eff. 1/1/16	Ceiling Rent eff. 1/1/17
1	Chalmers	N/A	N/A	\$684	\$740	\$846	\$918	\$1,152	\$1,241	\$1,377	\$1,496	N/A	N/A
2	Rosewood	\$567	\$612	\$684	\$740	\$846	\$918	\$1,152	\$1,241	\$1,377	\$1,496	N/A	N/A
3	Santa Rita	N/A	N/A	\$684	\$740	\$846	\$918	\$1,152	\$1,241	\$1,377	\$1,496	\$1,584	\$1,720
4	Meadowbrook	N/A	N/A	N/A	N/A	\$972	\$1,020	\$1,332	\$1,386	\$1,584	\$1,666	\$1,822	\$1,916
5	BTW	N/A	N/A	\$684	\$740	\$846	\$918	\$1,152	\$1,241	\$1,377	\$1,496	\$1,584	\$1,720
11	Thurmond Heights	N/A	N/A	\$747	\$757	\$918	\$935	\$1,251	\$1,267	\$1,494	\$1,522	N/A	N/A
13	Goodrich Place	N/A	N/A	\$792	\$825	\$972	\$1,020	\$1,332	\$1,386	\$1,584	\$1,666	N/A	N/A
20	Rio Lado	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		\$	%	\$	%	\$	%	\$	%	\$	%	\$	%
Average Change		\$65	13%	\$45	7%	\$57	7%	\$68	6%	\$95	7%	\$122	7%

Mixed Population Properties (Elderly & Disabled Residents):

TX#	Property	Efficiency		1 Bedroom		2 Bedroom	
		Ceiling Rent eff. 1/1/16	Ceiling Rent eff. 1/1/17	Ceiling Rent eff. 1/1/16	Ceiling Rent eff. 1/1/17	Ceiling Rent eff. 1/1/16	Ceiling Rent eff. 1/1/17
7	Lakeside	\$999	\$1,020	\$1,215	\$1,233	\$1,503	\$1,522
8	Salina	\$567	\$612	\$684	\$740	N/A	N/A
9	Gaston Place	N/A	N/A	\$693	\$706	\$855	\$867
		\$	%	\$	%	\$	%
Average Change		\$44	6%	\$37	4%	\$14	1%

Ceiling Rents:

Families will be able to pay ceiling rent rates at interim when the family's total tenant payment is greater than the ceiling rent. Ceiling rents are equal to the current adopted flat rents plus the current utility allowance for the unit's bedroom size.

HACA Ceiling Rent Schedule for all Public Housing Units
Effective January 1, 2017

HACA continues to move forward with plans to convert the following properties to Project Based Rental Assistance through RAD. If the conversion is delayed for any reason beyond January 1, 2017, the following ceiling rents will go into effect for as long as the units remain in Public Housing. If conversion takes place before January 1, 2017, these ceiling rents will not take effect.

Family Sites:

TX#	Property	Efficiency		1 Bedroom		2 Bedroom		3 Bedroom		4 Bedroom		5 Bedroom	
		Ceiling Rent eff. 1/1/16	Ceiling Rent eff. 1/1/17	Ceiling Rent eff. 1/1/16	Ceiling Rent eff. 1/1/17	Ceiling Rent eff. 1/1/16	Ceiling Rent eff. 1/1/17	Ceiling Rent eff. 1/1/16	Ceiling Rent eff. 1/1/17	Ceiling Rent eff. 1/1/16	Ceiling Rent eff. 1/1/17	Ceiling Rent eff. 1/1/16	Ceiling Rent eff. 1/1/17
10	Bouldin Oaks	N/A	N/A	\$792	\$825	\$972	\$1,020	\$1,332	\$1,386	\$1,584	\$1,666	N/A	N/A
12	Georgian Manor	N/A	N/A	\$683	\$706	\$846	\$876	\$1,152	\$1,190	\$1,377	\$1,428	N/A	N/A
16	Northgate	N/A	N/A	\$747	\$757	\$918	\$935	\$1,251	\$1,267	\$1,494	\$1,522	\$1,718	\$1,750
17	Shadowbend	N/A	N/A	\$828	\$850	\$1,017	\$1,046	\$1,386	\$1,420	\$1,656	\$1,709	\$1,904	\$1,965
18	Manchaca II	N/A	N/A	\$828	\$850	\$1,017	\$1,046	\$1,386	\$1,420	\$1,656	\$1,709	N/A	N/A
19	Manchaca Village	N/A	N/A	\$792	\$825	\$972	\$1,020	\$1,332	\$1,386	\$1,584	\$1,666	\$1,822	\$1,916
22	Coronado Hills	N/A	N/A	\$639	\$655	\$783	\$808	\$1,071	\$1,097	N/A	N/A	N/A	N/A
		\$	%	\$	%	\$	%	\$	%	\$	%	\$	%
Average Change		\$0	0%	\$22	3%	\$33	4%	\$36	3%	\$58	4%	\$62	3%

Mixed Population Properties (Elderly & Disabled Residents):

TX#	Property	Efficiency		1 Bedroom		2 Bedroom	
		Ceiling Rent eff. 1/1/16	Ceiling Rent eff. 1/1/17	Ceiling Rent eff. 1/1/16	Ceiling Rent eff. 1/1/17	Ceiling Rent eff. 1/1/16	Ceiling Rent eff. 1/1/17
15	Northloop	N/A	N/A	\$747	\$765	\$927	\$944
		\$	%	\$	%	\$	%
Average Change		\$0	0%	\$18	2%	\$17	2%

Ceiling Rents:

Families will be able to pay ceiling rent rates at interim when the family's total tenant payment is greater than the ceiling rent. Ceiling rents are equal to the current adopted flat rents plus the current utility allowance for the unit's bedroom size.

HACA Ceiling Rent Schedule for Scattered Sites
Effective January 1, 2017

TX27 / 28/2 9	Address	Street	Bed Rooms	<i>Ceiling Rent eff. 1/1/16</i>	<i>Ceiling Rent eff. 1/1/17</i>
1	5506	Shreveport Dr	3	\$1,476	\$1,522
2	5604	Shreveport Dr	3	\$1,476	\$1,522
3	5912	Green Acres	3	\$1,476	\$1,522
4	5919	Green Acres	2	\$1,080	\$1,122
5	5916	Richard Carlton Blvd	2	\$1,080	\$1,122
6	6104	Waycross Dr	3	\$1,386	\$1,420
7	6515	Starstreak Dr	3	\$1,386	\$1,420
8	6701	Shannon Dr	3	\$1,350	\$1,335
9	6713	Shannon Dr	3	\$1,350	\$1,335
10	6805	Shannon Dr	3	\$1,350	\$1,335
11	7104	Shannon Dr	4	\$1,611	\$1,607
12	7012	Hillcroft Dr	3	\$1,350	\$1,335
13	7021	Hillcroft Dr	3	\$1,350	\$1,335
14	12405	Turtleback Ln	3	\$1,476	\$1,522
15	12721	Magnolia Mound Tr	2	\$1,080	\$1,122
16	12815	Magnolia Mound Tr	3	\$1,476	\$1,522
17	12817	Magnolia Mound Tr	3	\$1,476	\$1,522
18	12821	Meehan Dr	3	\$1,476	\$1,522
19	12902	Lazyfield Trl	3	\$1,476	\$1,522
20	12906	Odie Ln	3	\$1,476	\$1,522
21	12915	Garfield Ln	4	\$1,755	\$1,828
22	13004	Garfield Ln	4	\$1,755	\$1,828
				\$	%
Average Change				\$30	2%

Current Flat Renters

Unit Number	# Bed	Composition	Annual Income	30% of Adj Monthly Income	Current Flat Rent	New Flat Rent	Increase (\$)	Increase (%)
1046	2	Male (64), Female (4)	\$38,448	\$961	\$787	\$859	\$72	9%
1089	1	Male (49)	\$31,167	\$779	\$628	\$684	\$56	9%
1107	1	Male (57)	\$34,496	\$862	\$628	\$684	\$56	9%
1120	1	Female (54)	\$44,429	\$1,111	\$628	\$684	\$56	9%
1136	1	Male (66)	\$29,682	\$742	\$628	\$684	\$56	9%
1137	3	Female (62), Female (42), Daughter (17)	\$32,198	\$805	\$1,089	\$1,178	\$89	8%
3073	1	Male (67), Female (62)	\$28,512	\$713	\$629	\$685	\$56	9%
4133	2	Female (43), Male (50), Son (15)	\$38,656	\$966	\$910	\$958	\$48	5%
5006	2	Male (69), Female (64), Male (29)	\$41,002	\$1,025	\$789	\$861	\$72	9%
5011	2	Female (41), Male (37), 3 children	\$36,584	\$915	\$789	\$861	\$72	9%
5029	1	Male (63)	\$28,974	\$724	\$635	\$691	\$56	9%
5080	2	Female (50), Female (79), Son (15)	\$47,664	\$1,192	\$789	\$861	\$72	9%
8156	0	Female (59)	\$38,147	\$954	\$555	\$612	\$57	10%
9015	1	Male (35), Female (41)	\$39,848	\$996	\$693	\$706	\$13	2%
9031	1	Female (56), Male (59)	\$40,094	\$1,002	\$693	\$706	\$13	2%
10014	1	Female (38)	\$37,526	\$938	\$725	\$758	\$33	5%
10051	1	Female (70), Male (66)	\$30,726	\$768	\$725	\$758	\$33	5%
11016	2	Female (71), Male (53)	\$53,319	\$1,333	\$862	\$879	\$17	2%
11113	2	Female (41), Male (24), Male (16)	\$40,071	\$1,002	\$862	\$879	\$17	2%
12091	2	Female (36), 3 children	\$41,376	\$1,034	\$794	\$824	\$30	4%
15032	1	Female (43), Male (50), Son (24)	\$38,271	\$957	\$741	\$765	\$24	3%
15069	1	Female (71), Female (43)	\$31,986	\$800	\$741	\$765	\$24	3%
16013	2	Female (42), Female (21)	\$37,786	\$945	\$857	\$874	\$17	2%
17012	2	Female (31), Male (29), 2 Children	\$46,377	\$1,159	\$938	\$967	\$29	3%
19016	4	Female (44), Male (50), 4 Children	\$64,915	\$1,623	\$1,519	\$1,601	\$82	5%
19018	2	Male (70), Male (36)	\$45,453	\$1,136	\$911	\$959	\$48	5%
22008	2	Female (68), Female (40)	\$45,727	\$1,143	\$722	\$747	\$25	3%
22043	2	Female (60), Male (26)	\$51,248	\$1,281	\$722	\$747	\$25	3%

**HOUSING AUTHORITY OF THE CITY OF AUSTIN
BOARD OF COMMISSIONERS
REGULAR BOARD MEETING**

AGENDA ITEM NO. 5

**Presentation, Discussion, and Possible Action regarding
Resolution No. 2463: Approval of the adoption of the Housing
Choice Voucher Program's Payment Standards**

HOUSING AUTHORITY OF THE CITY OF AUSTIN BOARD OF COMMISSIONERS

Resolution No. 2463

AGENDA ITEM No. 5

MEETING DATE: October 21, 2016

STAFF CONTACT: Lisa Garcia, Vice President of Assisted Housing

TITLE: Presentation, Discussion, and Possible Action of Resolution No. 2463: Approval of the Adoption of the Housing Choice Voucher Program's Payment Standards

SUMMARY: Housing Authorities are required to adopt Payment Standards for the Housing Choice Voucher Program between 90 and 110 percent of the currently published fair market rents.

RECOMMENDATION:

The 2017 fair market rents (FMRS) reflect a 5.6 to 8 % increase over last year's published FMRS, with efficiency units increasing by 8%, one bedrooms increasing 7.3% and two and three bedrooms increasing approximately 6 % and four bedrooms 5.6%.

On January 21, 2016, the payment standards were approved by the Board at 110% of published fair market rents for efficiency, 1 bedroom and 2 bedroom unit sizes, 102.6% for 3 bedroom unit sizes and 102.7% for 4 and 5 bedroom unit sizes.

The rising Austin rental rates continue to make it difficult for housing choice voucher families to locate affordable homes. In analyzing the factors outlined below, staff's recommendation is to adjust the payment standards to 105% of the currently published fair market rents for efficiency, 1 bedroom, and 2 bedroom unit sizes and to 100% of the currently published FMRS for three, four and five bedroom unit sizes. Staff will continue to exercise the flexibility to approve payment standards up to 110% of the published fair market rents as a reasonable accommodation for persons with disabilities.

The recommendation is proposed in consideration of the following information:

- Families issued efficiency, 1 bedroom and 2 bedroom vouchers continue to struggle to locate affordable units. Participants with 3, 4 and 5 bedroom vouchers have been able to locate housing with the current payment standards, however, three bedroom voucher holders are starting to struggle with finding affordable units. A slight increase in payment standards for these bedroom sizes will help to keep up with the rising rental rates.
- By adjusting the payment standards as recommended, HACA is helping to ensure that rental assistance provided is competitive with the rising rents in the Austin metropolitan area and that families can locate affordable housing.
- The Austin Multi-Family Trend Report 2nd quarter 2016

Proposed Payment Standards Chart

No. of bedrooms	0 br	1 br	2 br	3br	4 br	5 br
Current Payment Standards	\$814	\$992	\$1239	\$1563	\$1895	\$2179
Proposed Payment Standards	\$839	\$1016	\$1255	\$1619	\$1948	\$2240
FMRs 10-1-2016	\$799	\$968	\$1195	\$1619	\$1948	\$2240

The New Payment Standards, if approved, will go into effect February 1, 2017.

ATTACHMENTS:

Attachment 1: FY 2017 Final Fair Market Rents Austin-Round Rock, TX MSA

Attachment 2: The Austin Multi-Family Trend Report – 2nd quarter 2016

RESOLUTION NO. 2463

Approval of the Adoption of the Housing Choice Voucher Program's Payment Standards

WHEREAS, the Housing Authority of the City of Austin is responsible for adopting payment standards between 90 and 110 percent of the published fair market rents;

WHEREAS, the Housing Authority of the City of Austin requests approval to adopt payment standards at 105% of the currently published fair market rents for efficiency, 1 bedroom and 2 bedroom unit sizes and 100% of the currently published fair market rents for 3 bedroom, 4 and 5 bedroom unit sizes.

The proposed payment standards are as follows:

No. of bedrooms	Eff.	1 br	2 br	3br	4 br	5 br
Payment Standards	\$839	\$1016	\$1255	\$1619	\$1948	\$2240

NOW, THEREFORE BE IT RESOLVED that the Housing Authority of the City of Austin's Board of Commissioners adopts payment standards as outlined above.

PASSED, APPROVED AND ADOPTED this 21st day of October 2016.

Carl S. Richie, Jr, Chairperson

Michael Gerber, Secretary



FY 2017 FAIR MARKET RENT DOCUMENTATION SYSTEM

Attachment 1

The Final FY 2017 Austin-Round Rock, TX MSA FMRs for All Bedroom Sizes

Final FY 2017 FMRs By Unit Bedrooms

	<u>Efficiency</u>	<u>One- Bedroom</u>	<u>Two- Bedroom</u>	<u>Three- Bedroom</u>	<u>Four- Bedroom</u>
Final FY 2017 FMR	\$799	\$968	\$1,195	\$1,619	\$1,948
Final FY 2016 FMR	\$740	\$902	\$1,126	\$1,523	\$1,845
Percentage Change	8.0%	7.3%	6.1%	6.3%	5.6%

The Austin-Round Rock, TX MSA consists of the following counties: Bastrop County, TX; Caldwell County, TX; Hays County, TX; Travis County, TX; and Williamson County, TX. All information here applies to the entirety of the Austin-Round Rock, TX MSA.

Fair Market Rent Calculation Methodology

Show/Hide Methodology Narrative

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. 2010-2014 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area are used as the new basis for FY2017 provided the estimate is statistically reliable. For FY2017, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself.

If an area does not have a reliable 2010-2014 5-year, HUD checks whether the area has had at least minimally reliable estimate in any of the past 3 years, or estimates that meet the 50% margin or error test described above. If so, the FY2017 base rent is the average of the inflated ACS estimates.

If an area has not had a minimally reliable estimate in the past 3 years, the estimate State for the area's corresponding metropolitan area (if applicable) or State non-metropolitan area is used as the basis for FY2017.

2. HUD calculates a recent mover adjustment factor by comparing a 2014 1-year 40th percentile recent mover 2-bedroom rent to the 2010-2014 5-year 40th percentile adjusted standard quality gross rent. If either the recent mover and non-recent mover rent estimates are not reliable, HUD uses the recent mover adjustment for a larger geography. For metropolitan areas, the order of geographies examined is: FMR Area, Entire Metropolitan Area (for Metropolitan Sub-Areas), State Metropolitan Portion, Entire State, and Entire US; for non-metropolitan areas, the order of geographies examined is: FMR Area, State Non-Metropolitan Portion, Entire State, and Entire US. The recent mover adjustment factor is floored at one.
3. HUD calculates the appropriate recent mover adjustment factor between the 5-year data and the 1-year data and applies this to the 5-year base rent estimate.
4. Rents are calculated as of 2015 using the relevant (regional or local) change in gross rent Consumer Price Index (CPI) from annual 2014 to annual 2015.
5. All estimates are then inflated from 2015 to FY2017 using a national trend factor based on the forecast of gross rent changes through FY2017.
6. FY2017 FMRs are then compared to a State minimum rent, and any area whose preliminary FMR falls below this value is raised to the level of the State minimum.

The results of the Fair Market Rent Step-by-Step Process

1. The following are the 2014 American Community Survey 5-year 2-Bedroom Adjusted Standard Quality Gross Rent estimate and margin of error for Austin-Round Rock, TX MSA.

Area	ACS₂₀₁₄ 5-Year 2-Bedroom Adjusted Standard Quality Gross Rent	ACS₂₀₁₄ 5-Year 2- Bedroom Adjusted Standard Quality Gross Rent Margin of Error	Ratio	Result
Austin- Round Rock, TX MSA	<u>\$989</u>	\$8	\$8 / \$989=0.008	0.008 < .5 Use ACS ₂₀₁₄ 5- Year Austin- Round Rock, TX MSA 2-Bedroom Adjusted Standard Quality Gross Rent

Since the ACS₂₀₁₄ Margin of Error Ratio is less than .5, the ACS₂₀₁₄ Austin-Round Rock, TX MSA value is used for the estimate of 2-Bedroom Adjusted Standard Quality Gross Rent:

Area	FY2017 Base Rent
Austin-Round Rock, TX MSA	\$989

2. A recent mover adjustment factor is applied based on the smallest area of geography which contains Austin-Round Rock, TX MSA and has an ACS₂₀₁₄ 1-year Adjusted Standard Quality Recent-Mover estimate with a Margin of Error Ratio that is less than .5.

Area	ACS ₂₀₁₄ 1-Year Adjusted Standard Quality Recent-Mover Gross Rent	ACS ₂₀₁₄ 1-Year Adjusted Standard Quality Recent-Mover Gross Rent Margin of Error	Ratio	Result
Austin-Round Rock, TX MSA – 2 Bedroom	<u>\$1,109</u>	\$23	0.021	0.021 < .5 Use ACS ₂₀₁₄ 1-Year Austin-Round Rock, TX MSA 2-Bedroom Adjusted Standard Quality Recent-Mover Gross Rent

The smallest area of geography which contains Austin-Round Rock, TX MSA and has an ACS₂₀₁₄ 1-year Adjusted Standard Quality Recent-Mover estimate with a Margin of Error Ratio that is less than .5 is Austin-Round Rock, TX MSA.

3. The calculation of the relevant Recent-Mover Adjustment Factor for Austin-Round Rock, TX MSA is as follows:

ACS ₂₀₁₄ 5-Year Area	ACS ₂₀₁₄ 5-Year 40th Percentile Adjusted Standard Quality Gross Rent	ACS ₂₀₁₄ 1-Year 40th Percentile Adjusted Standard Quality Recent-Mover Gross Rent
Austin-Round Rock, TX MSA – 2 Bedroom	<u>\$989</u>	<u>\$1,109</u>

Area	Ratio	Recent-Mover Adjustment Factor
Austin-Round Rock, TX MSA	$\frac{\$1,109}{\$989} = 1.121$	$1.121 \geq 1.0$ Use calculated Recent-Mover Adjustment Factor of 1.121

4. The calculation of the relevant CPI Update Factors for Austin-Round Rock, TX MSA is as follows: HUD updates the 2014 intermediate rent with the ratio of the annual 2015 local or regional CPI to the annual 2014 local or regional CPI to establish rents as of 2015.

Update Factor		Type
CPI Update Factor	<u>1.0229</u>	Region CPI

5. The calculation of the Trend Factor is as follows: HUD forecasts the change in national gross rents from 2015 to 2017. This makes Fair Market Rents "as of" FY2017.

National Trend Factor
<u>1.0531</u>

6. The FY 2017 2-Bedroom Fair Market Rent for Austin-Round Rock, TX MSA is calculated as follows:

Area	<u>ACS₂₀₁₄ 5-Year Estimate</u>	<u>Recent- Mover Adjustment Factor</u>	<u>Annual 2014 to 2015 CPI Adjustment</u>	<u>Trending 1.0531 to FY2017</u>	FY 2017 2- Bedroom FMR
Austin- Round Rock, TX MSA	\$989	1.121	1.0229	1.0531	$\$989 * 1.121 * 1.0229 * 1.0531 = \$1,195$

7. In keeping with HUD policy, the preliminary FY 2017 FMR is checked to ensure that it does not fall below the state minimum.

Area	Preliminary FY2017 2- Bedroom FMR	FY 2017 Texas State Minimum	Final FY2017 2-Bedroom FMR
Austin- Round Rock, TX MSA	\$1,195	<u>\$681</u>	$\$1,195 \geq \681 Use Austin- Round Rock, TX MSA FMR of \$1,195

Final FY2017 Rents for All Bedroom Sizes for Austin-Round Rock, TX MSA

The following table shows the Final FY 2017 FMRs by bedroom sizes.

Click on the links in the table to see how the bedroom rents were derived.

Final FY 2017 FMRs By Unit Bedrooms

	<u>Efficiency</u>	<u>One-Bedroom</u>	<u>Two-Bedroom</u>	<u>Three-Bedroom</u>	<u>Four-Bedroom</u>
Final FY 2017 FMR	\$799	\$968	\$1,195	\$1,619	\$1,948

The FMRs for unit sizes larger than four bedrooms are calculated by adding 15 percent to the four bedroom FMR, for each extra bedroom. For example, the FMR for a five bedroom unit is 1.15 times the four bedroom FMR, and the FMR for a six bedroom unit is 1.30 times the four bedroom FMR. FMRs for single-room occupancy units are 0.75 times the zero bedroom (efficiency) FMR.

Permanent link to this page: http://www.huduser.gov/portal/datasets/fmr/fmrs/FY2017_code/2017summary.odn?&year=2017&fmrtype=Final&cbsasub=METRO12420M12420

Select a different area

Press below to select a different county within the same state (same primary state for metropolitan areas):

Anderson County, TX
 Andrews County, TX
 Angelina County, TX
 Aransas County, TX
 Archer County, TX

Select a new county

Press below to select a different state:

Select a new state

Select a Final FY 2017 Metropolitan FMR Area:

Austin-Round Rock, TX MSA

Select Metropolitan FMR Area

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[FMR/IL Summary System](#) | [Multifamily Tax Subsidy Project \(MTSP\) Income Limits](#) | [HUD LIHTC Database](#)

Prepared by the [Economic and Market Analysis Division](#), HUD. Technical problems or questions? [Contact Us](#).



The Austin Multi-Family TREND REPORT

2nd Quarter 2016

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TC 324315

Just the Facts...

Average Occupancy:	93.8%
Average Rent:	\$1,186
Average Square Feet:	855
Average \$/SF:	\$1.39
New Units Added (conventional):	3,339
Average Sales Price/Unit:	\$172,532

Did you know?

The statistics in this report are based on conventional properties - unless otherwise noted. For further information, all of our data can be searched on the website.

2Q16 Affordable Housing Stats:

8,459 Units - 97.5% - \$1.00 psf

2Q16 Student Housing Stats:

11,706 Units - 97.7% - \$1.66 psf

We appreciate the cooperation and support that we received from all property managers, assistants and owners.

Inside...

Occupancy	Page 2
Rental Rates	Page 2
Absorption	Page 3
Unit Mix Averages	Page 3
New Construction	Page 4
Construction Comparison	Page 5
Sales	Page 6
Population/Job Growth	Page 7
Borders & Parameters	Website

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It's All Good

Results of the second quarter were phenomenal considering the factors at play. The number of unit deliveries brought the quarterly and annual totals to the highest quantities reported since the mid-80's, yet the difference now is that the market barely blinked. The only sign of change was an increase in effective rental rates due to the higher priced new product. And although the new product has consistently held occupancy back approximately 1.5%, it is noteworthy that the overall annual rate, for a four year time span of increasing new development, remains near 94%. So, as the second quarter ushered in the highest number of new completions to enter the market in 30 years, with over 3,900 units, occupancy just rested...at 94%. Absorption levels were also impressive with over 2,900 more units occupied over the quarter.

Rental rates on the other hand, have continued to grow, averaging 5-7%, per year. However, the latest year has been the first to see the majority of the quarterly increase attributable to higher price points of the new product, rather than an overall increase in market rents. With that said, concessions are growing with 33% of the overall market offering move-in incentives.

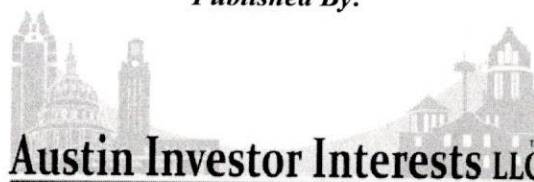
So while the 9,200 completions over the past year have not caused notable negative movement in the market, they have increased the number of upgrades/pricing in existing inventory. And spurred movement of tenants with affordability issues to the suburbs, such as Cedar Park, Leander, Lakeline and far south. They have also created some competition for market share that is not all reflected in rent, concessions, occupancy or absorption statistics.

Expect the remainder of the year to see much of the same as the first half - rent driven higher by new completions, continued upgrades and occupancy to maintain with some fluctuations in certain pockets of the city.

We look forward to introducing you to the new upcoming website coming next quarter to beta users!

In an effort to provide the most accurate reflection of the new Austin area geographic boundaries that have significantly changed in our 20+ years covering the market, our submarket boundaries changed 1st quarter 2016. Please reference the attached map at the back of this report or reference the 3' x 5.5' Submarket Wall Map available for purchase or on the website to locate properties and major employers by specific key code.

Published By:



Austin

San Antonio

(512) 261-0100 or (877) APT-DATA

E-mail: customerservice@apartmenttrends.com

Item No. 5, Resolution No. 2463, page 9

Multi-Family Market

OCCUPANCY & RENTAL RATES

2Q16	CLASS A		STAB CLASS A		CLASS B		CLASS C		TOTALS		QTR CHANGE		ANN CHANGE	
	OCC	RENT	OCC	RENT	OCC	RENT	OCC	RENT	OCC	RENT	OCC	RENT %	OCC	RENT %
BAS	95.0%	\$1.22	95.0%	\$1.22	96.9%	\$1.09	98.0%	\$0.81	96.8%	\$1.03	-0.1%	2.5%	-0.3%	2.8%
C	91.6%	\$1.88	94.4%	\$1.89	90.2%	\$1.88	95.1%	\$1.61	92.8%	\$1.79	-1.4%	0.7%	1.7%	5.0%
CBD	81.2%	\$2.46	92.0%	\$2.43	90.0%	\$1.98	91.8%	\$1.68	82.3%	\$2.40	-8.2%	-6.1%	-0.9%	-4.7%
CP/L	93.3%	\$1.33	95.2%	\$1.31	96.6%	\$1.18	98.8%	\$1.07	94.8%	\$1.26	1.2%	0.8%	0.3%	4.7%
E	-	-	-	-	-	-	96.0%	\$1.10	96.0%	\$1.10	2.4%	-3.0%	1.0%	10.0%
EC	87.2%	\$1.90	94.2%	\$1.88	-	-	96.7%	\$1.68	89.0%	\$1.87	-2.4%	1.9%	3.7%	5.5%
HAYS	90.4%	\$1.28	95.4%	\$1.24	-	-	-	-	90.4%	\$1.28	-3.8%	1.3%	-5.8%	3.0%
N	90.5%	\$1.33	95.9%	\$1.26	95.7%	\$1.29	96.3%	\$1.23	95.5%	\$1.26	-0.4%	2.0%	-0.5%	6.6%
NC	87.0%	\$1.77	95.1%	\$1.74	95.3%	\$1.49	95.8%	\$1.34	91.3%	\$1.58	0.4%	2.9%	0.9%	7.5%
NE	95.6%	\$1.22	96.3%	\$1.29	96.9%	\$1.23	97.0%	\$1.23	96.4%	\$1.23	-0.1%	1.5%	1.1%	5.2%
NEC	-	-	-	-	-	-	95.4%	\$1.14	95.4%	\$1.14	-1.3%	-2.4%	-0.8%	4.8%
NW	91.4%	\$1.35	93.7%	\$1.31	95.4%	\$1.28	96.3%	\$1.27	95.1%	\$1.28	0.3%	1.9%	0.5%	6.2%
NWC	-	-	-	-	94.7%	\$1.43	95.5%	\$1.34	95.3%	\$1.37	0.7%	2.5%	-0.7%	2.5%
RR	96.2%	\$1.26	96.2%	\$1.26	96.5%	\$1.19	97.2%	\$1.18	96.6%	\$1.21	0.2%	3.3%	0.4%	6.8%
S	88.2%	\$1.36	94.0%	\$1.33	96.3%	\$1.27	95.4%	\$1.37	93.1%	\$1.33	0.7%	1.0%	-2.0%	3.4%
SC	88.6%	\$2.02	94.6%	\$1.98	96.8%	\$1.75	96.8%	\$1.56	94.0%	\$1.76	0.7%	1.7%	4.1%	4.2%
SE	64.6%	\$1.32	90.9%	\$1.26	94.0%	\$1.26	97.3%	\$1.26	87.6%	\$1.28	-7.9%	1.1%	-8.8%	6.6%
SEC	84.5%	\$1.93	92.4%	\$1.93	91.7%	\$1.37	95.7%	\$1.31	93.7%	\$1.42	1.0%	4.4%	0.3%	8.0%
SM	95.4%	\$1.29	94.8%	\$1.31	96.7%	\$1.25	96.1%	\$1.14	96.1%	\$1.20	1.4%	1.4%	2.1%	4.3%
SW	82.5%	\$1.37	94.7%	\$1.36	94.7%	\$1.38	97.8%	\$1.29	91.7%	\$1.38	-0.8%	0.0%	-2.2%	4.0%
UT	66.5%	\$1.94	95.6%	\$1.97	98.1%	\$1.85	91.0%	\$1.82	79.0%	\$1.89	-7.9%	-0.6%	-14.6%	5.1%
W	83.8%	\$1.48	91.4%	\$1.48	95.4%	\$1.37	98.4%	\$1.58	89.6%	\$1.43	-0.1%	3.3%	6.8%	5.1%
WMS	95.3%	\$1.25	96.4%	\$1.22	95.0%	\$1.18	98.4%	\$1.28	95.6%	\$1.24	2.0%	3.5%	8.5%	5.7%
Travis Co.	87.5%	\$1.67	94.7%	\$1.63	95.3%	\$1.35	96.0%	\$1.33	93.5%	\$1.44	-0.5%	1.5%	0.2%	5.1%
Austin MSA	89.1%	\$1.56	94.6%	\$1.55	95.5%	\$1.31	96.1%	\$1.31	93.8%	\$1.39	-0.3%	1.7%	0.2%	5.3%
% of Total	196 props (27%) 51,278 uts (30%)		134 props (19%) 37,029 uts (22%)		188 props (26%) 57,489 uts (34%)		349 props (48%) 62,083 uts (36%)		733 props 170,850 units					

Rates include properties under construction with rentable units. Please refer to www.apartmenttrends.com for property specific information. Stabilized Class A statistics have been broken out and include properties that are greater than 12 months old. Totals include all Class A properties.

The second quarter held up remarkably well considering the increased number of units to enter the market. In all, occupancy dropped a mere .3% to rest at 93.8% - an annual change of .2% higher than this time last year.

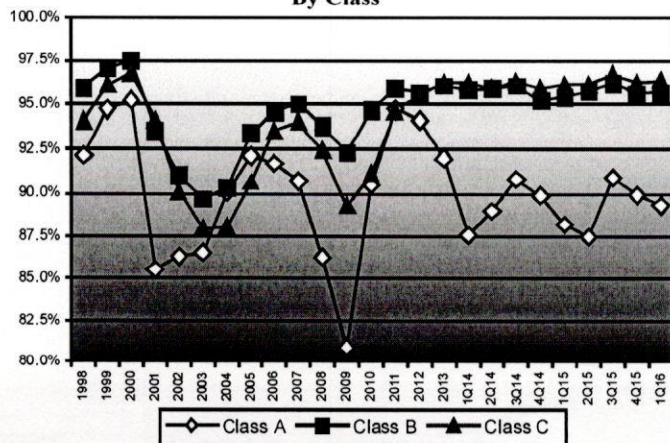
Effective rents rose 1.7% over the quarter to reach \$1.39 psf. Rather than reflecting an overall increase in market rates, the majority of the accretion was related to new, higher-priced product averaging \$1.60 psf. This unstabilized new inventory was also accountable for a 1.7% holdback in

the overall occupancy as well.

Stabilized new Class A units held a steady occupancy at 94.6%, while rents increased 2.2% to reach \$1.55 psf. Sectors experiencing declines in both rent and occupancy included the CBD, SW and HAYS. Performing well despite their newly added units included the NE and SC areas. The West made great strides but still holds the lowest occupancy among the sectors. Over 60% of Class A properties are offering concessions overall.

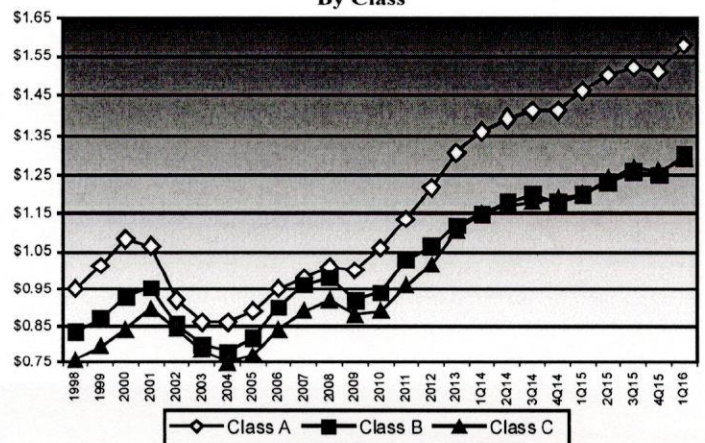
HISTORICAL OCCUPANCY

By Class



HISTORICAL RENTAL RATES

By Class



Multi-Family Market

UNIT MIX AVERAGES

2Q16	Efficiency		1 Bedroom		2 Bedroom		3 Bedroom		4+ Bedroom		Overall		Concess	# Props.
	SF	RENT	SF	RENT	SF	RENT	SF	RENT	SF	Rent	SF	Rent	Adjust	
BAS	-	-	684	\$792	956	\$937	1,224	\$1,242	-	-	883	\$905	0.00%	7
C	478	\$1,075	696	\$1,284	1,046	\$1,767	1,322	\$2,389	-	-	812	\$1,452	-0.84%	37
CBD	560	\$1,609	815	\$1,969	1,302	\$3,075	2,063	\$4,595	-	-	970	\$2,330	-3.53%	18
CP/L	533	\$909	756	\$1,035	1,108	\$1,293	1,322	\$1,620	1,681	\$2,067	936	\$1,181	-0.43%	26
E	500	\$633	726	\$781	1,037	\$1,139	-	-	-	-	855	\$943	-1.50%	2
EC	432	\$1,032	714	\$1,446	1,064	\$1,766	1,344	\$1,975	-	-	814	\$1,519	-4.10%	17
HAYS	525	\$863	688	\$944	1,019	\$1,236	1,211	\$1,461	-	-	859	\$1,100	-1.28%	10
N	412	\$659	668	\$900	988	\$1,145	1,223	\$1,479	-	-	786	\$994	-0.64%	83
NC	516	\$1,045	715	\$1,176	1,018	\$1,488	1,277	\$1,654	-	-	799	\$1,266	-2.60%	25
NE	523	\$791	729	\$955	1,072	\$1,243	1,375	\$1,491	1,672	\$1,633	888	\$1,088	-0.21%	41
NEC	413	\$645	653	\$792	930	\$984	1,188	\$1,328	1,500	\$1,450	773	\$879	-0.85%	23
NW	461	\$764	731	\$1,017	1,063	\$1,283	1,396	\$1,543	1,901	\$1,936	891	\$1,144	-0.58%	91
NWC	437	\$868	697	\$1,007	1,033	\$1,340	1,423	\$1,784	1,800	\$2,238	853	\$1,167	-0.33%	22
RR	472	\$649	733	\$947	1,026	\$1,201	1,296	\$1,460	1,786	\$1,933	907	\$1,100	-0.11%	40
S	428	\$763	705	\$1,019	1,036	\$1,259	1,328	\$1,613	1,417	\$1,765	857	\$1,136	-1.58%	57
SC	467	\$1,038	710	\$1,322	1,007	\$1,607	1,299	\$2,113	1,201	\$2,258	806	\$1,416	-2.28%	58
SE	450	\$807	673	\$949	1,007	\$1,160	1,278	\$1,527	-	-	823	\$1,052	-2.11%	14
SEC	474	\$938	667	\$1,016	986	\$1,266	1,327	\$1,608	1,267	\$1,531	784	\$1,113	-1.60%	52
SM	428	\$700	657	\$866	913	\$1,018	1,164	\$1,302	1,578	\$2,211	829	\$998	-0.33%	38
SW	572	\$913	774	\$1,120	1,090	\$1,445	1,296	\$1,632	-	-	922	\$1,271	-1.38%	24
UT	459	\$980	692	\$1,248	979	\$1,782	1,211	\$2,569	1,706	\$3,411	780	\$1,471	-5.39%	14
W	423	\$1,242	808	\$1,259	1,203	\$1,660	1,584	\$2,097	2,262	\$2,192	1,040	\$1,489	-1.61%	17
WMS	618	\$829	725	\$982	1,025	\$1,199	1,334	\$1,440	1,099	\$1,260	885	\$1,096	-0.37%	17
TRAVIS	463	\$932	710	\$1,089	1,041	\$1,380	1,348	\$1,740	1,814	\$2,127	845	\$1,213	-1.49%	562
AUSMSA	473	\$920	712	\$1,063	1,036	\$1,330	1,335	\$1,638	1,710	\$2,033	855	\$1,186	-1.27%	733
% of TTL	5,547 Units 3.3%		94,206 Units 55.1%		62,714 Units 36.7%		7,714 Units 4.5%		669 Units .4%		Please refer to Apartmenttrends.com for property specifics.			

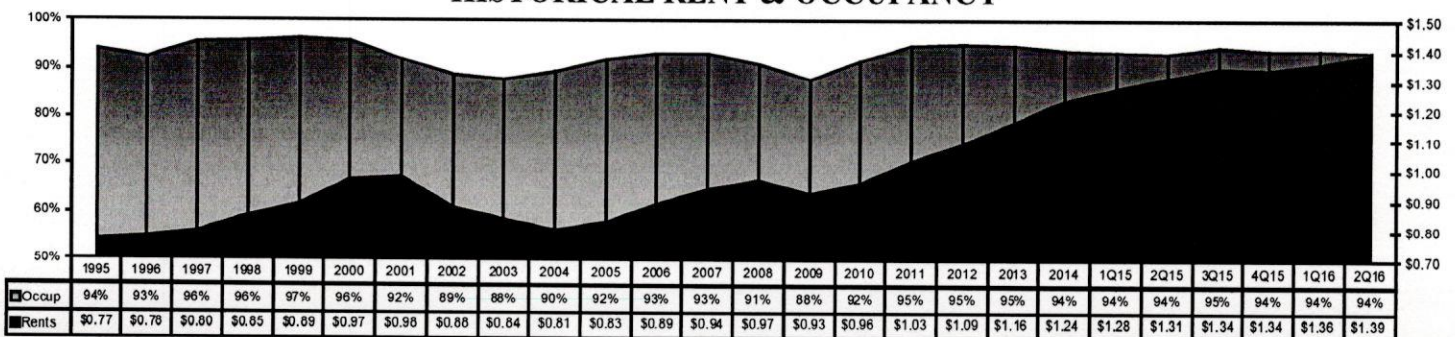
Overall, rents in Class A units reached \$1.56 psf (\$1,446/mo) with a .2% decline in occupied units at 89.1%. Areas offering the larger concessions include sectors surrounded by new completions including UT, CBD, EC, NC, SC and SE. These same areas were also reported paying the highest amounts to locators averaging 100-125% of a month's rent.

Classes B and C saw specials on the rise during the quarter that included 40% of Class B units and 20% of Class C. However, quarterly rents were up 1.7% (\$1,221/mo) and 2.2% (\$969/mo), respectively. Occupancy was slightly down but continued to hold an impressive 95.5%-96% respectively. Within these classes, student-oriented areas in the C, NC, and UT all took a small hit to occupancy during the quarter.

Overall, concessions were down 3% over the quarter, with specials offered in 32% of properties, despite an effective monthly rent increase of \$20, or 1.7%, during the quarter. In all, properties averaged \$1,186/mo, which represents an annual increase of \$64/mo, or 5.7%, over this time last year.

Prices were up on all floorplans. However, as rents steadily rise, roommate bundling or families awaiting home purchase helped the larger units move ahead over the quarter. Two and three bedrooms were up 2% or \$26 and \$34 respectively. Four-bedroom units were up the most with a rise in rents averaging 2.9% or \$58/mo. Efficiencies that have typically been in high demand increased the least at .9% or \$8/mo. One-bedroom rates increased 1.5% or \$16/mo.

HISTORICAL RENT & OCCUPANCY



Multi-Family Construction

Conventional New Construction:

- 1 - Affinity at Round Rock (Senior)
- 2 - Affinity at Southpark Meadows (Senior)
- 3 - Hanover Lantana Hills Ph. I
- 4 - Highland Apartments
- 5 - Parmer Ranch Trails
- 6 - Springs at Round Rock
- 7 - Terrace at Walnut Creek
- 8 - Walnut Park

Submarket	2,123 units
RR	170 units
S	163 units
SW	300 units
NE	292 units
CP/L	337 units
RR	260 units
E	324 units
N	277 units

Continued Conventional Construction:

- 1 - 422 at the Lake
- 2 - Affinity Wells Branch (Senior)
- 3 - Alexan E. 6th
- 4 - Altis at Lakeline
- 5 - Ambrosio
- 6 - AMLI at Mueller Ph. II
- 7 - AMLI Covered Bridge Ph. II
- 8 - Aria at Plum Creek
- 9 - Arnold, The
- 10 - Arrington Ridge
- 11 - Aspen Heights Concord
- 12 - Aspen Heights Rise
- 13 - Bartz II
- 14 - Burnet Market Place
- 15 - Corner, The
- 16 - Creekside at Kenney's Crossing
- 17 - Eastside Station
- 18 - Elan Highland
- 19 - Emerson
- 20 - Farmhouse
- 21 - Hays Junction
- 22 - IMT at RIATA
- 23 - IO-Austin
- 24 - Lakeline Commons Ph. I
- 25 - Ledge Stone (Senior)
- 26 - Lenox Boardwalk
- 27 - Mansions at Lakeway
- 28 - Mansions at Stonehill
- 29 - Mansions at Travesia
- 30 - Michael, The
- 31 - North Shore
- 32 - NXNE
- 33 - Oaks at Kyle
- 34 - Ocotillo West Park
- 35 - Overture at Mueller (Senior)
- 36 - Parkway Crossing Ph. I & II
- 37 - Pearl Lantana
- 38 - Platform
- 39 - Post South Lamar Ph. II
- 40 - Republic Place
- 41 - Republic Square
- 42 - Rise
- 43 - Santal, The
- 44 - South Park Crossing
- 45 - Standard at Domain, The (Blk. C, W & Z)
- 46 - Standard at Leander Station
- 47 - Still Waters Ph. I
- 48 - Still Waters Ph. II
- 49 - Sur 512
- 50 - Tacara Steiner Ranch
- 51 - Thornton
- 52 - Trillium Terrace
- 53 - Uptown at University Park
- 54 - Urban North
- 55 - View at Cedar Park
- 56 - Villas at San Gabriel
- 57 - Villas of Georgetown
- 58 - Walsh Tarlton Apt. Townhomes
- 59 - Watermarq

Submarket	16,770 units
SC	207 units
N	154 units
EC	208 units
CP/L	354 units
NE	370 units
EC	318 units
SW	130 units
HAYS	181 units
EC	346 units
RR	312 units
SE	346 units
CBD	200 units
RR	296 units
NC	343 units
UT	62 units
RR	250 units
EC	330 units
NC	309 units
NE	384 units
NE	235 units
HAYS	207 units
NW	307 units
NE	351 units
CP/L	301 units
HAYS	119 units
SEC	339 units
W	350 units
NE	414 units
N	438 units
NW	415 units
CBD	439 units
NE	375 units
HAYS	204 units
SW	308 units
EC	201 units
CP/L	480 units
SW	444 units
EC	355 units
SC	344 units
NW	290 units
CBD	221 units
SE	338 units
W	236 units
SE	308 units
NC	563 units
CP/L	225 units
SE	256 units
SE	256 units
S	352 units
W	246 units
SC	104 units
S	168 units
UT	267 units
NW	179 units
CP/L	166 units
UT	92 units
WMS	264 units
W	189 units
SC	264 units

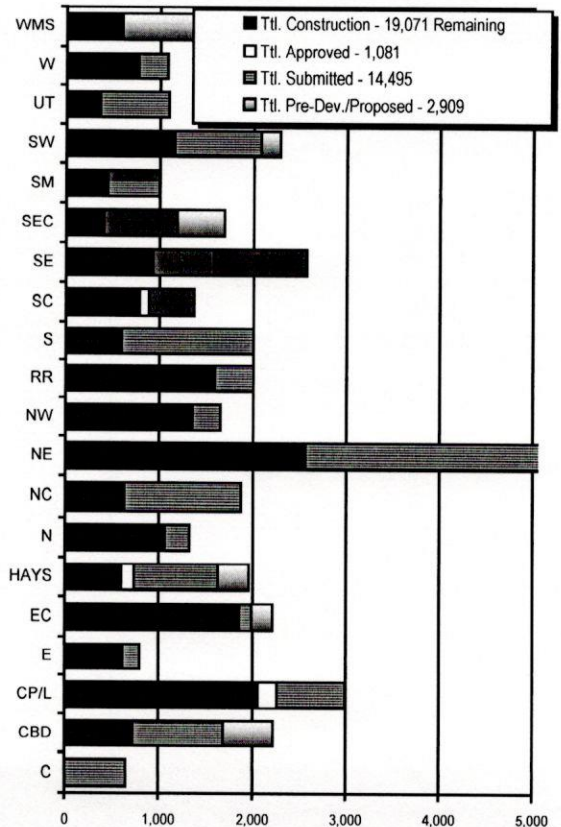
While it may be said that lenders might be tightening on Central Core high-end developments, it was not apparent in new filings for permits during the second quarter. Nearly half of the 15 projects submitted during the last 90 days are centrally located. However, the majority of developments actually breaking ground so far this year are in outlying areas. This is represented again this quarter with eight projects, totaling 2,123 units, which began construction in or near the outskirts or suburbs.

These units, coupled with the 16,770 units already under construction, brought the total to 18,893 units underway in 67 properties. Of these units, 3,285 have received a certificate of occupancy and entered the rentable pipeline, leaving 15,608 conventional units to come. The areas with the largest amount of current construction include the NE (13%), CP/L (11%), EC (10%) and RR (8%).

Non-conventional developments total 18, with 3,100 units. *(Space limitations prevent the inclusion of these properties in the chart to the left. The complete list can be obtained on our website).*

CURRENT NEW CONSTRUCTION

Conventional and Non-conventional



For specific development details please reference the Construction Report on our website

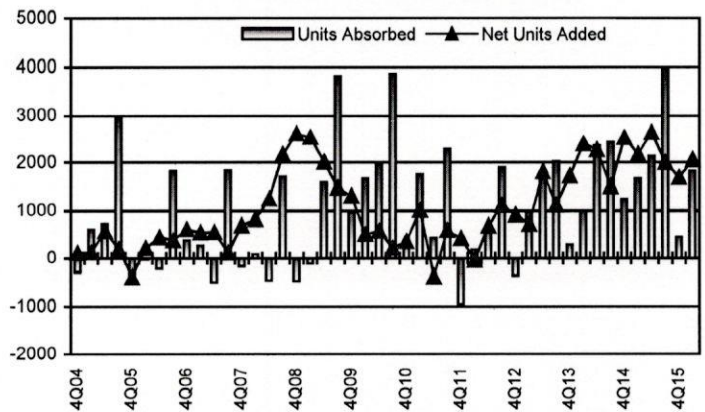
Multi-Family Construction

Projected new starts for the next 12 months total 11,048 units in 45 properties and over 9,500 of these are designated as conventional assets. As mentioned and seen in the chart below, distribution of these units is expected to be prevalent in the NE, NC and the South submarkets. According to developer expectations, ~5,200 of these units should start within 90 days.

Completions during the second quarter included 3,603 conventional units that brought the 12-month total to 9,250.

During the upcoming year, deliveries are anticipated to increase over 30%, to reach 11,359 new conventional units if developers completion schedules stay on target. These units are widely distributed throughout the region with many located within the NE, CP/L, EC and NW sectors.

OVERALL ABSORPTION



2Q16	2Q16				CNV: New Development Summary			
	CNV HSG: Absorption & Units Added				Last 12 Months		Next 12 Months	
	Rentable Units	New Uts Added*	Net Unit Change*	Absrbd Units	New Units Added	Occ in New Units	Est Starts	Est Complete
BAS	734	-	-	-1	-	-	-	0
C	5,360	142	142	57	267	72.8%	459	200
CBD	3,939	402	401	41	504	37.4%	411	503
CP/L	7,446	215	214	291	752	89.0%	659	1,007
E	506	-	-	12	-	-	-	301
EC	3,157	140	140	53	326	39.9%	-	1,181
HAYS	2,035	86	332	235	457	82.9%	408	898
N	20,870	126	184	95	362	74.9%	260	405
NC	6,591	237	240	243	956	74.2%	1,241	370
NE	11,415	347	347	327	684	93.1%	1,590	1,597
NEC	4,224	-	50	-6	-	-	-	0
NW	27,324	114	174	248	648	84.7%	-	1,009
NWC	5,146	-	13	47	-	-	-	0
RR	10,268	-	-	24	-	-	408	592
S	13,089	274	257	331	1,120	69.1%	1,100	318
SC	11,791	230	232	294	493	74.8%	95	787
SE	3,748	578	578	255	578	47.8%	372	717
SEC	11,639	-	51	166	295	46.8%	784	0
SM	5,629	-	-200	-109	386	99.4%	240	0
SW	6,855	87	87	25	317	27.4%	518	795
UT	1,372	118	118	-6	250	16.0%	-	171
W	4,331	243	243	215	576	60.3%	312	508
WMS	3,381	-	-	67	279	92.1%	712	0
TRAVIS	131,582	3,202	3,137	2,297	7,540	68.7%	6,723	8,862
AUSMSA	170,850	3,339	3,603	2,903	9,250	71.4%	9,569	11,359

During the quarter, absorption was quite impressive with 2,903 more units occupied over the last 90 days. With exception to typical migration factors in student-oriented areas, all other areas performed quite well during the quarter.

Annual totals are just as impressive, with 9,165 absorbed units that nearly equal the number of unit deliveries. There have now been nearly four years of positive absorption in the Austin area.

As reflected in the summary chart on page 7, many areas with heightened construction over the last 12 months have reported an impressive annual rate of absorption nearly equal to, or exceeding the level of new development. However, falling behind included the RR, UT, SW, SE and the S sectors.

Due to the change in submarkets, historical records may not completely match totals listed below and are in process of adjustment.

HISTORICAL CONSTRUCTION ACTIVITY

Quarter-by-Quarter Comparisons

Activity	2Q13	3Q13	4Q13	1Q14	2Q14	3Q14	4Q14	1Q15	2Q15	3Q15	4Q15	1Q16	2Q16
Starts (TTL)	2,170	3,175	1,364	2,140	3,480	2,963	2,639	3,947	1,424	2,547	1,403	2,548	2,123
Submittals (TTL)	3,281	2,301	3,061	1,049	798	1,835	2,575	3,766	1,781	3,521	3,576	2,785	3,265
New Units Added (CNV)	1,645	1,338	1,794	2,081	2,134	2,066	2,507	2,175	2,618	2,022	1,682	2,066	3,339
Net Unit Change (CNV)	1,817	1,128	1,727	2,399	2,269	1,504	2,522	2,264	2,632	2,007	1,691	2,061	3,603
Absorption (CNV)	1,696	2,028	296	996	2,356	2,431	1,243	1,677	2,142	3,977	452	1,833	2,903
Occupancy (CNV)	95.1	95.8	94.8	94.0	94.1	94.7	94.0	93.8	93.6	94.8	94.2	94.1	93.8

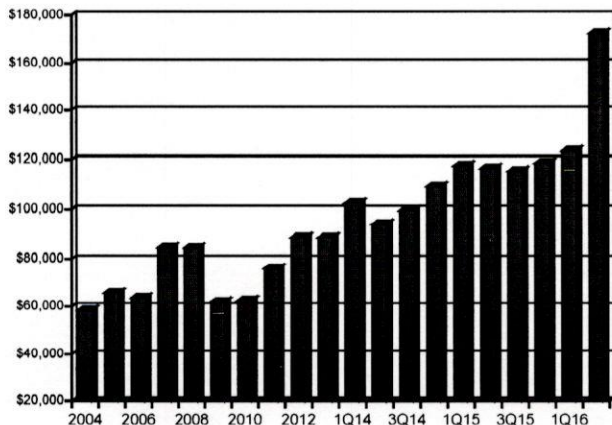
Multi-Family Sales

Sales transactions in the Austin MSA remain robust, with another 17 properties changing hands over the quarter. As seen in the graph below it would appear that the overall performance exceeds an outstanding rating as the average price per unit skyrocketed during the last 90 days, from \$123,300 to \$175,000. However, this increase was attributable to the sale of The Catherine, which is reported to be the highest price per unit in the State of Texas.

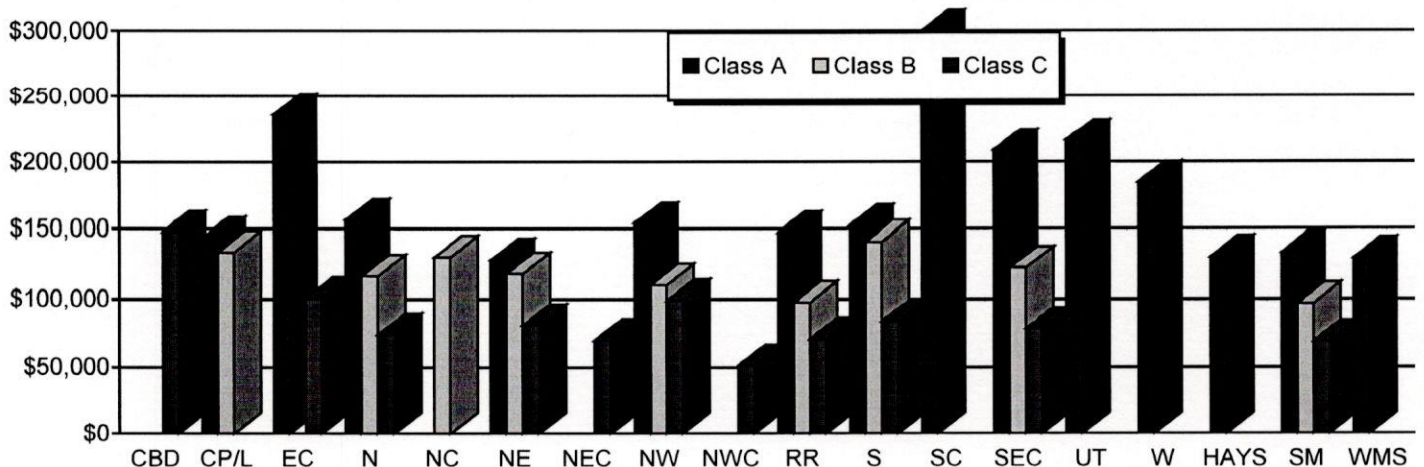
Overall, the quarter's sales were split between Class A and C properties. Class A averaged a price per unit near \$208,000 and almost half of these transactions were brand-new, stabilized properties located in the Western submarket. Class C properties continue to be prominently value-add assets and held an average of \$96k/unit.

At quarter's end, there were 46 properties marketed for sale. Reflecting continued investor interest, 25 of these were already under contract at quarter's-end.

HISTORICAL SALES PRICE/UNIT



ANNUAL SALES PRICE PER UNIT BY SUBMARKET



2ND QUARTER SALES

Project	Submarket	Units
1 – Avesta South Shore	SEC	300
2 – Carrington Oaks	HAYS	303
3 – Catherine, The	SC	300
4 – Cielo	W	326
5 – Creekside Trace	N	192
6 – Eleven by Windsor	EC	257
7 – Estates at Bee Cave	W	316
8 – Iron Horse Flats	N	200
9 – Lantana (AH-S)	CBD	50
10 – Laurel Woods	NW	150
11 – Madrone	W	228
12 – Melograno at Teravista	WMS	320
13 – Oslo, The	S	176
14 – Scofield Park	N	488
15 – St. Johns Square	NEC	64
16 – Stone Hill	NE	370
17 – Villas At Spring Trails I	NE	270

Due to sales confirmation delays, some sales may not be reported.

Reference the sales report online for full information
www.apartmenttrends.com

Market Snapshot

2Q16	CURRENT CONSTRUCTION		CNV COMPLETIONS		ABSORPTION		OCCUPANCY		RENTAL RATES		ANNUAL SALES \$ Per Unit
	Rentable Units	CNV Const Remaining	12 MOS	24 MOS	12 MOS	24 MOS	2Q16	Annual Change	2Q16	Annual Change	
BAS	734	-	-	-	-3	-5	96.8%	-0.3%	\$1.03	2.8%	-
C	5,360	-	267	987	295	1,166	92.8%	1.7%	\$1.79	5.0%	-
CBD	3,939	724	504	1,073	385	871	82.3%	-0.9%	\$2.40	-4.7%	\$148,000
CP/L	7,446	1,675	752	1,576	982	1,908	94.8%	0.3%	\$1.26	4.7%	\$140,373
E	506	324	-	-	3	28	96.0%	1.0%	\$1.10	10.0%	\$205,695
EC	3,157	1,618	326	1,062	345	982	89.0%	3.7%	\$1.87	5.5%	-
HAYS	2,035	601	457	565	558	663	90.4%	-5.8%	\$1.28	3.0%	\$130,000
N	20,870	743	362	474	238	204	95.5%	-0.5%	\$1.26	6.6%	\$103,836
NC	6,591	629	956	1,582	928	1,384	91.3%	0.9%	\$1.58	7.5%	\$130,000
NE	11,415	2,074	684	988	801	1,119	96.4%	1.1%	\$1.23	5.2%	\$117,125
NEC	4,224	-	-	-	15	73	95.4%	-0.8%	\$1.14	4.8%	\$69,925
NW	27,324	1,191	648	1,188	636	854	95.1%	0.5%	\$1.28	6.2%	\$116,639
NWC	5,146	-	-	-	-56	-366	95.3%	-0.7%	\$1.37	2.5%	\$51,587
RR	10,268	1,288	-	720	-269	469	96.6%	0.4%	\$1.21	6.8%	\$105,021
S	13,089	401	1,120	1,410	737	1,089	93.1%	-2.0%	\$1.33	3.4%	\$135,905
SC	11,791	787	493	2,217	890	2,134	94.0%	4.1%	\$1.76	4.2%	\$340,413
SE	3,748	926	578	786	31	304	87.6%	-8.8%	\$1.28	6.6%	-
SEC	11,639	399	295	470	462	816	93.7%	0.3%	\$1.42	8.0%	\$120,315
SM	5,629	-	386	483	686	735	96.1%	2.1%	\$1.20	4.3%	\$87,702
SW	6,855	1,095	317	557	145	299	91.7%	-2.2%	\$1.38	4.0%	-
UT	1,372	171	250	250	34	220	79.0%	-14.6%	\$1.89	5.1%	\$216,000
W	4,331	698	576	1,169	773	970	89.6%	6.8%	\$1.43	5.1%	\$184,770
WMS	3,381	264	279	833	586	776	95.6%	8.5%	\$1.24	5.7%	\$129,219
TRAVIS	131,582	10,923	7,540	14,377	6,697	12,210	93.5%	0.2%	\$1.44	5.1%	\$135,711
AUSMSA	170,850	15,608	9,250	18,390	9,199	16,691	93.8%	0.2%	\$1.39	5.3%	\$131,137

PRODUCTS, SERVICES and PRICING

Apartment DataOnline "Our Database at your Fingertips" Annual Subscription

\$750/Quarter or \$1600/year

Includes full access to complete apartment information including ■ comprehensive property details ■ complete market analysis ■ historical data ■ contacts ■ construction ■ expansive search and reporting capability on the entire market or specifically chosen criteria.

Multi-Family Trend Report

Quarterly Publication

\$200/single issue or \$500/year

This is a comprehensive and concise view of market conditions. Includes vital market/submarket trend information on occupancy, rental rates, new construction, absorption and sales.

Sales Comparables

Updated Quarterly

\$15/Comp or unlimited access \$700/year

Includes the essentials for both current and historical sales transactions with the ability to define your own search criteria. Property details are integrated and sales specifics include grantee, grantor, total consideration, price per unit and terms (when available).

New Construction

Updated Quarterly

\$250/Quarter or \$600/year

The all-inclusive and in-depth reporting of properties in the development pipeline. Each property's known status is reported in quarterly detail with contact information and pertinent dates for the development process.

Management or Ownership Data

Updated Quarterly

\$350/Qtr. or \$650/year

Includes detailed contact information for each management company and owner, the majority include the applicable contact name (Supervisor/Owner/Acq. Dir), address, phone, fax, email and associated property(s).

Apartment Map

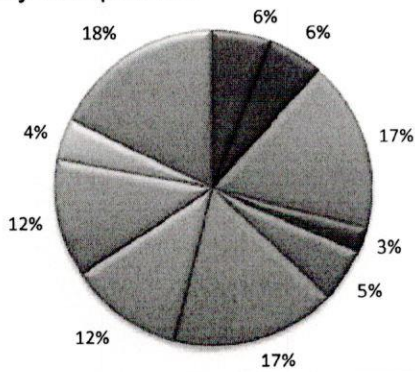
Annual Publication **FREE w/Apartment Data Online Annual Subscription**

Wall map measures approximately 3' x 4' and reflects submarket boundaries and each apartment's location. Each property is color-coded by class and indexed. Properties within the construction process are also shown on the map. The new web-based Apartment Program will enable users to search by the key code provided per apartment.

For additional information, call us or visit our website at www.apartmenttrends.com or (877) APT-DATA

(Bastrop, Caldwell, Hays, Travis, Williamson)

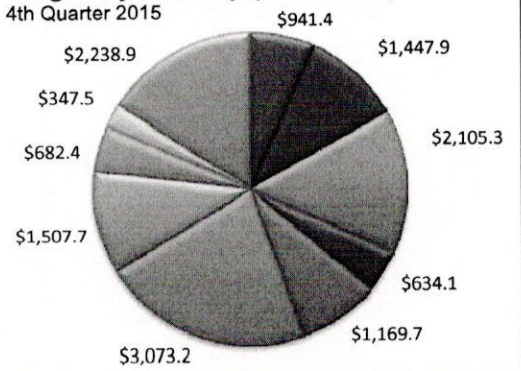
Industry Composition



- Mining, Logging, and Construction
- Manufacturing
- Trade, Transportation, and Utilities
- Information
- Financial Activities
- Professional and Business Services
- Education and Health Services
- Leisure and Hospitality
- Other Services
- Government

Wages by Industry (in millions)

4th Quarter 2015



Employment by Industry

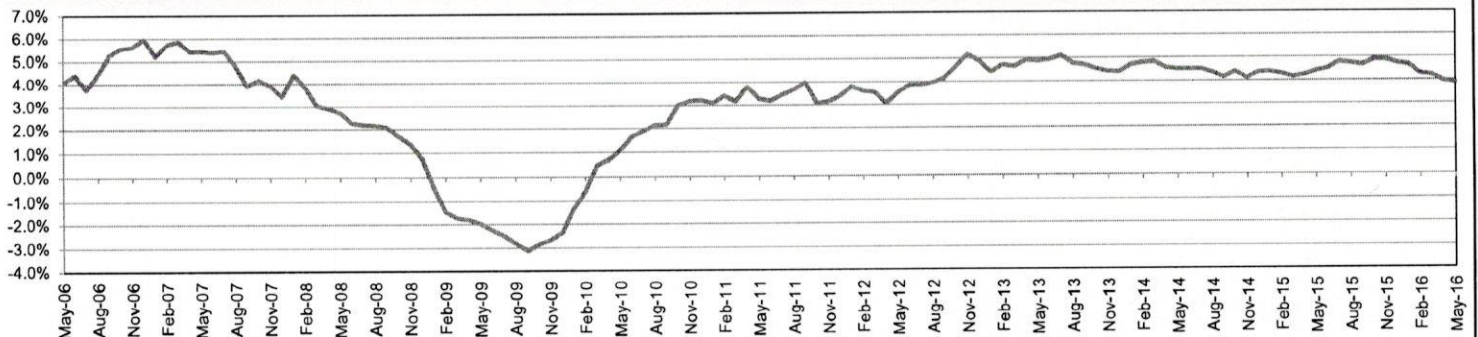
				Monthly Change		Annual Change	
	May-16	Apr-16	May-15	Actual	%	Actual	%
Total Nonfarm	994,000	988,700	956,700	5,300	0.5%	37,300	3.9%
Mining, Logging, and Construction	60,200	59,800	54,500	400	0.7%	5,700	10.5%
Manufacturing	56,000	56,200	57,200	-200	-0.4%	-1,200	-2.1%
Trade, Transportation, and Utilities	172,100	170,500	162,200	1,600	0.9%	9,900	6.1%
Information	27,600	27,300	27,000	300	1.1%	600	2.2%
Financial Activities	54,500	54,400	53,500	100	0.2%	1,000	1.9%
Professional and Business Services	166,400	165,200	159,400	1,200	0.7%	7,000	4.4%
Education and Health Services	117,100	116,100	112,300	1,000	0.9%	4,800	4.3%
Leisure and Hospitality	121,800	121,100	116,800	700	0.6%	5,000	4.3%
Other Services	42,200	41,900	40,300	300	0.7%	1,900	4.7%
Government	176,100	176,200	173,500	-100	-0.1%	2,600	1.5%

Industry Size Class

December 2015

Size Class	Employees per firm	Number of Firms	Employment in Size Class	% Total Employment
9	1000+	95	277,602	29.3%
8	500-999	124	87,047	9.2%
7	250-499	284	96,370	10.2%
6	100-249	892	134,853	14.3%
5	50-99	1,349	93,401	9.9%
4	20-49	3,574	108,672	11.5%
3	10-19	4,630	62,902	6.6%
2	5-9	6,642	43,801	4.6%
1	1-4	22,195	41,317	4.4%
0	0	5,104	0	0.0%
Total		44,889	945,965	100.0%

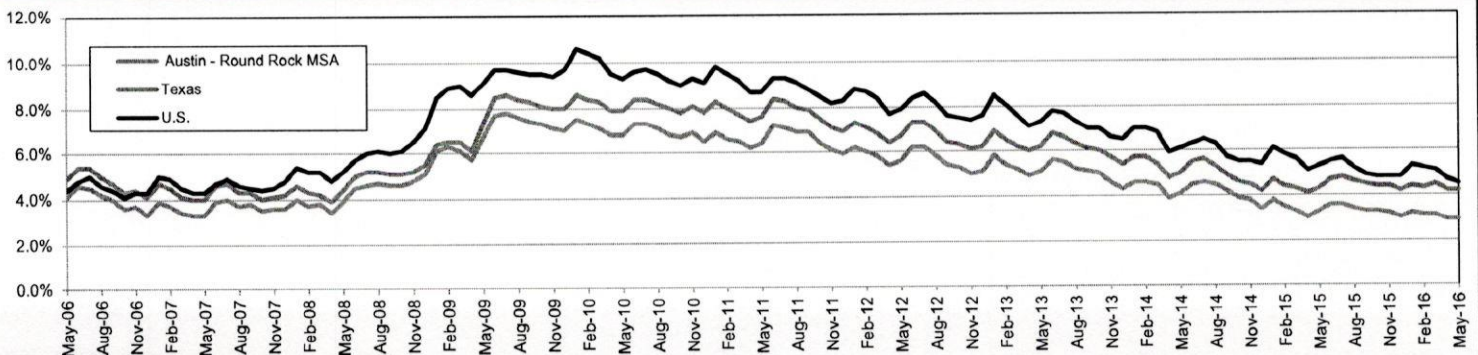
Annual Growth Rate for Total Nonagricultural Employment

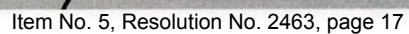


Unemployment Information (all estimates in thousands)

	Austin - Round Rock MSA				Texas (Actual)				United States (Actual)			
	C.L.F.	Emp.	Unemp.	Rate	C.L.F.	Emp.	Unemp.	Rate	C.L.F.	Emp.	Unemp.	Rate
May-16	1,099.5	1,067.8	31.7	2.9	13,281.2	12,722.1	559.1	4.2	158,800.0	151,594.0	7,207.0	4.5
Apr-16	1,095.5	1,064.1	31.4	2.9	13,256.6	12,696.1	560.5	4.2	158,488.0	151,075.0	7,413.0	4.7
May-15	1,069.4	1,034.3	35.0	3.3	13,104.9	12,539.2	565.7	4.3	157,719.0	149,349.0	8,370.0	5.3

Historical Unemployment Rates





**HOUSING AUTHORITY OF THE CITY OF AUSTIN
BOARD OF COMMISSIONERS
REGULAR BOARD MEETING**

AGENDA ITEM NO. 6

**Presentation, Discussion, and Possible Action regarding
Resolution No. 2464: Approval of Revision to HACA's
Personnel Policies and Procedures**

HOUSING AUTHORITY OF THE CITY OF AUSTIN BOARD OF COMMISSIONERS

Resolution No. 2464

MEETING DATE: October 21, 2016

STAFF CONTACT: Gloria Morgan, Director of Human Resources

TITLE: Presentation, Discussion, and Possible Action of Resolution No. 2464: Approval of Revision to HACA's the Personnel Policies and Procedures

ACTION: Motion to approve Resolution No. 2464 to accept the revision to HACA's Personnel Policy and Procedures

SUMMARY:

Staff is asking for the Board of Commissioners' approval of HACA's revision to the Personnel Policies and Procedures manual regarding its current ethics policy.

This revision was formed in an effort to strengthen HACA's current policy to address how an employee should disclose to HACA when there may be the potential of a conflict of interest between an employee and those providing services as a vendor, contractor or any similar party to HACA.

Discussion was held with legal counsel regarding how HACA should address this matter in order to include this in its current ethics policy. Counsel has recommended an additional section, **3. *Disclosure of Potential Conflict of Interest***, be added to HACA's current policy. The additional recommendation by counsel is attached. This section outlines the procedures an employee and HACA should follow when an employee discloses a potential conflict of interest may exist when engaging the services of those conducting business with HACA.

Attachment: Current HACA Policy with Proposed changes to the Ethics policy

Fiscal Impact:

- ☐ None
- ☐ Budgeted Expenditure Name of Fund(s) or Account(s) Dollar Amount(s)
- ☐ Not Budgeted Will result in expenditures indicated below:

STAFF ANALYSIS SUMMARY

PRESIDENT/CEO:

Michael G. Gerber, President/ CEO

FINANCE REVIEW

- ☐ Proposed action does not require Financial Department review.
- ☐ Fiscal Impact was approved by _____.
- ☐ The listed attachments have the Vice President of Finance's signature as noted and/or require the budget action listed below:
- ☐ Financial Resolution for

Thomas Cherian, Chief Financial Officer/ Vice President of Finance

I. ETHICS

1. FINANCIAL AND PERSONAL DEALINGS WITH CLIENTS

- a.** Employees of HACA are not to have any financial dealings with clients, residents, contractors, or competitors during the period of time that the clients, contractors, or competitors are considered in active status (that is, applying for, negotiating or completing any business transaction[s] with HACA). This provision includes personal loans of money or property between HACA employees and employees of clients, contractors, competitors (individuals or agencies), residents, clients, or the acceptance of gifts by either party from the other of whatever value or nature.
- b.** All HACA personnel are to maintain professional and appropriate ethics in dealing with all persons and clients, residents, contractors, and competitors (individuals or as agencies). In addition, employees are to refrain from personal involvement of any kind that would in any way reflect negative or discredit HACA or the individual involved.
- c.** All HACA personnel will hold in strictest confidence and will not disclose, use, lecture upon, or publish any of HACA's proprietary information or confidential information that is provided to or made accessible to employees during their at-will employment, except as such disclosure, use, or publication may be required in connection with an employee's job duties or unless HACA's President/CEO or his or her designee expressly authorizes such in writing, or if asked questions under oath in a court or administrative proceeding.
- d.** Violation of any of the above ethical guidelines may result in disciplinary action up to and including termination.

2. CONFLICT OF INTEREST

HACA's standards of conduct govern HACA's officers, directors, supervisors, employees, or agents engaged in the award and administration of HACA contracts, including without limitations, HACA procurement contracts and HACA's subsidiaries' contracts, as follows:

- a.** A conflict of interest arises when a situation has the potential to undermine the impartiality of an employee because of the possibility of a clash between the employee's self-interest and professional interest or public trust. This includes inappropriate interaction with any of the following: an officer, employee, or other representative of HACA involved in making the award and/or administering the contract; any member of his or her immediate family; his or her partner; or an organization which employs or is about to employ any of the above.
- b.** No officer, director, supervisor, employee, or agent of HACA shall participate in the selection, award, or administration of a HACA contract if a conflict of interest, real, apparent, or implied, could be involved.

- c. No officer, employee, or Board Commissioner of HACA, during his/her tenure or for one (1) year after their employment or service ends, shall have any interest, direct or indirect, in the selection, award, or administration of any HACA contract. Former employees may be engaged within one (1) year of employment with HACA at the discretion of the President/CEO.
- d. All HACA officers, directors, supervisors, and employees shall sign an annual statement disclosing any potential conflict of interest in any HACA contract as defined by 2(a) above.

In certain positions, employees may come into contact with sensitive information used to compete for government or other contracts. In these circumstances, the employee may be required to sign a separate non-proprietary information agreement to ensure that the employee does not use any information gained at HACA to work with or assist a competitor.

3. Disclosure of Potential Conflict of Interest

a. Any time an employee is placed in a position of the appearance of a conflict of interest or potential for financial or personal dealings defined by the Ethics Policy, that employee has a duty to fully disclose that relationship in writing to the President/CEO of HACA. If the employee fails to fully disclose this relationship, that employee shall be subject to disciplinary action up to and including termination.

b. The President/CEO shall, in coordination with counsel, evaluate the nature of the relationship to determine if that relationship has the potential to interfere with the actual or perceived integrity of the operations of HACA. If the decision by the President/CEO, in his/her sole discretion, is in the affirmative, then either the outside party defined in 1(a) above shall be prohibited from doing business with HACA or the employee shall either resign, accept reassignment to another position avoiding any conflict or be terminated. If the decision is in the negative, the outside party and employee shall sign a Confidentiality Agreement, identifying the potential conflict and specific actions to be taken to avoid a direct conflict and risk to HACA's operations.

Resolution No. 2464

RESOLUTION TO APPROVE HACA’S REVISIONS TO THE PERSONNEL POLICIES AND PROCEDURES MANUAL

WHEREAS, the Housing Authority of the City of Austin seeks to revise the Personnel Policies and Procedures manual to establish clear and thorough guidelines and policies for the employees of HACA, SHCC, AAHC, Austin Pathways and Blueprint Consulting;

WHEREAS, the Housing Authority of the City of Austin also seeks to make updates to the Personnel Policies and Procedures manual which establishes clear and consistent guidelines regarding HACA’s ethics policy.

NOW, THEREFORE, BE IT RESOLVED that The Housing Authority of the City of Austin Board of Commissioners approves and adopts the revision to the Personnel Policies and Procedures manual and authorizes the President/CEO to incorporate this policy revision into the Personnel Policies and Procedures for the Housing Authority of the City of Austin effective October 21, 2016.

PASSED, APPROVED AND ADOPTED this 21st day of October, 2016.

Carl S. Richie, Jr., Chairperson

Michael G. Gerber, Secretary

**HOUSING AUTHORITY OF THE CITY OF AUSTIN
BOARD OF COMMISSIONERS
REGULAR BOARD MEETING**

AGENDA ITEM NO. 7

Presentation, Discussion, and Possible Action regarding Resolution No. 2465: Approving Resolution of Austin Affordable PFC, Inc. Providing for the Issuance of its Multifamily Housing Governmental Note (ThinkEast Apartments) Series 2016 and to take such other actions Necessary or Convenient to Facilitate the Development of ThinkEast Apartments

**HOUSING AUTHORITY OF THE CITY OF AUSTIN
BOARD OF COMMISSIONERS**

Resolution No. 2465

MEETING DATE: October 21, 2016

STAFF CONTACT: Ron Kowal, Vice President of Housing Development

TITLE: Discussion, Consideration and Possible Action of Resolution No. 2465: Resolution approving a resolution of the Austin Affordable PFC, Inc. providing for the issuance of multifamily housing revenue bonds(ThinkEast Apartments) Series 2016 and to take such other actions necessary or convenient to facilitate the development of the ThinkEast Apartments

ACTION: **Motion to Approve Resolution No. 2465:** Approval of resolution of the Austin Affordable PFC, Inc. providing for the issuance of multifamily housing revenue bonds (ThinkEast Apartments) Series 2016 and to take such other actions necessary or convenient to facilitate the development of the ThinkEast Apartments

SUMMARY:

The Austin Affordable Housing Corporation (AAHC) a nonprofit subsidiary of the Housing Authority of the City of Austin (HACA), was created to own, engage in or assist in the development or operation of affordable housing, including but not limited to income producing projects whose proceeds are used to further HACA's mission of moving it's stakeholders from poverty to self-sufficiency. AAHC, through one of its goals has committed through acquisition and or development a portfolio of 4040 units by the year 2020.

Austin Affordable Housing Corporation has been presented an opportunity to partner with Atlantic Pacific Corporation, to develop a certain tract of land located at 1143 Shady Lane, Austin, Texas. In September of 2015, The Board of the Austin Affordable Housing Corporation gave permission to purchase this tract of land and enter into a memorandum of understanding with Atlantic Pacific Corporation to develop the project for multi-family affordable units. The project (ThinkEast Apartments) will consist of 182 units serving tenants at or below 60% of median family income. The development will use a mixture of 4% tax credits and bonds to finance the development. The planned development will consist of 50 studio and one bath units, 65 one bedroom and one bath units, 58 two bedroom and one bath units and 9 three bedroom and two bath units. All units will be marketed to HACA's Housing Choice Voucher residents. HACA, through its Public Facility Corporation is requesting the approval of an issuance of tax-exempt bonds in an amount not to exceed \$25,000,000. This approval will begin the initial process to submit applications for tax credits and bond approval, and staff will report to the Board in future months on the progress and specifically any and all agreements and approvals. Staff will subsequently bring this matter to the Board for final approval to proceed.

Resolution No. 2465 approves the actions of Austin Affordable PFC, Inc., providing for the issuance of its multifamily housing revenue bonds (The ThinkEast Apartments) Series 2016 and to take such other actions necessary or convenient to facilitate the development of the ThinkEast Apartments. The Board's approval today is the final necessary action for construction to begin. Should the Board approve resolution 2465, construction is expected to begin in November of 2016 following the closing on this transaction.

All units will serve residents at the 60% of Median Family Income levels or below, ranging from \$32,280 for single occupants to \$46,080 for families of four.

Fiscal Impact:

☒ **None**

<input type="checkbox"/> Budgeted Expenditure	Name of Fund(s) or Account(s)	Dollar Amount(s)
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Not Budgeted will result in expenditures indicated below:

STAFF ANALYSIS SUMMARY

PRESIDENT AND CEO:

DEPARTMENT HEAD:

FINANCE REVIEW:

RESOLUTION NO. 2465

RESOLUTION APPROVING RESOLUTION OF AUSTIN AFFORDABLE PFC, INC. AUTHORIZING THE ISSUANCE, SALE AND DELIVERY OF A MULTIFAMILY HOUSING GOVERNMENTAL NOTE (THINKEAST APARTMENTS) SERIES 2016; APPROVING THE FORM AND SUBSTANCE OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS AND INSTRUMENTS NECESSARY TO CARRY OUT THE FINANCING OF SUCH MULTIFAMILY RENTAL RESIDENTIAL DEVELOPMENT; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT

WHEREAS, Austin Affordable PFC, Inc. (the “Issuer”) was created by the Housing Authority of the City of Austin (the “Sponsor”) pursuant to the provisions of the Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended (the “Act”); and

WHEREAS, Section 303.071 of the Act requires that the governing body of the Sponsor approve by resolution any of the Issuer’s bonds;

WHEREAS, it is deemed necessary and advisable that this Resolution be adopted;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HOUSING AUTHORITY OF THE CITY OF AUSTIN THAT:

Section 1. The Resolution authorizing the issuance of Austin Affordable PFC, Inc. Multifamily Housing Governmental Note (thinkEAST Apartments) Series 2016, adopted by the Board of Directors of the Issuer on October 21, 2016 (the “Issuer Resolution”), a copy of which is attached hereto as Exhibit A and made a part hereof for all purposes, is hereby approved.

Section 2. The Governmental Note, which will be issued in an aggregate principal amount not to exceed \$25,000,000, to finance the acquisition and construction of a multifamily housing residential rental development located at approximately 1143 Shady Lane, Austin, Texas 78721, including, without limitation, utilities, foundation, structures and equipment (collectively, the “Project”), and owned and operated by the Partnership are hereby approved pursuant to Section 303.071 of the Act.

Section 3. The approval herein given is in accordance with the provisions of Section 303.071 of the Act and is not to be construed as any undertaking by the Sponsor, and the Governmental Note shall never constitute and indebtedness or pledge of the Sponsor, the City of Austin or the State of Texas, within the meaning of any constitutional or statutory provision, and the holder of the Governmental Note shall never be paid in whole or in part out of any funds raised or to be raised by taxation or any other revenues of the Issuer, the Sponsor, the City of Austin or the State of Texas except those revenues assigned and pledged by the Issuer in the Funding Loan Agreement (as defined in the Issuer Resolution).

Section 4. The issuance of the Governmental Note to assist in the financing of the Project will promote the public purposes set forth in Section 303.002 of the Act, will accomplish a valid public purpose of the Sponsor by providing for the acquisition, construction, rehabilitation, renovation, repair, equipping, furnishing and placement in service of public facilities in an orderly, planned manner and at the lowest possible borrowing costs, and will provide decent, safe, and sanitary urban housing for persons of low income.

Section 5. An income that is greater than 80% of Median Gross Income for the Austin area is the amount of income that the Sponsor considers necessary for families or persons to live, without financial assistance, in decent, safe and sanitary housing without overcrowding.

Section 6. The programs and expenditures authorized and contemplated by the Issuer Resolution are hereby in all respects approved.

Section 7. The President and Secretary of the Sponsor and the other officers of the Sponsor are hereby authorized, jointly and severally, to execute and deliver such endorsements, instruments, certificates, documents, or papers necessary and advisable to carry out the intent and purposes of this Resolution.

Section 8. This resolution shall be in full force and effect from and upon its adoption.

PASSED this 21st day of October, 2016

Chair

ATTEST:

Secretary

Exhibit A

ISSUER RESOLUTION

[To be attached]

**HOUSING AUTHORITY OF THE CITY OF AUSTIN
BOARD OF COMMISSIONERS
REGULAR BOARD MEETING**

AGENDA ITEM NO. 8

Presentation, Discussion, and Possible Action regarding Resolution No. 2466: Authorizing the Housing Authority of the City of Austin (the "Authority") to take such actions Necessary or Convenient to Facilitate the Development and Rehabilitation of the Pathways at Bouldin Oaks, Pathways at Manchaca II and Pathways at Coronado Hills (the "Projects")

**HOUSING AUTHORITY OF THE CITY OF AUSTIN
BOARD OF COMMISSIONERS**

Resolution No. 2466

MEETING DATE: **October 21, 2016**

STAFF CONTACT: Ron Kowal, Vice President of Housing Development

TITLE: Discussion, Consideration and Possible Action of Resolution No. 2466: Authorizing The Housing Authority of the City of Austin (The “Authority”) to take such actions necessary or convenient to facilitate the development and rehabilitation of the Pathways at Coronado Hills, Pathways at Manchaca II, and Pathways at Bouldin Oaks (The “Projects”)

ACTION: **Motion to Approve Resolution No. 2466:** Approval of resolution Authorizing The Housing Authority of the City of Austin (The “Authority”) to take such actions necessary or convenient to facilitate the development and rehabilitation of Pathways at Coronado Hills, Pathways at Manchaca II, and Pathways at Bouldin Oaks (The “Projects”)

SUMMARY:

The Rental Assistance Demonstration (RAD) Program was authorized by the Consolidated and Further Continuing Appropriations Act of 2012 which provided fiscal year 2012 appropriations for HUD to support this program. RAD is a tool that enables Public Housing Authorities to convert public housing subsidies into long-term, Section 8 rental assistance subsidy. This is beneficial to PHAs because historically public housing subsidies and funding for capital projects have been unpredictable and fluctuate annually due to federal budget cuts.

The project based rental assistance program provides a much more stable and predictable annual subsidy. More importantly, the RAD tool provides PHA’s an opportunity to make substantial physical improvements to its properties, resulting in a higher quality of life for residents. Additionally, provisions with RAD ensure that existing residents are protected and enjoy more choices on where they wish to reside.

The Housing Authority of the City of Austin (HACA) submitted applications and received a “Commitment to enter into a Housing Assistance Payment Contract” (CHAP) award on 9 properties and reservations to convert to RAD on the balance of its portfolio. Through the RAD program, HACA will be able to complete necessary repairs and renovations to the three properties mentioned. The repairs and renovations will be financed with loan proceeds through Greystone Servicing Corporation, Inc. in an amount not to exceed \$9,000,000.00. Resolution 2466 approves the Housing Authority of the City of Austin (The “Authority”) to take such actions necessary or convenient to facilitate the development and rehabilitation of Pathways at Coronado Hills, Pathways at Manchaca II, and Pathways at Bouldin Oaks (The “Projects”)

Fiscal Impact:

☒ **None**

<input type="checkbox"/>	Budgeted Expenditure	Name of Fund(s) or Account(s)	Dollar Amount(s)
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Not Budgeted, Will result in expenditures indicated below:

STAFF ANALYSIS SUMMARY

PRESIDENT AND CEO:

DEPARTMENT HEAD:

FINANCE REVIEW:

RESOLUTION NO. 2466

RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF AUSTIN (THE "AUTHORITY") TO TAKE SUCH ACTIONS NECESSARY OR CONVENIENT TO FACILITATE THE DEVELOPMENT AND REHABILITATION OF THE PATHWAYS AT CORONADO HILLS, PATHWAYS AT MANCHACA II, AND THE PATHWAYS AT BOULDIN OAKS (THE "PROJECTS")

WHEREAS, the Authority owns the sites containing the Projects (collectively, the "Land");

WHEREAS, the Authority and Pathways at Coronado Hills, LLC, Pathways at Manchaca II, LLC, and Pathways at Bouldin Oaks, LLC (the "Companies") desire to enter into ground leases (the "Ground Leases") granting site control of the Land to the Companies;

WHEREAS, the Authority desires to convey title to the improvements comprising the Projects to the Companies via bills of sale;

WHEREAS, the Authority may grant or loan demolition, relocation, capital and/or other financing funds to the Austin Affordable Housing Corporation to facilitate the redevelopment of the Projects;

WHEREAS, the Authority has submitted an application with the United States Department of Housing and Urban Development ("HUD") for approval under the Rental Assistance Demonstration ("RAD") Program to designate certain units within the Projects as RAD units, and upon receipt of HUD approval, the Authority desires to implement the RAD units;

NOW, THEREFORE, in connection with the development, construction and equipping of the Project, the Board of Commissioners hereby adopt the following resolutions:

BE IT RESOLVED, that the President and CEO of the Authority and/or his designee is hereby authorized to review, approve and execute all certificates, affidavits, agreements, documents and other writings (collectively the "Agreements") the President and CEO shall deem to be necessary or desirable in the consummation of the transactions herein contemplated;

BE IT FURTHER RESOLVED, that all acts, transactions, or agreements undertaken prior hereto by the President and CEO of the Authority or his designee, in connection with the foregoing matters are hereby ratified and confirmed as the valid actions of the Authority, effective as of the date such actions were taken; and

BE IT FURTHER RESOLVED, that the President and CEO is hereby authorized and directed for and on behalf of, and as the act and deed of the Authority, to take such further action in the consummation of the transactions herein contemplated and to do any and all other acts and things necessary or proper in furtherance thereof, as the President and CEO shall deem to be necessary or desirable, and all acts heretofore taken by the designee of the President and CEO to such end are hereby expressly ratified and confirmed as the acts and deeds of the Authority.

This resolution shall be in full force and effect from and upon its adoption.

[Remainder of page intentionally left blank for signature]

PASSED this 21st day of October, 2016.

ATTEST:

Carl S. Richie, Jr., Chairperson

Secretary

**HOUSING AUTHORITY OF THE CITY OF AUSTIN
BOARD OF COMMISSIONERS
REGULAR BOARD MEETING**

AGENDA ITEM NO. 9

Presentation, Discussion, and Possible Action of Resolution No. 2467: Approval of formation of a new nonprofit corporation for property management activities for RAD

**HOUSING AUTHORITY OF THE CITY OF AUSTIN
BOARD OF COMMISSIONERS**

AGENDA ITEM NO. 9

Resolution No. 2467

MEETING DATE: October 15, 2016

STAFF CONTACT: Ann Gass, Director of Strategic Housing Initiatives

TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 2467: Approval of formation of a new nonprofit subsidiary corporation for property management activities for RAD.

ACTION: Motion to Approve Resolution No. 2467, approving the formation of a new nonprofit subsidiary of the Housing Authority of the City of Austin (HACA) to provide property management services for RAD properties on behalf of the new ownership entities

SUMMARY: As part of the RAD conversion, counsel has recommended that HACA form a separate entity to continue to manage the properties post-conversion on behalf of the new ownership entities, which will be controlled by AAHC. HACA has filed a Certificate of Formation for Pathways Asset Management, Inc (PAM) to perform these tasks. The new ownership entities will execute a property management agreement with PAM at closing of the RAD transactions.

ATTACHMENTS:

- Articles of Incorporation
- Bylaws

Fiscal Impact:

☐ None

FINANCE REVIEW

X Proposed action does not require a Finance Department review.

RESOLUTION NO. 2467

**APPROVAL TO CREATE A NEW NON-PROFIT
CORPORATION FOR THE FORMATION OF
PATHWAYS ASSET MANAGEMENT, INC.**

WHEREAS, the Housing Authority of the City of Austin Board of Commissioners has authorized staff to take the steps necessary to convert the public housing portfolio to the Rental Assistance Demonstration (RAD) Program ; and

WHEREAS, in order to facilitate that conversion, ownership of the properties will transfer to a Limited Liability Company or a Limited Partnership;

WHEREAS, HACA staff possesses the expertise to manage the properties under the regulations of the new programs, including RAD, project based rental assistance and the low income housing tax credit program; and

WHEREAS, counsel has recommended that HACA form a management company to manage the properties on behalf of the new ownership entities;

NOW, THEREFORE, BE IT RESOLVED that effective October 15th, 2016, the Housing Authority of the City of Austin Board of Commissioners approve and adopt Resolution No. 2467 to approve the formation of Pathways Asset Management, Inc.

Carl S. Richie, Jr., Chairperson

Michael G. Gerber, Secretary

FILED
In the Office of the
Secretary of State of Texas

SEP 21 2016

**CERTIFICATE OF FORMATION
OF PATHWAYS ASSET MANAGEMENT, INC.,
a Texas Non-profit Corporation**

Corporations Section

Pursuant to the provisions of the Texas Business Organizations Code (the "TBOC"), the undersigned incorporator hereby adopts the following:

ARTICLE I

- (a) The filing entity being formed is a nonprofit corporation.
- (b) The name of the entity is Pathways Asset Management, Inc. (the "Corporation").
- (c) The period of the Corporation's duration is perpetual.
- (d) The principal office of the Corporation will be located at 1124 S. IH 35, Austin, TX 78704.
- (e) The initial Registered Agent is Michael G. Gerber. The business address of the Registered Agent of the Corporation is and the office address of the Registered Agent is 1124 S. IH 35, Austin, TX 78704.

ARTICLE II

The nature or purposes for which the Corporation is formed, and the business and objectives to be carried on and promoted by it, are as follows:

- (a) The Corporation is organized exclusively for charitable, literary and education purposes, within the meaning of Section 501(c)(3) of the Internal Revenue Code (or corresponding provision of any future United States internal revenue law). The Corporation will engage in activities permissible under section 501(c)(3) including the management of affordable housing developments for low and moderate income residents.
- (b) To engage in any lawful act or activity for which nonprofit corporations may be organized under the laws of Texas.
- (c) Notwithstanding any other provision of this Certificate of Formation, the Corporation shall not carry on any activities not permitted to be carried on by an organization exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code of 1986 or the corresponding provision of any future United States internal revenue law.

ARTICLE III

Management of the affairs of the Corporation is vested in the Board of Directors, which will consist of no less than five (5) members of the Board of Commissioners of the Housing

Authority of the City of Austin. The Corporation is an instrumentality of the Housing Authority of the City of Austin. The names and addresses of the initial directors who will serve until their successors are elected and qualified are:

	NAME:	ADDRESS:
1.	Mr. Carl S. Richie Jr.	1124 S. IH 35, Austin, TX 78704
2.	Mr. Charles C. Bailey	1124 S. IH 35, Austin, TX 78704
3.	Ms. Edwina Carrington	1124 S. IH 35, Austin, TX 78704
4.	Dr. Tyra Duncan-Hall	1124 S. IH 35, Austin, TX 78704
5.	Mr. Isaac Robinson	1124 S. IH 35, Austin, TX 78704

The directors shall serve without compensation.

The number of directors may be increased or decreased by adoption or amendment of the Bylaws, but at no time shall the Board of Directors be less than 3 (three) members.

The officers of the Corporation, as provided by the Bylaws of the Corporation, shall be elected by the directors of the Corporation, in the manner therein set out, and shall serve until their successors are elected and have qualified. Officers may, but need not, be directors.

Any action which may be taken at a meeting of the Board of Directors may instead be taken without a meeting if a consent in writing setting forth the action so taken shall be signed by all the directors and be filed with the Secretary of the Corporation.

ARTICLE IV

The Corporation will not have members and is a nonstock corporation.

ARTICLE V

Bylaws of the Corporation may be adopted by the directors at any regular meeting or any special meeting called for that purpose, so long as they are not inconsistent with the provisions of this Certificate of Formation.

ARTICLE VI

Upon winding up and dissolution of the Corporation, its assets remaining after payment, or provision for payment, of all debts and liabilities of the Corporation, the title to all funds and other real property and personal property of the Corporation when it dissolves shall automatically vest in the Housing Authority of the City of Austin for the furtherance of exempt purposes within the meaning of 501(c)(3), or in an organization organized and operated for one or more exempt purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code (or the corresponding provision of any future federal tax code), as the Board of Directors shall

determine, and no part of the net income or assets of the Corporation shall ever inure to the benefit of any directors, officers, or members, if any, thereof, or to the benefit of any private person.

ARTICLE VII

No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to its trustees, officers, or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth hereinabove. No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the Corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office. Notwithstanding any other provision of this Certificate of Formation, the Corporation shall not carry on any other activities not permitted to be carried on (i) by a corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code, or (ii) by a corporation, contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code.

ARTICLE VIII

The name and address of the organizer of this Company is as follows:

Mr. Ron Kowal
1124 S. IH 35, Austin, TX 78704

ARTICLE IX

This Certificate of Formation becomes effective when it is filed by the Secretary of State.

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument.

IN WITNESS WHEREOF, I have hereunto set hand this ^{19th} day of September, 2016.


Mr. Ron Kowal, Organizer

BYLAWS

OF

PATHWAYS ASSET MANAGEMENT, INC.

A NONPROFIT CORPORATION

**BYLAWS
OF
PATHWAYS ASSET MANAGEMENT, INC.**

**ARTICLE 1
CORPORATE OFFICES**

SECTION 1.1 REGISTERED OFFICES

The Address of the registered office of the Corporation is: 1124 S. IH-35, Austin, Texas 78704, The registered office may be changed only by filing duly made with the Secretary of the State of Texas.

SECTION 1.2 PRINCIPAL OFFICE

The Address of the principal office of the Corporation is: 1124 S. IH-35, Austin, Texas 78704.

SECTION 1.3 CHANGE OF ADDRESS

The designation of the county or state of the corporation's principal office may be changed by amendment to these Bylaws.

SECTION 1.4 OTHER OFFICES

The Corporation may also have offices at such other places, as the Board of Directors may from time to time designate, or the purposes of the Corporation may require.

**ARTICLE 2
NONPROFIT PURPOSES**

SECTION 2.1 IRC SECTION 501(C)(3) PURPOSES

This corporation is organized exclusively for one or more of the purposes as specified in Section 501(c)(3) of the Internal Revenue Code, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under Section 501(c)(3) of the Internal Revenue Code.

SECTION 2.2 SPECIFIC OBJECTIVES AND PURPOSES

Pathways Asset Management, Inc. (PAMI) will manage service-enriched housing to low and moderate income residents of the City of Austin.

Second, PAMI will provide, to the maximum extent possible, social and human services that enhance the lives of the low-income residents residing in both PAMI developments and in

developments owned and operated by the Housing Authority of the City of Austin (HACA), the governmental agency for the benefit of which PAMI was organized. These social and human services will be support activities that enrich the health and welfare of residents of HACA and PAMI developments, such as sports programs, educational programs, training programs, family counseling, and related services.

ARTICLE3 DIRECTORS

SECTION 3.1 BOARD OF DIRECTORS

The Affairs of the Corporation shall be managed by the Board of Directors which will consist of no less than five (5) members of the Board of Commissioners of the Housing Authority of the City of Austin or their successors.

SECTION 3.2 POWERS

The business and affairs of the Corporation and all corporate powers shall be exercised by or under the authority of the Board of Directors and shall be subject to the provisions of the laws of this state and any limitations in the Articles of Incorporation and these Bylaws.

SECTION 3.3 DUTIES

It shall be the duty of the Directors to:

- a) Perform any and all duties imposed on them collectively or individually by law, by the Articles of Incorporation or by these Bylaws;
- b) Appoint and remove, employ and discharge, and, except as otherwise provided in these Bylaws, prescribe the duties and fix the compensation, if any, of all officers, agents and employees of the corporation.
- c) Supervise all officers, agents and employees of the corporation to assure that their duties are performed properly;
- d) Meet at such times and places as required by these Bylaws;
- e) Register their address with the Secretary of the Corporation, and notices of meetings mailed or telegraphed to them at such addresses shall be valid notices thereof

SECTION 3.4 ACTION BY CONSENT OF BOARD WITHOUT MEETING

Any action required or permitted to be taken by the Board of Directors may be taken without a meeting, and with the same force and effect as a unanimous vote of Directors, if all members of the Board consent in writing to the action. Such consent may be given individually or collectively.

SECTION 3.5 TERM OF OFFICE

Directors shall be entitled to hold office until their successors are appointed and qualified.

SECTION 3.6 VACANCIES

Vacancies on the Board of Directors shall exist upon: (a) the death, resignation, or removal of any Director; (b) an increase in the authorized number of Directors. If vacancies should occur for either of these two reasons, positions will be filled by the person designated to appoint candidates to the Board of Commissioners of the Housing Authority of the City of Austin.

SECTION 3.7 REMOVAL OF DIRECTORS

The entire Board of Directors or any individual Director may be removed from office if the Director ceases to serve as a member of the Board of Commissioners of the Housing Authority of the City of Austin.

SECTION 3.8 PLACE OF MEETINGS

Meetings of the Board of Directors shall be held at any place within or without the City of Austin that may be designated from time to time by resolution of Board or by written consent of all members of the Board.

SECTION 3.9 REGULAR MEETINGS

Regular meetings of the Board of Directors shall be held at such times as the Directors may determine.

SECTION 3.10 CALL OF SPECIAL MEETING

Special meetings of the Board of Directors for any purpose may be called at any time by the President or, if the President is absent or unable or refuses to act, by any Vice President or any two Directors. Written notices of the special meetings, stating the time and in general terms the purpose or purposes thereof, shall be mailed one week before, or telegraphed or personally delivered to each Director not later than five days before, the day appointed for the meeting.

SECTION 3.11 QUORUM

The presence at any Directors' meeting of a majority of the authorized number of Directors shall be necessary to constitute a quorum to transact any business, except to adjourn. If a quorum is present, every act done or resolution passed by a majority of the Directors present shall be the act of the Board of Directors.

SECTION 3.12 CONDUCT OF MEETING

At every meeting of the Board of Directors, the President shall preside, or in the absence, a Vice President designated by the President, or in the absence of such designation, a Chairman chosen by the majority of the Directors present. The Secretary of the Corporation shall act as Secretary of the Board of Directors. When the Secretary is absent from any meeting, the Chairman may appoint any person to act as Secretary of the meeting.

SECTION 3.13 COMPENSATION

Directors as such shall not receive salaries for their services, but by resolution of the Board of Directors may receive fixed expenses of attendance of regular or special meeting of the Board, if any may be allowed.

SECTION 3.14 INDEMNIFICATION OF DIRECTORS AND OFFICERS

The Corporation is authorized to pay or reimburse its officers, including any present or former Director or officer, of any costs or expenses actually and necessarily incurred by that officer in any action, suit, or proceeding to which the officer might be made a party by reason of holding that position, provided, however, that the officer is not found guilty of negligence or misconduct in office. This indemnification shall extend to good faith expenditures incurred in anticipation of threatened or proposed litigation.

The Board of Directors may, in proper cases, extend the indemnification to cover the good faith settlement of any such action, suit or proceeding, whether formally instituted or not.

SECTION 3.15 INSURANCE ON DIRECTORS, OFFICERS, OR EMPLOYEES.

The Corporation may purchase and maintain insurance on behalf of any Director, officer, employee, or agent of the Corporation, or on behalf of any person servicing at the request of the Corporation, as a Director, officer, employee, or agent of another corporation, partnership, joint venture, trust or other enterprise, against any liability asserted against that person and incurred by that person in any such corporation, whether or not the Corporation has the power to indemnify that person against liability for any of those acts.

SECTION 3.16 FINANCIAL INTERESTS OF THE DIRECTORS

Any contract or other transaction between the Corporation and any of its Directors (or any corporation or firm in which any of its Director have direct or indirect interest) shall be valid for all purposes notwithstanding the Director's participation was authorized, and notwithstanding the Director's participation in that meeting. This section shall apply only if the contract or transaction is just and reasonable to the Corporation at the time it is authorized and ratified, and the interest of each Director is known or disclosed to the Board of Directors, which nevertheless authorizes or ratifies the contract or transaction by a majority of the disinterested Directors present. Each interest Director is counted in determining whether a quorum is present, but shall not vote and shall not be counted in calculating the majority necessary to carry the vote. This section shall not be construed to invalidate contracts or transactions that would be valid in its absence.

SECTION 3.17 BOARD COMMITTEES - AUTHORITY TO APPOINT

The Board of Directors may, by resolution adopted by a majority of the authorized number of Directors, designate an executive committee and one or more other committees to conduct the business and affairs of the Corporation, to the extent authorized by the resolution. The Board of Directors, by a majority vote, shall have the power at any time to change the powers of membership of any committee, fill vacancies, thereto of authority shall not operate to relieve the Board of Directors, or any member thereof, of any responsibility imposed.

SECTION 3.18 NON-LIABILITY OF DIRECTORS

The Directors shall not be personally liable for the debts, liabilities or other obligations of the Corporation.

ARTICLE 4 OFFICERS

SECTION 4.1 TITLE AND APPOINTMENT

The officers of the Corporation shall be a President, a Secretary, and a Treasurer. The Corporation may also have, at the discretion of the Board of Directors, one or more Vice Presidents and one or more Assistant Treasurers. Any two offices, including President and Secretary, may be held by the same person. All officers shall be elected by and hold office at the pleasure of the Board of Directors.

SECTION 4.2 REMOVAL AND RESIGNATION

Any officer may be removed, either with or without cause, by vote of a majority of the Directors, at any regular or special meeting of the Board, and officers not chosen by the board of Directors, may also be removed by any committee or officer upon whom that power of removal may be conferred by the Board of Directors. Such removal shall be without prejudice to the contract rights, if any, of the person moved. Any officer may resign at any time by giving written notice to the Board of Directors, the President, or the Secretary of the Corporation. Any resignation shall take effect on the date of the receipt of that notice or at any time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

SECTION 4.3 VACANCIES

Upon the occasion of any vacancy occurring in any office of the Corporation, by reason of death, resignation, removal, or otherwise, the Board of Directors may elect an acting successor to hold office for the unexpired term or until a permanent successor is elected.

SECTION 4.4 DUTIES OF THE PRESIDENT

The President shall preside at all meetings of the Directors.

- a) The President shall be ex officio a member of all standing committees, shall have general supervision of the management of the business of the Corporation, and shall see that all orders and resolutions of the Board are carried into effect.
- b) The President shall execute bonds, mortgages, and other contracts requiring a seal, under the seal to be otherwise signed and executed and except where the signature and execution thereof shall be expressly delegated by the Board of Directors to some other officer or agent of the Corporation.

SECTION 4.5 VICE PRESIDENT

The Vice President shall in the absence or disability of the President, perform the duties and exercise the powers of the President, and shall perform such other duties as the Board of Directors shall prescribe.

SECTION 4.6 DUTIES OF THE SECRETARY

The Secretary shall be the President and Chief Executive Officer of the Corporation. The Secretary shall attend all sessions of the Board of Directors and shall delegate a staff member to record all votes and the minutes of all proceedings in a book to be kept for that purpose and shall perform like duties for the standing committees when required. He shall give, or cause to be given, notice of all special meetings of the Board of Directors and shall perform such other duties as may be prescribed by the Board of Directors under whose supervision he or she shall be. He or she shall keep in safe custody the seal of the corporation and, when authorized by the Board, affix the same to any instrument requiring it, and when so affixed, it shall be attested by his or her signature. And when the corporate seal is required as to instruments executed in the course of ordinary business he or she shall attest to the signature of the President or Vice President and shall affix the seal thereto. The Board hereby designates and authorizes the Secretary of the Corporation to execute any and all documents that are necessary to enter into binding contracts on behalf of the Corporation and the Board.

SECTION 4.7 DUTIES OF THE TREASURER

The Treasurer shall have the custody of the corporate funds and the securities and shall keep full and accurate accounts of receipts and disbursements in books belonging to the corporation and shall deposit all moneys and other valuable effects in the name and to the credit of the corporation in a depository as shall be designated by the Board of Directors. He shall disburse the funds of the corporation as may be ordered by the Board, taking proper vouchers for such disbursements, and shall render to the President and Directors, at the regular meetings of the Board, or whenever they may require it, and account of all his transactions as Treasurer and of the financial condition of the Corporation.

The Board of Directors may require the President, Vice President, the Secretary and the Treasurer to give the corporation bonds on such sums and with such surety or sureties as shall be satisfactory to the Board for the faithful performance of the duties of their office and for the restoration of the Corporation, in case of his death, resignation, retirement, or removal from office, of all books, papers, vouchers, money and other property of whatever kind in his possession or under his control belonging to the Corporation.

SECTION 4.8 ABSENCE OF SECRETARY OR TREASURER

The Assistant Secretary or Assistant Treasurer shall have such powers and perform such duties as the Secretary or Treasurer, respectively, or as the Board of Directors or President may prescribe. During the lengthy absence of the Secretary or Treasurer, the Assistant Secretary or Assistant Treasurer may respectively perform the functions of the Secretary or Treasurer upon posting any required bond.

SECTION 4.9 COMPENSATION

Officers as such shall not receive salaries for their services, but by resolution of the Board of Directors. Officers shall be allowed reasonable advancement or reimbursement of expenses incurred in the performance of their duties.

ARTICLE 5 COMMITTEES

SECTION 5.1 EXECUTIVE COMMITTEE

The Board of Directors may, by a majority vote of its members, designate an Executive Committee and may delegate to such committee the powers and authority of the board in the management of the business and affairs of the corporation, to the extent permitted, and except as may otherwise be provided, by provisions of the law.

By a majority vote of its members, the Board may at any time, revoke or modify any or all of the Executive Committee authority so delegated, increase or decrease but not below (2) the number of members of the Executive Committee, and fill vacancies on the Executive Committee from the members of the Board. The Executive Committee shall keep regular minutes of its proceedings, cause them to be filed with the corporate records, and report the same to the board from time to time as the board may require.

SECTION 5.2 OTHER COMMITTEES

The Corporation shall have such other committees as may from time to time be designated by resolution of the Board of Directors. These committees may consist of persons who are not also members of the Board and shall act in an advisory capacity.

SECTION 5.3 MEETINGS AND ACTION OF COMMITTEES

Meetings and action of committees shall be governed by, noticed, held and taken in accordance with the provisions of these Bylaws concerning meetings of the Board of Directors, with such changes in the context of such Bylaw provisions as are necessary to substitute the committee and its members for the regular and special meetings of committees may be fixed by resolution of the Board of Directors or by the committee. The Board of Directors may also adopt rules and regulations pertaining to the conduct of meetings of committees to the extent that such rules and regulations are not inconsistent with the provisions of these Bylaws.

ARTICLE 6 EXECUTION OF INSTRUMENTS AND DEPOSITS OF FUNDS

SECTION 6.1 AUTHORITY FOR EXECUTION OF INSTRUMENTS

These Bylaws provide certain authority for the execution of instruments. The Board of Directors, except as otherwise provided in these Bylaws, may additionally authorize any officer or officers, agent or agents, to enter into any contract or execute and deliver any instrument in the name of

and on behalf of the Corporation, and such authority may be general or confined to specific instances. Unless expressly authorized by the Board of Directors, no officer, agent, or employee shall have the power or authority to bind the Corporation by any contract or engagement or to pledge its credit or to render it liable pecuniary for any purpose or in any account.

SECTION 6.2 EXECUTION OF CERTAIN INSTRUMENTS

Formal contracts of the Corporation, promissory notes, deeds of trust, mortgages and other evidences of indebtedness of the Corporation, other corporate documents, and membership certificates owned by the Corporation shall be signed or endorsed by the President or any Vice President and by the Secretary or the Treasurer, or any Assistant Secretary or Assistant Treasurer, or such other persons or the Board of Directors may from time to time designate.

SECTION 6.3 DEPOSITS

All funds to the Corporation shall be deposited from time to time to the credit of the corporation in such banks, trust companies, or other depositories as the Board of Directors may select and approve.

SECTION 6.4 GIFTS

The Board of Directors may accept on behalf of the Corporation any contribution, gift, bequest, or devise for the nonprofit purposes of this Corporation.

ARTICLE 7 CORPORATE RECORDS, REPORTS AND SEAL

SECTION 7.1 MAINTENANCE OF CORPORATE RECORDS

The Corporation shall keep at its principal office:

- a) Minutes of all meetings of directors, committees of the board and, if this Corporation has members, of all meetings of members, indicating the time and place of holding such meetings, whether regular or special, how called, the notice given, and the names of those present and the proceedings thereof;
- b) Adequate and correct books and records of account, including accounts of its properties and business transactions and accounts of its assets, liabilities, receipts, disbursements, gains and losses;
- c) A record of its members, if any, indicating their names and addresses and, if applicable, the class of membership held by each member and the termination date of any membership.
- d) A copy of the Corporation's Articles of Incorporation and Bylaws as amended to date, which shall be open to inspection by the members, if any, of the Corporation at all reasonable times during office hours.

SECTION 7.2 CORPORATE SEAL

The Board of Directors may adopt, use, and at will alter, or discontinue a corporate seal. Such seal shall be kept at the principal office of the Corporation. Failure to affix the seal to corporate instruments, however, shall not affect the validity of any such instrument.

SECTION 7.3 DIRECTORS' INSPECTION RIGHTS

Every Director shall have the absolute right at any reasonable time to inspect and copy all books, records and documents of every kind and to inspect the physical properties of the Corporation and shall have such other rights to inspect the books, records and properties of this Corporation as may be required under the Articles of Incorporation, other provisions of these Bylaws, and provisions of law.

SECTION 7.4 RIGHT TO COPY AND MAKE EXTRACTS

Any inspection under the provisions of this Article may be made in person or by agent or attorney and the right to inspection shall include the right to copy and make extracts.

SECTION 7.5 PERIODIC REPORT

The Board shall cause any annual or periodic report required under law to be prepared and delivered to an office of this state or to the members, if any, of this Corporation, to be so prepared and delivered with the time limits set by law.

SECTION 7.6 FISCAL YEAR

The Fiscal year of the Corporation shall be as determined by the Board of Directors and approved by the Internal Revenue Service. If the Corporation is to have a fiscal year other than the calendar year, an election should be filed with the IRS by the appropriate officer of the Corporation as early as possible, and the application for the Corporation's Employer Identification Number shall reflect such election.

SECTION 7.7 WAIVER OF NOTICE

Any notice required by law or by these Bylaws may be waived by execution of a written waiver of notice executed by the person entitled to the notice. The waiver may be signed before or after the meeting.

ARTICLE 8

IRC 501(C)(3) TAX EXEMPTION PROVISIONS

SECTION 8.1 LIMITATIONS ON ACTIVITIES

No substantial part of the activities of this corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation (except as otherwise provided by Section 501(h) of the Internal Revenue Code), and this Corporation shall not participate in, or intervene in

(including the publishing or distribution of statements), any political campaign on behalf of, or in opposition to, any candidate for public office.

Notwithstanding any other provisions of these Bylaws, this Corporation shall not carry on any activities not permitted to be carried on by (a) by a corporation exempt from Federal income tax under Section 501(c)(3) of the Internal Revenue Code, or (b) by a corporation, contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code.

SECTION 8.2 PROHIBITION OF PRIVATE INUREMENT

No part of the net earnings of this Corporation shall inure to the benefit of, or be distributable to, its members, if any, its Directors or trustees, officers, or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes of this corporation.

SECTION 8.3 DISTRIBUTION OF ASSETS

Upon the dissolution of this Corporation, its assets remaining after payment, or provision for payment, of all debts and liabilities of this Corporation shall be distributed to the Housing Authority of the City of Austin for one or more exempt purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code or shall be distributed to a state or local government for a public purpose. Such distribution shall be made in accordance with all applicable provisions of the laws of this state.

SECTION 8.4 PRIVATE FOUNDATION REQUIREMENTS AND RESTRICTIONS

In any taxable year in which this Corporation is a private foundation as described in Section 509(a) of the Internal Revenue Code, the corporation:

- 1) shall distribute its income for said period at such time and manner as not to subject it to tax under Section 4942 of the Internal Revenue Code;
- 2) shall not engage in any act of self-dealing as defined in Section 4941(d) of the Internal Revenue Code;
- 3) shall not retain any excess business holdings as defined in Section 4943(c) of the Internal Revenue Code;
- 4) shall not make any investments in such manner as to subject the corporation to tax under Section 4944 of the Internal Revenue Code; and
- 5) shall not make any taxable expenditures as defined in Section 4945(d) of the Internal Revenue Code.

ARTICLE 9
AMENDMENT OF BYLAWS

SECTION 9.1 AMENDMENT

Subject to the power of the members, if any, of this Corporation to adopt, amend or repeal the Bylaws of this corporation and except as may otherwise specified under provisions of law, these Bylaws, or any of them, may be altered, amended, or repealed and new Bylaws adopted by approval of the Board of Directors. Any such change shall be effective immediately.

ARTICLE 10
CONSTRUCTION AND TERMS

If there is any conflict between the provisions of these Bylaws and the Articles of Incorporation of this Corporation, the Articles of Incorporation shall govern. Should any of the provisions or portions of these Bylaws be held unenforceable or invalid for any reason, the remaining provisions and portions of these Bylaws shall be unaffected by such holding.

All references in these Bylaws to the Articles of Incorporation shall be to the Articles of Incorporation which was the founding document of this Corporation filed with an office of this state and used to establish the legal existence of this Corporation.

All references in these Bylaws to a section or sections of the Internal Revenue Code shall be to such sections of the Internal Revenue Code of 1986 as amended from time to time, or to corresponding provisions in any future Federal tax code.

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[SIGNATURES FOLLOW]

ADOPTION OF BYLAWS

We, the undersigned, are all of the initial directors or incorporators of this Corporation, and we consent to, and hereby do, adopt the foregoing Bylaws, consisting of 13 pages, as the Bylaws of this Corporation.

Adopted by the Board of Directors on _____, 2016.

BOARD OF DIRECTORS:

Print Name: _____

Print Name: _____

Print Name: _____

Print Name: _____

Print Name: _____

Print Name: _____

**HOUSING AUTHORITY OF THE CITY OF AUSTIN
BOARD OF COMMISSIONERS
REGULAR BOARD MEETING**

EXECUTIVE SESSION

**The Board may go into Executive Session (close its meeting to the public)
Pursuant to:**

- a. § 551.071, Texas Gov't Code, consultations with Attorney regarding legal advice, pending or contemplated litigation; or a settlement offer;**
- b. §551.072, Texas Gov't Code, discussion about the purchase, exchange, lease or value of real property;**
- c. §551.074, Texas Gov't Code, discuss the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee; including but not limited to the evaluation of the President/CEO**
- d. §551.087, Texas Gov't Code, discuss certain economic development negotiations.**

Return to Open Session for discussion, consideration and possible action of matters discussed in Executive Session

**HOUSING AUTHORITY OF THE CITY OF AUSTIN
BOARD OF COMMISSIONERS
REGULAR BOARD MEETING**

REPORTS

**October 21, 2016
Regular Meeting**

HOUSING AUTHORITY OF THE CITY OF AUSTIN



SEPTEMBER 2016
MONTHLY
FINANCE REPORT



Housing Authority of the City of Austin

Established in 1937

INTEROFFICE MEMORANDUM

DATE: October 7, 2016

TO: Board of Commissioners
Michael G. Gerber, President & CEO

FROM: Thomas Cherian, CPA, Vice President & CFO

SUBJECT: SEPTEMBER 2016 FINANCE REPORT

This report contains financial status of all programs administered by the Housing Authority of the City of Austin and its blended component unit subsidiary corporations for the six months ended September 30, 2016.

ALL PROGRAMS COMBINED

All programs combined produced excess revenue of \$2,924,223 compared to the budgeted excess revenue of \$1,280,352 for the six months ended September 30, 2016.

CENTRAL OFFICE

The Central Office produced no excess revenue or deficit as budgeted for the six months ended September 30, 2016. Central Office has an estimated reserve balance of \$4,098,153 as of the end of the month.

LOW RENT PUBLIC HOUSING

The Low Rent Public Housing program with all Asset Management Projects (AMPs) combined produced excess revenue of \$220,273 compared to the budgeted deficit of \$419,327 for the six months ended September 30, 2016. Operating Revenue and Expenses by AMP is also included.

HOUSING CHOICE VOUCHER PROGRAM

The Housing Choice Voucher Programs produced no excess revenue or deficit for the six months ended September 30, 2016 as budgeted. \$374,610 Management Fee was paid to the central Office.

SHCC PROGRAMS COMBINED

SHCC Programs combined produced excess revenue of \$2,081,246 for the six months ended September 30, 2016 compared to the budgeted no excess revenue or deficit. \$2,256,543 Management Fee was paid to the Central Office.

AAHC PROGRAMS COMBINED

AAHC programs combined produced excess revenue of \$710,775 for the six months ended September 30, 2016 compared to the budgeted excess revenue of \$1,562,089 after paying \$1,030,695 Management Fee to the Central Office.

BLUEPRINT HOUSING SOLUTIONS

Blueprint Housing Solutions produced a deficit of \$87,320 for the six months ended September 30, 2016 compared to the budgeted excess revenue of \$50,269.

AUTIN PATHWAYS

Austin Pathways generated total revenue of \$315,261 from donations and HACA contributions and \$315,261 was expended as of September 30, 2016.

RAD COVERSION

We have budgeted \$620,082 toward RAD Conversion expenses and \$305,204 was expended as of September 30, 2016.

ANALYSIS OF OPERATING RESERVES FOR ALL PROGRAMS

We ended this past fiscal year with an Operating Reserve balance of \$25,844,244 for all programs. Based on the \$2,924,973 excess revenue produced by all programs and drawing down funds for Oslo and Volente properties down payment, reserve decreased to \$23,255,123. Out of the reserve balance, \$5,769,768 is restricted for program use only and \$17,485,356 is unrestricted.

CAPITAL FUND PROGRAM (CFP)

The 2014 CFP for \$2,287,896 was awarded with a program year from May 13, 2014 to May 12, 2018. The 2015 Capital Fund Program (CFP) for \$2,370,772 was awarded with a program year from May 13, 2015 to May 12, 2019. The 2016 Capital Fund Program (CFP) for \$2,454,926 was awarded with a program year from April 13, 2016 to April 20, 2020. Capital Fund Emergency Safety and Security program for \$250,000 was awarded with program year May 20, 2015 to June 7, 2017 for Lakeside. Capital Fund Emergency Safety and Security program for \$248,569 was awarded with program year April 13, 2016 to April 20, 2020 for Thurmond Heights.

RESIDENT OPPORTUNITIES AND SELF SUFFICIENCY (ROSS GRANT)

The 2012 ROSS Service Coordinator Grant for \$486,000 was awarded by the department of HUD with a grant period from September 01, 2013 to August 31, 2016. The 2015 ROSS Public Housing and Housing Choice Voucher FSS Grant for \$248,317 was awarded by the department of HUD with a grant period from January 1, 2016 to December 31, 2016.

2015 JOBS PLUS PILOT PROGRAM GRANT

The 2015 Jobs Plus Pilot Program Grant for \$2,700,000 was awarded by the department of HUD with a grant period from May 16, 2016 to September 30 2020.

HOME - TENANT BASED RENTAL ASSISTANCE (TBRA) PROGRAM

The TBRA grant was awarded by the City of Austin with a total budget of \$527,000 and the grant period from October 1, 2015 to September 30, 2016. \$500,000 was also received from the City of Austin for a short term Rental Assistance Pilot program with grant period from March 1, 2014 to February 28, 2017.

S8 Mod Rehab SRO PROGRAM

The SRO HAP contract was awarded by the department of HUD with a total budget of \$312,312 and with the contract period from April 1, 2016 to March 31, 2017.

CONTINUUM OF CARE (SNAP)

The Continuum of Care Program was awarded by the Department of HUD for \$614,559 with grant period from May 1, 2016 to April 30, 2017. The Annual Grants for \$123,726 was awarded with a grant period from September 1, 2015 to August 31, 2016.

HOUSING AUTHORITY OF THE CITY OF AUSTIN

September 30, 2016

CONTENTS

SCHEDULE NO.	REPORT
1	All Programs Combined
1A	Central Office
1B	Low Rent Public Housing Program Combined Total
1C	Housing Choice Voucher Program
2	Southwest Housing Compliance Corporation - Combined
3	AAHC Programs Combined
4	Blueprint Housing Solutions
5	Austin Pathways
6	RAD Conversion
7	Operating Reserve Analysis All Programs
8	Financial Status of Grants
9	Investment Register
10	Payments over \$5,000 (Excluding HAP & Utilities)
2A	Southwest Housing Compliance Corporation - Texas
2B	Southwest Housing Compliance Corporation - Arkansas
3A	Single Family Homes
3B	Eastland Plaza
3C	Sterling Village
3D	Bent Tree Apartments
3E	Sweetwater Apartments
3F	Office Buildings Rental
3G	Leisure Time Condominiums
3H	Lexington Hills
3I	Benwhite Development
3J	Haris Brach
3K	Reserve at Springdale
3L	Urban Oaks
3M	Park at Summers Grove
3N	Bridge at Center Ridge
3O	Bridge at Tech Ridge
3P	Bridge at South Point
3Q	AAHC PFC/ Future Developments
1B Detail	Asset Management Project (AMP) Detail

HOUSING AUTHORITY OF THE CITY OF AUSTIN

SCHEDULE 1 ALL PROGRAMS OPERATING REVENUES AND EXPENSES FISCAL YEAR - APRIL 1, 2016 - MARCH 31, 2017

	2016/2017 Budget	YTD Budget	SEPT 2016	Y.T.D. As of 09/30/16	Budget Balance
REVENUE:					
Rental & Rental Related Income	\$ 13,276,260	\$ 6,638,131	\$ 1,249,655	\$ 7,345,635	\$ 5,930,625
Interest	50,000	25,000	10,611	31,013	18,987
HAP Reimbursements	46,561,992	23,280,996	4,067,923	24,533,637	22,028,355
HUD Subsidy, Fees and Grants	22,393,524	11,196,763	2,344,115	13,309,040	9,084,484
COCF Fees and Revenues	8,642,516	4,321,258	692,957	4,331,157	4,311,359
Public Donations	484,500	242,250	61	97,982	
Non Federal Donations	1,245,236	622,618	117,568	522,483	722,753
Inter AMPS Transfer					
Other Income/Donations	3,919,493	1,959,747	275,151	1,006,761	2,912,732
Total Revenues	\$ 96,573,521	\$ 48,286,763	\$ 8,758,041	\$ 51,177,708	\$ 45,009,295
EXPENSE:					
Administrative:					
Salaries	\$ 10,794,552	\$ 5,397,277	\$ 842,408	\$ 5,309,023	\$ 5,485,529
Performance Incentive					
Legal	310,480	155,240	17,883	221,672	88,808
Travel & Training	429,667	214,834	48,661	172,620	257,047
Audit Fees	70,001	35,001		60,000	10,001
Office Rent/Utilities	216,288	108,144	18,024	108,144	108,144
Sundry Administrative	2,699,936	1,349,969	233,827	1,162,792	1,537,144
Property General & Admin. Costs	1,614,312	807,157	186,476	955,451	658,861
Mgmt Fees & Commissions	8,329,927	4,164,965	708,580	4,447,560	3,882,367
Promotions & Advertising	85,210	42,605	15,949	45,722	39,488
Total Administrative	\$ 24,550,373	\$ 12,275,192	\$ 2,071,808	\$ 12,482,984	\$ 12,067,389
Maintenance:					
Labor	\$ 1,324,888	\$ 662,444	\$ 106,651	\$ 671,634	\$ 653,254
Materials	682,204	341,103	31,770	222,027	460,177
Contracts	2,949,179	1,474,591	286,636	1,545,736	1,403,443
Total Maintenance	\$ 4,956,271	\$ 2,478,138	\$ 425,057	\$ 2,439,397	\$ 2,516,874
General Expense:					
Insurance	\$ 796,721	\$ 398,362	\$ 57,238	\$ 330,217	\$ 466,504
Employee Benefit Contributions	5,630,011	2,815,007	422,794	2,582,874	3,047,137
Collection Losses	66,100	33,050	530	34,696	31,404
Performance Contracting	2,303,999	1,152,000	207,687	1,230,613	1,073,386
Interest Expense	1,233,605	616,803	138,083	728,435	505,170
Property Taxes	88,107	44,054	7,342	44,053	44,054
Total General Expenses	\$ 10,118,543	\$ 5,059,276	\$ 833,674	\$ 4,950,888	\$ 5,167,655
Other Routine Expenses:					
Tenant Services	\$ 1,176,107	\$ 588,054	\$ 184,286	\$ 531,028	\$ 645,079
Utilities	3,743,703	1,871,852	337,429	1,912,537	1,831,166
Protective Services	658,729	329,365	70,300	348,769	309,960
Total Other Routine Expenses	\$ 5,578,539	\$ 2,789,271	\$ 592,015	\$ 2,792,334	\$ 2,786,205
Non-Routine Expenses:					
Capital Expenditures	297,000	148,500	16,837	681,632	(384,632)
Other Non-Routine					
Total Non-Routine Expenses	\$ 297,000	\$ 148,500	\$ 16,837	\$ 681,632	\$ (384,632)
Housing Assistance Payments	\$ 46,561,992	\$ 23,280,996	\$ 4,067,923	\$ 24,533,637	\$ 22,028,355
Scholarships/ Digital Inclusion	445,375	222,688	15,288	247,406	197,969
Utility Assistance	2,500	1,250	241	3,914	(1,414)
Employee Contributions Match	15,000	7,500	821	5,575	9,425
FSS Education and Training					
Fin. Lit. ED & Hm. ownership	7,000	3,500	(9,880)	120	6,880
Down payment Assistance	80,000	40,000	40,000	40,000	40,000
Community Initiatives	154,964	77,482	19,633	75,598	79,366
Donation to Public Housing/Other	1,245,236	622,618			1,245,236
Other Expenses/Donations	\$ 48,512,067	\$ 24,256,034	\$ 4,134,026	\$ 24,906,250	\$ 23,605,817
Total-All Expenses	\$ 94,012,793	\$ 47,006,411	\$ 8,073,417	\$ 48,253,485	\$ 45,759,308
PROVISION FOR RESERVE	\$ 2,560,728	\$ 1,280,352	\$ 684,624	\$ 2,924,223	\$ (750,013)

HOUSING AUTHORITY OF THE CITY OF AUSTIN

SCHEDULE 1A CENTRAL OFFICE BUDGET ANALYSIS

FISCAL YEAR - APRIL 1, 2016 - MARCH 31, 2017

	2016/2017 Budget	YTD Budget	SEPT 2016	Y T D As of 09/30/16		Budget Balance
REVENUE:						
COCC Fees and Revenue	\$ 8,642,516	\$ 4,321,258	692,957	\$ 4,331,157		\$ 4,311,359
Interest	50,000	25,000	10,611	31,013		18,987
Other Income						
Total Revenues	\$ 8,692,516	\$ 4,346,258	\$ 703,568	\$ 4,362,170		\$ 4,330,346
EXPENSE:						
Administrative:						
Salaries	\$ 4,232,232	\$ 2,116,116	341,082	\$ 2,212,053		\$ 2,020,179
Performance Incentive						
Legal	28,750	14,375	2,390	26,828		1,922
Travel & Training	166,400	83,200	11,912	66,555		99,845
Audit Fees	24,496	12,248		20,996		3,500
Sundry Administrative	1,615,106	807,553	129,405	682,323		932,783
Total Administrative	\$ 6,066,984	\$ 3,033,492	\$ 484,789	\$ 3,008,755		\$ 3,058,229
Maintenance:						
Labor	\$	\$	\$	\$		\$
Materials	25,600	12,800	1,313	7,480		18,120
Contracts	33,750	16,875	1,184	20,360		13,390
Total Maintenance	\$ 59,350	\$ 29,675	\$ 2,497	\$ 27,840		\$ 31,510
General Expense:						
Insurance	\$ 179,645	\$ 89,823	10,625	\$ 58,319		\$ 121,326
Employee Benefit Contributions	1,680,037	840,019	119,687	787,549		892,488
Scholarships	4,000	2,000				4,000
Utility Assistance	2,500	1,250	241	3,914		(1,414)
Employee Contributions Match	15,000	7,500	821	5,575		9,425
Fin. Lit. ED & Hm. ownership	7,000	3,500	(9,880)	120		6,880
Down payment Assistance	80,000	40,000	40,000	40,000		40,000
Homeownership Center						
Interest on Notes	265,000	132,500	18,177	112,813		152,187
Total General Expenses	\$ 2,233,182	\$ 1,116,592	\$ 179,671	\$ 1,008,290		\$ 1,224,892
Other Routine Expenses:						
Utilities	\$ 250,000	\$ 125,000	25,615	\$ 141,006		\$ 108,994
FSS Education and Training						
Protective Services	35,500	17,750	4,497	68,686		(33,186)
Community Initiatives	47,500	23,750	6,500	3,500		44,000
Total Other Routine Expenses	\$ 333,000	\$ 166,500	\$ 36,612	\$ 213,192		\$ 119,808
Non-Routine Expenses:						
Extraordinary Maintenance	\$	\$		\$		\$
Capital Expenditures				104,094		(104,094)
Donation/Transfer						
Total Non-Routine Expenses	\$	\$	\$	\$ 104,094		\$ (104,094)
Total-All Expenses	\$ 8,692,516	\$ 4,346,259	\$ 703,569	\$ 4,362,170		\$ 4,330,346
PROVISION FOR RESERVE	\$	\$ (1)	\$ (1)	\$ (0)		\$ 0

HOUSING AUTHORITY OF THE CITY OF AUSTIN

SCHEDULE 1B LOW RENT PUBLIC HOUSING OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2016 - MARCH 31, 2017

	2016/2017 Budget	YTD Budget	SEPT 2016	YTD As of 09/30/16	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 4,556,438	\$ 2,278,219	\$ 420,740	\$ 2,508,813	\$ 217	\$ 2,047,625
Nondwelling Rental	51,069	25,535	4,218	28,825	2	22,244
Excess Utilities Usage	46,566	23,283	9,009	58,448	5	(11,882)
Interest					-	
Other Income	310,827	155,414	15,605	121,829	11	188,998
Transfer from other AMPS					-	
Non Federal Donations	284,896	142,448			-	284,896
HUD Subsidy	9,070,193	4,535,097	791,263	4,777,009	413	4,293,185
Total Revenues	\$ 14,319,989	\$ 7,159,996	\$ 1,240,835	\$ 7,494,924	648	\$ 6,825,066
EXPENSE:						
Administrative:						
Salaries	\$ 1,288,816	\$ 644,408	\$ 103,045	\$ 661,705	\$ 57	\$ 627,111
Legal	152,070	76,035	11,999	67,518	6	84,552
Travel & Training	4,454	2,227	1,056	4,793	0	(339)
Audit Fees	28,081	14,041		24,069	2	4,012
Management Fee	1,750,679	875,340	130,474	785,712	68	964,967
Sundry Administrative	263,372	131,686	24,712	123,536	11	139,836
Total Administrative	\$ 3,487,472	\$ 1,743,737	\$ 271,286	\$ 1,667,333	144	\$ 1,820,139
Maintenance:						
Labor	\$ 1,324,888	\$ 662,444	\$ 106,651	\$ 671,634	\$ 58	\$ 653,254
Materials	635,691	317,846	29,349	209,713	18	425,978
Contracts	1,177,357	588,679	92,051	547,635	47	629,722
Total Maintenance	\$ 3,137,936	\$ 1,568,969	\$ 228,051	\$ 1,428,982	123	\$ 1,708,954
General Expense:						
Insurance	\$ 232,514	\$ 116,257	\$ 18,553	\$ 108,542	\$ 9	\$ 123,972
Employee Benefit Contributions	1,473,258	736,629	108,753	655,309	57	817,949
Collection Losses	61,100	30,550		34,166	3	26,934
Total General Expenses	\$ 1,766,872	\$ 883,436	\$ 127,306	\$ 798,017	69	\$ 968,855
Other Routine Expenses:						
Tenant Services	\$ 1,171,107	\$ 585,554	\$ 184,115	\$ 527,627	\$ 46	\$ 643,480
Utilities	2,749,883	1,374,942	237,790	1,361,524	118	1,388,359
Protective Services	519,369	259,685	53,555	231,109	20	288,260
Total Other Routine Expenses	\$ 4,440,359	\$ 2,220,181	\$ 475,460	\$ 2,120,260	183	\$ 2,320,099
Non-Routine Expenses:						
Extraordinary Maintenance	\$	\$	\$	\$	\$ -	\$
Capital Expenditures	22,000	11,000		29,445	3	(7,445)
Performance Contracting	2,303,999	1,152,000	207,687	1,230,613	106	1,073,386
Transfer to other AMPS					-	
Total Non-Routine Expenses	\$ 2,325,999	\$ 1,163,000	\$ 207,687	\$ 1,260,058	109	\$ 1,065,941
Total-All Expenses	\$ 15,158,638	\$ 7,579,323	\$ 1,309,790	\$ 7,274,650	629	\$ 7,883,988
PROVISION FOR RESERVE	\$ (838,649)	\$ (419,327)	\$ (68,955)	\$ 220,273	19	\$ (1,058,922)

HOUSING AUTHORITY OF THE CITY OF AUSTIN

SCHEDULE 1C HOUSING CHOICE VOUCHER PROGRAM OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2016 - MARCH 31, 2017

	2016/2017 Budget	YTD Budget	SEPT 2016	Y.T.D. As of 09/30/16	PJM	Budget Balance
REVENUE:						
Estimated Administrative Fees	\$ 4,085,300	\$ 2,042,650	383,436	\$ 2,171,931	\$ 71	1,913,370
HAP Reimbursements	46,561,992	23,280,996	4,067,923	24,533,637	807	22,028,355
Interest & Other Income					-	
Total Revenues	\$ 50,647,292	\$ 25,323,646	\$ 4,451,359	\$ 26,705,568	\$ 878	\$ 23,941,725
EXPENSE:						
Administrative:						
Salaries	\$ 2,385,077	\$ 1,192,539	165,825	\$ 1,090,039	\$ 36	1,295,038
Legal	1,250	625	728	3,026	0	(1,776)
Travel & Training	41,600	20,800	2,020	10,030	0	31,570
Audit Fees					-	
Management fees	163,035	81,518	100,108	374,610	12	(211,575)
Sundry Administrative	201,505	100,753	24,484	130,011	4	71,494
Total Administrative	\$ 2,792,467	\$ 1,396,235	\$ 293,165	\$ 1,607,716	\$ 53	\$ 1,184,751
Maintenance:						
Labor	\$	\$	\$	\$	\$ -	\$
Materials	13,000	6,500	910	4,239	0	8,761
Contracts	7,000	3,500	1,064	4,963	0	2,037
Total Maintenance	\$ 20,000	\$ 10,000	1,974	\$ 9,202	\$ 0	\$ 10,798
Other:						
Insurance	\$ 47,701	\$ 23,851	1,386	\$ 7,821	\$ 0	39,880
Protective Services	27,500	13,750	2,290	13,704	0	13,796
Employee Benefit Contributions	1,192,632	596,316	84,450	530,087	17	662,545
Capital Expenditures					-	
Total Other Expenses	\$ 1,267,833	\$ 633,917	\$ 88,126	\$ 551,612	\$ 18	\$ 716,221
Housing Assistance Payments	\$ 46,561,992	\$ 23,280,996	4,067,923	\$ 24,533,637	807	22,028,355
FSS Programs	5,000	2,500	171	3,401	0	1,599
Total-All Expenses	\$ 50,647,292	\$ 25,323,648	\$ 4,451,359	\$ 26,705,568	\$ 878	\$ 23,941,724
PROVISION FOR RESERVE	\$	\$ (2)	\$	\$ (1)	\$ (0)	\$ 1

SOUTHWEST HOUSING COMPLIANCE CORPORATION

SCHEDULE 2 SHCC PROGRAMS COMBINED OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2016 - MARCH 31, 2017

	2016/2017 Budget	YTD Budget	SEPT 2016	Y.T.D. As of 09/30/16		Budget Balance
REVENUE:						
Estimated Administrative Fees	\$ 9,238,031	\$ 4,619,016	\$ 1,169,416	\$ 6,360,101		\$ 2,877,930
Other Income						230,408
Donations						
Interest Income						
Total Revenues	\$ 9,238,031	\$ 4,619,016	\$ 1,169,416	\$ 6,360,101		\$ 3,108,338
EXPENSE:						
Administrative:						
Salaries	\$ 2,475,132	\$ 1,237,566	\$ 195,190	\$ 1,134,951		\$ 1,350,718
Legal	100,000	50,000		115,974		(15,839)
Travel & Training	110,964	55,482	8,009	33,677		96,285
Audit Fees	17,424	8,712		14,935		2,489
Management Fees	3,580,978	1,790,489	298,416	2,256,543		1,324,435
Office Rent/Utilities	216,288	108,144	18,024	108,144		
Other	244,910	122,455	3,355	47,287		212,267
Total Administrative	\$ 6,745,696	\$ 3,372,848	\$ 522,994	\$ 3,711,511		\$ 2,970,355
Maintenance:						
Labor	\$	\$	\$	\$		\$
Materials	7,850	3,925	57	454		7,318
Contracts	1,647	824		937		710
Total Maintenance	\$ 9,497	\$ 4,749	\$ 57	\$ 1,391		\$ 8,028
Other:						
Insurance	\$ 119,252	\$ 59,626	\$ 7,232	\$ 40,604		\$ 80,172
Emp. Benefit Contrib. -SHCC	1,118,349	559,175	94,201	525,349		589,786
Donation to Public Housing	1,245,236	622,618				1,245,236
Capital Expenditures						
Total Other Expenses	\$ 2,482,837	\$ 1,241,419	\$ 101,433	\$ 565,953		\$ 1,915,194
Total-All Expenses	\$ 9,238,030	\$ 4,619,016	\$ 624,484	\$ 4,278,855		\$ 4,893,577
PROVISION FOR RESERVE	\$ 1	\$	\$ 544,932	\$ 2,081,246		\$ (1,785,239)

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 ALL AAHC PROGRAMS COMBINED OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2016 - MARCH 31, 2017

	2016/2017 Budget	YTD Budget	SEPT 2016	Y T D As of 09/30/16		Budget Balance
REVENUE:						
Rental & Rental Related Income	\$ 8,622,187	\$ 4,311,094	\$ 815,688	\$ 4,749,549		\$ 3,872,638
Interest Income						
Other Income	3,283,666	1,641,833	254,314	815,340		2,468,326
Total Revenues	\$ 11,905,853	\$ 5,952,927	\$ 1,070,002	\$ 5,564,889		\$ 6,340,964
EXPENSE:						
Administrative:						
HACA In-House Salaries	\$	\$	\$	\$		\$
HACA Other Admin Costs	34,728	17,364	163	12,085		22,643
Legal Expense	2,900	1,450				2,900
Property Mgmt - Fees & Commis.	276,857	138,429	27,262	150,745		126,112
Property Mgmt - Payroll Costs	1,122,255	561,128	143,704	620,442		501,813
Property Admn. Costs	215,200	107,600	15,510	184,264		30,936
HACA Management Fees	2,835,235	1,417,618	179,582	1,030,695		1,804,540
Promotions & Advertising	85,210	42,605	15,949	45,722		39,488
Total Administrative	\$ 4,572,385	\$ 2,286,194	\$ 382,170	\$ 2,043,953		\$ 2,528,432
Maintenance:						
Materials & Contracts	\$ 1,217,800	\$ 608,900	\$ 136,009	\$ 682,765		\$ 535,035
Cleaning & Decorating	511,625	255,813	55,974	287,373		224,252
Total Maintenance	\$ 1,729,425	\$ 864,713	\$ 191,983	\$ 970,138		\$ 759,287
General Expense:						
Insurance	\$ 215,504	\$ 107,752	\$ 19,308	\$ 114,350		\$ 101,154
Protective Services	76,360	38,180	9,958	35,270		41,090
Collection Loss	5,000	2,500	530	530		4,470
Property Taxes	88,107	44,054	7,342	44,053		44,054
Other - Interest on Note	968,605	484,303	119,906	615,622		352,983
Donation to Public Housing	107,464	53,732	13,133	72,098		35,366
Total General Expenses	\$ 1,461,040	\$ 730,521	\$ 170,177	\$ 881,923		\$ 579,117
Other Routine Expenses:						
Utilities	\$ 743,820	\$ 371,910	\$ 74,024	\$ 410,007		\$ 333,813
Total Other Routine Expenses	\$ 743,820	\$ 371,910	\$ 74,024	\$ 410,007		\$ 333,813
Non-Routine Expenses:						
Capital Expenditures	\$ 275,000	\$ 137,500	\$ 16,837	\$ 548,093		\$ (273,093)
Other Non-Routine						
Total Non-Routine Expenses	\$ 275,000	\$ 137,500	\$ 16,837	\$ 548,093		\$ (273,093)
Total-All Expenses	\$ 8,781,670	\$ 4,390,838	\$ 835,191	\$ 4,854,114		\$ 3,927,556
PROVISION FOR RESERVE	\$ 3,124,183	\$ 1,562,089	\$ 234,811	\$ 710,775		\$ 2,413,408

SOUTHWEST HOUSING COMPLIANCE CORPORATION

SCHEDULE 4 BLUEPRINT HOUSING SOLUTIONS OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2016 - MARCH 31, 2017

	2016/2017 Budget	YTD Budget	SEPT 2016	Y T D As of 09/30/16		Budget Balance
REVENUE:						
Estimated Administrative Fees	\$	\$	\$	\$		\$
Other Income	300,000	150,000	5,232	69,592		230,408
Donations						
Interest Income						
Total Revenues	\$ 300,000	\$ 150,000	\$ 5,232	\$ 69,592		\$ 230,408
EXPENSE:						
Administrative:						
Salaries	\$ 105,256	\$ 52,628	15,913	\$ 94,719		\$ 10,537
Legal	3,510	1,755		3,375		135
Travel & Training	26,349	13,175	3,790	7,351		18,998
Audit Fees						
Management Fees						
Other	24,634	12,317	4,348	9,990		14,644
Total Administrative	\$ 159,749	\$ 79,875	\$ 24,051	\$ 115,435		\$ 44,314
Maintenance:						
Labor	\$	\$	\$	\$		\$
Materials	63	32	141	141		(78)
Contracts						
Total Maintenance	\$ 63	\$ 32	\$ 141	\$ 141		\$ (78)
Other:						
Insurance	\$ 2,105	\$ 1,053	134	\$ 581		\$ 1,524
Emp. Benefit Contrib. -SHCC	37,541	18,771	7,069	40,755		(3,214)
Capital Expenditures						
Total Other Expenses	\$ 39,646	\$ 19,824	\$ 7,203	\$ 41,336		\$ (1,690)
Total-All Expenses	\$ 199,458	\$ 99,731	\$ 31,395	\$ 156,912		\$ 42,546
PROVISION FOR RESERVE	\$ 100,542	\$ 50,269	\$ (26,163)	\$ (87,320)		\$ 187,862

HACA SCHOLARSHIP FOUNDATION

SCHEDULE 5 AUSTIN PATHWAYS OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2016 - MARCH 31, 2017

	2016/2017 Budget	YTD Budget	SEPT 2016	Y.T.D. As of 09/30/16		Budget Balance
REVENUE:						
	\$	\$	\$	\$		\$
Public Donations	484,500	242,250	61	97,982		386,518
HACA Donation	340,258	170,129	32,089	217,279		122,979
HACA Donation Carryover						
Other Income						
Grants	25,000	12,500				25,000
Total Revenues	\$ 849,758	\$ 424,879	\$ 32,150	\$ 315,261		\$ 534,497
EXPENSE:						
Administrative:						
Salaries	\$ 115,424	\$ 57,712	6,923	\$ 41,436		\$ 73,988
HACA Other Admin Costs						
Computer Equipment						
Travel & Training	9,600	4,800	856	1,903		7,697
Legal						
HACA Management Fees						
Other	58,700	29,350	7,163	13,414		45,286
Total Administrative	\$ 183,724	\$ 91,862	\$ 14,942	\$ 56,753		\$ 126,971
General Expense:						
	\$	\$	\$	\$		\$
Resident Children Scholarship	50,000	25,000	(3,000)	83,698		(33,698)
Scholarship Marketing	3,500	1,750	98	98		3,402
Training Content Licenses	7,000	3,500				7,000
Youth STEM/STEAM Programming	96,302	48,151	13,473	105,640		(9,338)
Adult Digital Inclusion Training	118,125	59,063		8,087		110,038
Apprenticeship Stipends	37,148	18,574	2,650	13,740		23,408
Transportation Assistance	3,000	1,500		3,217		(217)
Transportation Counseling Assistance	7,000	3,500				
Incentives	10,000	5,000				10,000
FSS Luncheon	10,000	5,000		25,388		(15,388)
Google Fiber Signup Fees	10,000	5,000	104	104		9,896
HCV Support Services	16,800	8,400	1,963	6,433		10,367
HCV GED Incentives	2,500	1,250				2,500
Workforce Development Service	10,000	5,000				
Smoking Cessation Program Support	10,000	5,000				
ACC Tech Support Program	10,000	5,000				
Devices	40,000	20,000		1,001		38,999
Total General Expenses	\$ 441,375	\$ 220,688	\$ 15,288	\$ 247,406		\$ 156,969
Other:						
Insurance	\$					
Workers Comp	2,308	1,154	58	265		2,043
Emp. Benefit	\$ 47,700	\$ 23,850	1,862	\$ 10,837		\$ 36,863
Total Other Routine Expenses	\$ 50,008	\$ 25,004	\$ 1,920	\$ 11,102		\$ 36,863
Non-Routine Expenses:						
Capital Expenditures	\$	\$	\$	\$		\$
Other Non-Routine						
Total Non-Routine Expenses	\$	\$	\$	\$		\$
Total-All Expenses	\$ 675,107	\$ 337,554	\$ 32,150	\$ 315,261		\$ 320,803
PROVISION FOR RESERVE	\$ 174,651	\$ 87,325	\$	\$		\$ 213,694

HOUSING AUTHORITY OF THE CITY OF AUSTIN

SCHEDULE 6 RAD Conversion OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2016 - MARCH 31, 2017

	2016/2017 Budget	YTD Budget	SEPT 2016	Y.T.D. As of 9/30/2016		Budget Balance
REVENUE:						
	\$	\$	\$	\$		\$
HACA Transfer	620,082	310,041	85,479	305,204		314,878
EXPENSE:						
Administrative:						
Salaries	\$ 192,615	\$ 96,308	14,430	\$ 74,120		\$ 118,495
Legal	22,000	11,000	2,766	4,951		17,049
Travel & Training	70,300	35,150	21,018	48,311		21,989
Sundry Administrative	256,981	128,491	40,197	143,396		113,585
Total Administrative	\$ 541,896	\$ 270,949	\$ 78,411	\$ 270,778		\$ 271,118
Maintenance:						
Materials & Contracts	\$	\$	354	\$ 1,703		\$ (1,703)
Cleaning & Decorating						
Total Maintenance	\$	\$	\$ 354	\$ 1,703		\$ (1,703)
	\$	\$	\$	\$		\$
Employee Benefit Contributions	78,186	39,093	6,714	32,723		45,463
Total General Expenses	\$ 78,186	\$ 39,093	\$ 6,714	\$ 32,723		\$ 45,463
Other Routine Expenses:						
	\$	\$		\$		\$
Total Other Routine Expenses	\$	\$	\$	\$		\$
Non-Routine Expenses:						
Capital Expenditures	\$	\$	\$	\$		\$
Other Non-Routine						
Total Non-Routine Expenses	\$	\$	\$	\$		\$
Total-All Expenses	\$ 620,082	\$ 310,042	\$ 85,479	\$ 305,204		\$ 314,878
PROVISION FOR RESERVE	\$	\$ (1)	\$	\$		\$

HOUSING AUTHORITY OF THE CITY OF AUSTIN

SCHEDULE 7

OPERATING RESERVE ANALYSIS

ESTIMATED AS OF MARCH 31, 2017

	2015/2016 Actual	CY Excess Revenue Actual		Drawdown		2016/17 Estimated Reserve
Public Housing	5,549,495	220,273				\$ 5,769,768
Housing Choice Voucher		(1)				(1)
Central Office	4,098,153	(0)				4,098,153
Blended Component Units	16,196,596	2,704,701		(\$5,514,094)		13,387,203
						-
						-
Total Reserve	25,844,244	2,924,973		(5,514,094)		\$ 23,255,123
						-
Restricted For Program Use	5,549,495	220,273				\$ 5,769,768
						-
Unrestricted Reserve	20,294,749	2,704,701		(5,514,094)		\$ 17,485,356

HOUSING AUTHORITY OF THE CITY OF AUSTIN

Financial Status of Grants Schedule 8

Grant/Program	Awarding Agency	Program Year	Grant Amount	Actual as of 09/30/16	Balance
Capital Fund Program - 2014	U.S. Dept of HUD	May 13, 2014 - May 12, 2018	2,287,896	2,287,896	0
Capital Fund Program - 2015	U.S. Dept of HUD	April 13, 2015 - April 12, 2019	2,370,772	1,201,492	1,169,280
Capital Fund Program - 2016	U.S. Dept of HUD	April 13, 2016 - April 12, 2020	2,454,926	3,977	2,450,949
Capital Fund Emergency Safety & Security	U.S. Dept of HUD	May 20, 2015-June 7, 2017	250,000	78,445	171,555
Capital Fund Emergency Safety & Security	U.S. Dept of HUD	April 13, 2016 - April 12, 2020	248,569	2,400	246,169
2012 ROSS Service Coordinator Grant	U.S. Dept of HUD	Sept 1, 2013 - Aug 31, 2016	486,000	486,000	0
2015 ROSS PH & HCV FSS Grant	U.S. Dept of HUD	Jan 1, 2016 - Dec 31, 2016	248,317	233,990	14,327
2015 Jobs Plus Pilot Program Grant	U.S. Dept of HUD	May 16, 2016 - Sept 30, 2020	2,700,000	121,164	2,578,836
Tenant Based Rental Assistance	Pass-thru' from COA	Oct. 1, 2015 - Sept. 30, 2016	527,000	527,000	0
Short Term Rental Assistance - Pilot Program	City of Austin	March 1, 2014 - Feb 28, 2017	500,000	255,832	244,168
S8 Mod Rehab - SRO	U.S. Dept of HUD	April 1, 2016 - March 31, 2017	312,312	153,251	159,061
Continuum of Care Program (SNAP)	U.S. Dept of HUD	Sept 1, 2015 - Aug 31, 2016	123,726	114,288	9,438
Continuum of Care Program (SNAP)	U.S. Dept of HUD	May 1, 2016 - April 30, 2017	614,559	235,625	378,934
MAINSTREAM	U.S. Dept of HUD	April 1, 2016 - March 31, 2017	475,698	234,126	241,572

Other	Awarded By	Award Period		Expenses	
Eastland Incubator	NA	NA		71,666.00	

HOUSING AUTHORITY OF THE CITY OF AUSTIN

INVESTMENT REGISTER

September 30, 2016

Schedule 9

Type of Investment	Broker	Purchase Date	Maturity Date	Rate of return	Bank Balance
Discover Bank Fixed Rate CD	UBS Financial	10/15/13	10/24/16	1.20%	\$177,000.00
Comenity Bank	UBS Financial	01/27/15	05/30/17	1.15%	\$100,000.00
BMO Harris Bank	UBS Financial	03/28/16	06/30/17	0.80%	\$135,000.00
Money Market Funds	Horizon Bank	N/A	N/A	0.52%	\$6,788,250.52
Money Market Funds	JP Morgan Chase	N/A	N/A	N/A	9,377,103.99
					\$16,577,354.51

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PAYMENTS OVER \$5000 (Excluding HAP and Utilities)
FOR THE MONTH OF SEPTEMBER 2016

CK DATE	VENDOR	DESCRIPTION	CK NO	AMOUNT
09/07/16	Time Warner Communications	Resident Cable Services 8/17/16-09/16/16	7717	7,020.05
09/07/16	Waste Management Of Texas Inc	Trash Pick up / Recycling	718	21,739.11
09/15/16	AFLAC	MEDICAL REIMB/DEPENDENT CARE	7720	7,026.39
09/15/16	Greystone Servicing Corporation Inc	Application fee for Bouldin Oaks, Coronado Hills a	7722	60,000.00
09/15/16	HART - Housing Renewal & Local Agency - Ba	RETIREMENT CONTRIBUTION -PAYDATE 9/9/16	7723	70,742.82
09/15/16	VALIC	DEFERRED COMPENSATION W/HOLDINGS	7725	5,053.48
09/15/16	HD Supply Facilities Maintenance	Various materials for AMPs/ RAD	7726	11,186.96
09/19/16	JP Morgan Chase	Credit card charges	7729	7,674.04
09/19/16	AFLAC	SEPT STMT SUPPLEMENTAL	7730	7,034.82
09/19/16	Independence Title Company	DPA Phipps GF# 1630298-ARB	7735	10,000.00
09/19/16	Internal Revenue Service	Payroll Taxes	7736	130,640.89
09/19/16	United Healthcare Insurance Company	Employee Premium Health/Dental/Vision Insurance	7740	258,441.30
09/20/16	JP Morgan Chase	Credit card charges	7742	21,100.87
09/21/16	Sprint PCS	Telephone Service	7743	5,191.70
09/21/16	JP Morgan Chase	Credit card charges	7745	6,821.54
09/23/16	AFLAC	Medical Reimb/Dependant Care Flex Spending	7756	7,226.39
09/23/16	HART - Housing Renewal & Local Agency - Ba	Retirement Contributions	7759	69,098.68
09/23/16	Internal Revenue Service	Payroll Taxes	7760	126,091.54
09/23/16	VALIC	Deferred Comp Withholdings	7762	5,186.01
09/27/16	Time Warner Communications	Internet services	7781	7,536.06
09/28/16	Chase	HACA Building Loan Payment	7793	86,343.72
09/28/16	Chase	Loan Payment - Sweetwater	7794	24,217.10
09/28/16	Crockett National Bank	Loan Payment - Bent Tree	7795	9,830.00
09/28/16	Crockett National Bank	Loan Payment - Sterling Village	7796	20,513.59
09/28/16	Crockett National Bank	Loan Payment - Sterling Village	7797	5,534.43
09/28/16	Texas Capital Bank	EPC Loan Pymt 9/2016	7798	190,826.85
09/28/16	Bellwether Enterprise Real Estate	Loan Payment - OSLO	7799	53,954.74
09/28/16	Bellwether Enterprise Real Estate	Loan Payment - Lexington Hills	7800	60,628.69
09/30/16	Austin Title Company	Down Payment Assistance - Lakeshia Green GF# AUT16	7801	10,000.00
09/30/16	Bellwether Enterprise Real Estate	Rate Lock Deposit for Bridge at Volente Purchase,	7802	422,960.00
09/30/16	Capstone Title LLC	Wire 1/2 of the closing cost for Bridge @ Volente	7803	1,260,500.00
09/30/16	Capstone Title LLC	Wire remainder of closing cost for Bridge at Volen	7804	1,141,973.61
09/30/16	Independence Title Company	Additional Earnest Money for Purchase of Church lo	7805	15,000.00
09/30/16	Independence Title Company	DPA Nassif GF# 1506347-HMB	7805	10,000.00
09/30/16	Novogradac & Company LLP	AAHC PATHWAYS	7808	10,000.00
09/01/16	General Electric Co	REFRIGERATORS & RANGES	287188	9,795.00
09/08/16	Rodney K Bennett	Permitting/Consulting Services for building permitS	287220	8,500.00
09/08/16	Nan McKay & Associates Inc	Additional attendees for the Multifamily Housing Training	287224	5,841.00
09/08/16	BG Staffing	Staffing Services	287229	5,011.10
09/08/16	Marlin Leasing Corporation	Annual Camera leasing contract for all properties.	287233	28,148.99
09/16/16	Imagenet Consulting LLC	P&D Plan Scanning	287302	7,637.70
09/19/16	Xerox Corp	Copier Lease & Usage	287309	7,360.24
09/21/16	Nan McKay & Associates Inc	Blended COS course, Group 1, August 24-26, 2016	287319	14,927.00
09/22/16	KBGE	Surveys for RAD Properties (50% finished)	287333	20,397.20
09/26/16	African American Youth Harvest Foundation	July & August 2016 workforce billing packet	287361	9,321.68

09/29/16	Engelking Communications	1st installment- interviewed staff, provided creat	287409	12,000.00
09/29/16	Smith Paving Inc	HACA Project#2015-08-Parking Renovations @ Thurmond	287410	46,381.74
09/30/16	Casto Lopez Concrete LLC	HACA Project#2015-06 Drainage Improvements at BTW	287424	75,129.89
09/30/16	Xerox Corp	Copier Lease & Usage	287431	5,553.72
09/01/16	Meador Staffing Services Of Austin	C MARTINEZ 38.75 HRS PD	711111	5,387.79
09/02/16	Austin Area Urban League	May 2016 workforce continuum	711113	9,321.68
09/02/16	Dell Marketing LP	INSTALL BIG -IP ACCESSPOLICY & Traffic IC MANAGER	711114	24,999.84
09/08/16	Oliver Termite Pest Control Inc	Pest Control	711159	5,550.95
09/08/16	Meador Staffing Services Of Austin	Staffing Services	711164	5,432.98
09/14/16	Communities In Schools Central	In School Case management and tutoring contract #1	711178	100,000.00
09/15/16	Meador Staffing Services Of Austin	Staffing Services	711187	5,444.49
09/15/16	Oliver Termite Pest Control Inc	Pest Control	711188	5,673.00
09/16/16	Emphasys Software	Payroll Functional Walk Through - 8/29/16	711197	6,000.00
09/16/16	Arthur Troilo III	Legal Services	711205	13,087.48
09/21/16	Economic Growth Business Incubator	August 2016 Operation Activities for EGBI	711215	12,500.00
09/23/16	Any Baby Can Of Austin Inc	Parenting Education and Family Development Contrac	711254	9,250.00
09/23/16	Done Right Janitorial & Maintenance	DAY PORTER SERVICES ANNUAL CONTRACT @ \$13.80 AN	711255	8,250.80
09/26/16	Unity Contractor Services Inc	HACA Project 2015-12 Phase III Interior Exterior R	711265	187,595.05
09/27/16	Aetna Life Insurance Company	Disability and Life Insurance Premium	711267	9,313.95
09/28/16	Emphasys Software	Annual Hosting Applicant Portal / Web page / Partner Portal	711275	5,043.00
09/28/16	Meador Staffing Services Of Austin	C MARTINEZ 38.50 HRS PD	711279	5,599.87
09/28/16	Pitney Bowes	Postage	711280	6,517.27
09/29/16	Skillpoint Alliance	Payment to Skillpoint Alliance for STEM Innovation	711288	12,000.00
09/30/16	Johnstone Supply of Austin	Nitrogen purge kit	711291	5,258.62

SOUTHWEST HOUSING COMPLIANCE CORPORATION

SCHEDULE 2A SECTION 8 CONTRACT ADMINISTRATION - TEXAS OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2016 - MARCH 31, 2017

	2016/2017 Budget	YTD Budget	SEPT 2016	Y.T.D. As of 09/30/16		Budget Balance
REVENUE:						
Estimated Administrative Fees	\$ 7,931,866	\$ 3,965,933	1,009,984	\$ 5,462,990		\$ 2,468,876
HAP Reimbursements	N/A	N/A		N/A		
Interest Income						
Total Revenues	\$ 7,931,866	\$ 3,965,933	\$ 1,009,984	\$ 5,462,990		\$ 2,468,876
EXPENSE:						
Administrative:						
Salaries	\$ 1,806,845	\$ 903,423	142,790	\$ 831,687		\$ 975,158
Legal	73,000	36,500		86,980		(13,980)
Travel & Training	80,097	40,049	4,984	21,775		58,322
Audit Fees	12,719	6,360		10,902		1,817
Management Fees	3,456,821	1,728,411	288,068	2,194,465		1,262,356
Office Rent/Utilities	162,216	81,108	13,518	81,108		81,108
Other	176,896	88,448	2,545	38,194		138,702
Total Administrative	\$ 5,768,594	\$ 2,884,299	\$ 451,905	\$ 3,265,111		\$ 2,503,483
Maintenance:						
Labor	\$	\$		\$		\$
Materials	5,960	2,980	57	449		5,511
Contracts	1,647	824		937		710
Total Maintenance	\$ 7,607	\$ 3,804	\$ 57	\$ 1,386		\$ 6,221
Other:						
Insurance	\$ 94,029	\$ 47,015	5,904	\$ 33,391		\$ 60,638
Emp. Benefit Contrib. -SHCC	816,399	408,200	68,764	383,602		432,797
Donation to Public Housing	1,245,236	622,618				1,245,236
Capital Expenditures						
Total Other Expenses	\$ 2,155,664	\$ 1,077,833	\$ 74,668	\$ 416,993		\$ 1,738,671
Non-Profit Funds	\$	\$	\$	\$		\$
Total-All Expenses	\$ 7,931,865	\$ 3,965,936	\$ 526,630	\$ 3,683,490		\$ 4,248,375
PROVISION FOR RESERVE	\$ 1	\$ (3)	\$ 483,354	\$ 1,779,500		\$ (1,779,499)

SOUTHWEST HOUSING COMPLIANCE CORPORATION

SCHEDULE 2B SECTION 8 CONTRACT ADMINISTRATION - ARKANSAS OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2016 - MARCH 31, 2017

	2016/2017 Budget	YTD Budget	SEPT 2016	Y T D As of 09/30/16		Budget Balance
REVENUE:						
Estimated Administrative Fees	\$ 1,306,165	\$ 653,083	159,432	\$ 897,111		\$ 409,054
Interest Income						
Total Revenues	\$ 1,306,165	\$ 653,083	\$ 159,432	\$ 897,111		\$ 409,054
EXPENSE:						
Administrative:						
Salaries - SHCC	\$ 668,287	\$ 334,144	52,400	\$ 303,264		\$ 365,023
Legal	27,000	13,500		28,994		(1,994)
Travel & Training	30,867	15,434	3,025	11,902		18,965
Audit Fees	4,705	2,353		4,033		672
Management Fees	124,157	62,079	10,348	62,078		62,079
Office Rent/Utilities	54,072	27,036	4,506	27,036		27,036
Other	68,014	34,007	810	9,093		58,921
Total Administrative	\$ 977,102	\$ 488,553	\$ 71,089	\$ 446,400		\$ 530,702
Maintenance:						
Labor	\$	\$		\$		\$
Materials	1,890	3,780		5		1,885
Contracts						
Total Maintenance	\$ 1,890	\$ 3,780	\$	\$ 5		\$ 1,885
Other:						
Insurance	\$ 25,223	\$ 12,612	1,328	\$ 7,213		\$ 18,010
Emp. Benefit Contrib. -SHCC	301,950	150,975	25,437	141,747		160,203
Capital Expenditures						
Total Other Expenses	\$ 327,173	\$ 163,587	\$ 26,765	\$ 148,960		\$ 178,213
Total-All Expenses	\$ 1,306,165	\$ 655,920	\$ 97,854	\$ 595,365		\$ 710,800
PROVISION FOR RESERVE	\$	\$ (2,837)	\$ 61,578	\$ 301,746		\$ (301,746)

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 A
OPERATING REVENUES AND EXPENSES
AAHC SINGLE FAMILY HOMES
UNITS AVAILABLE - 17
FISCAL YEAR - APRIL 1, 2016 - MARCH 31, 2017

	2016/2017 Budget	YTD Budget	SEPT 2016	Y T D As of 09/30/16	PUM \$	Budget Balance
REVENUE:						
Rental Income	\$ 215,760	\$ 107,880	17,033	\$ 106,783	\$ 1,047	\$ 108,977
Interest Income					-	
Other Income	1,000	500		(1)	(0)	1,001
Total Revenues	\$ 216,760	\$ 108,380	\$ 17,033	\$ 106,782	\$ 1,047	\$ 109,978
EXPENSE:						
Administrative:						
Salaries	\$	\$		\$	\$ -	\$
Legal					-	
Travel & Training					-	
Management Fees	131,960	65,980	10,996	65,980	647	65,980
Other	500	250	(16)		-	500
Total Administrative	\$ 132,460	\$ 66,230	\$ 10,980	\$ 65,980	\$ 647	\$ 66,480
Maintenance:						
Labor	\$	\$		\$	\$ -	\$
Materials					-	
Contracts	45,000	22,500	2,700	13,664	134	31,336
Total Maintenance	\$ 45,000	\$ 22,500	\$ 2,700	\$ 13,664	\$ 134	\$ 31,336
Other:						
Insurance	\$ 5,350	\$ 2,675	458	\$ 2,728	\$ 27	\$ 2,622
Utilities	2,450	1,225		15	0	2,435
Emp. Benefits					-	
Collection Loss	1,500	750			-	1,500
Donation to Public Housing					-	
Total Other Expenses	\$ 9,300	\$ 4,650	\$ 458	\$ 2,743	\$ 27	\$ 6,557
TOTAL ROUTINE EXPENSES	\$ 186,760	\$ 93,380	\$ 14,138	\$ 82,387	\$ 808	\$ 104,373
Total Capital Expenditures	\$ 30,000	\$ 15,000	\$	\$	\$ -	\$ 30,000
PROVISION FOR RESERVE	\$	\$	\$ 2,895	\$ 24,395	\$ 239	\$ (24,395)

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 B OPERATING REVENUES AND EXPENSES EASTLAND PLAZA SHOPPING CENTER FISCAL YEAR - APRIL 1, 2016 - MARCH 31, 2017

	2016/2017 Budget	YTD Budget	SEPT 2016	Y.T.D. As of 09/30/16		Budget Balance
REVENUES						
Rental Income & Other Income	\$ 1,275,250	\$ 637,625	96,384	\$ 585,600		\$ 689,650
Total Operating Income	\$ 1,275,250	\$ 637,625	\$ 96,384	\$ 585,600		\$ 689,650
EXPENSE:						
Administrative:						
Salaries	\$	\$	\$	\$		\$
Administrative Costs	2,500	1,250				2,500
Audit Fees						
Legal	2,500	1,250				2,500
Management Fees	781,899	390,950	65,158	355,430		426,469
Total Administrative	\$ 786,899	\$ 393,450	\$ 65,158	\$ 355,430		\$ 431,469
Maintenance:						
	\$	\$	\$	\$		\$
Materials & Contracts	130,000	65,000	7,489	38,139		91,861
Total Maintenance	\$ 130,000	\$ 65,000	\$ 7,489	\$ 38,139		\$ 91,861
General Expense:						
Insurance	\$ 31,920	\$ 15,960	2,627	\$ 15,762		\$ 16,158
Employee Benefits						
Property Taxes - Estimated	88,107	44,054	7,342	44,053		44,054
Other - Interest on Note						
Community Initiatives	107,464	53,732	13,133	72,098		35,366
Total General Expenses	\$ 227,491	\$ 113,746	\$ 23,102	\$ 131,913		\$ 95,578
Other Routine Expenses:						
Utilities	\$ 37,500	\$ 18,750	6,138	\$ 34,474		\$ 3,026
Protective Services	43,360	21,680	4,812	17,643		25,717
Total Other Routine Expenses	\$ 80,860	\$ 40,430	\$ 10,950	\$ 52,117		\$ 28,743
Non-Routine Expenses:						
Capital Expenditures	\$ 50,000	\$ 25,000	\$	\$		\$ 50,000
Other Non-Routine						
Total Non-Routine Expenses	\$ 50,000	\$ 25,000	\$	\$		\$ 50,000
Total-All Expenses	\$ 1,275,250	\$ 637,626	\$ 106,699	\$ 577,599		\$ 697,651
PROVISION FOR RESERVE	\$	\$ (1)	\$ (10,315)	\$ 8,001		\$ (8,001)

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 C STERLING VILLAGE APARTMENTS OPERATING REVENUES AND EXPENSES UNITS AVAILABLE - 207 FISCAL YEAR - APRIL 1, 2016 - MARCH 31, 2017

	2016/2017 Budget	YTD Budget	SEPT 2016	Y.T.D. As of 09/30/16	PUM \$	Budget Balance
REVENUE:						
Rental & Rental Related Income	\$ 1,425,725	\$ 712,863	123,015	\$ 727,761	\$ 586	\$ 697,964
Other Income	132,650	66,325	10,953	62,955	51	69,695
Total Revenues	\$ 1,558,375	\$ 779,188	\$ 133,968	\$ 790,716	\$ 637	\$ 767,659
EXPENSE:						
Administrative:						
HACA In-House Salaries	\$	\$		\$	\$ -	\$
HACA Other Admin Costs					-	
Audit Fees					-	
Property Mgmt - Fees & Commis.	70,100	35,050	5,963	35,283	28	34,817
Property Mgmt - Payroll Costs	324,725	162,363	36,145	152,839	123	171,886
Property Admn. Costs	61,000	30,500	7,030	38,442	31	22,558
HACA Management Fees	282,975	141,488	23,581	136,361	110	146,614
Promotions & Advertising	17,950	8,975	1,648	5,533	4	12,417
Total Administrative	\$ 756,750	\$ 378,376	\$ 74,367	\$ 368,458	\$ 297	\$ 388,292
Maintenance:						
Materials & Contracts	\$ 280,750	\$ 140,375	24,231	\$ 136,446	\$ 110	\$ 144,304
Cleaning & Decorating	106,325	53,163	9,601	34,749	28	71,576
Total Maintenance	\$ 387,075	\$ 193,538	\$ 33,832	\$ 171,195	\$ 138	\$ 215,880
General Expense:						
Insurance	\$ 33,000	\$ 16,500	3,238	\$ 20,136	\$ 16	\$ 12,864
Collection Loss	2,000	1,000	530	530	0	1,470
Protective Services					-	
Other - Interest on Note	158,000	79,000	13,043	80,066	64	77,934
Donation to Public Housing					-	
Total General Expenses	\$ 193,000	\$ 96,500	\$ 16,811	\$ 100,732	\$ 81	\$ 92,268
Other Routine Expenses:						
Utilities	\$ 191,550	\$ 95,775	16,756	\$ 100,498	\$ 81	\$ 91,052
Total Other Routine Expenses	\$ 191,550	\$ 95,775	\$ 16,756	\$ 100,498	\$ 81	\$ 91,052
Non-Routine Expenses:						
Capital Expenditures	\$ 30,000	\$ 15,000	\$ 8,000	\$ 10,900	\$ 9	\$ 19,100
Other Non-Routine					-	
Total Non-Routine Expenses	\$ 30,000	\$ 15,000	\$ 8,000	\$ 10,900	\$ 9	\$ 19,100
Total-All Expenses	\$ 1,558,375	\$ 779,189	\$ 149,766	\$ 751,783	\$ 605	\$ 806,592
PROVISION FOR RESERVE	\$	\$ (1)	\$ (15,798)	\$ 38,933	\$ 31	\$ (38,933)

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 D BENT TREE APARTMENTS BUDGET ANALYSIS UNITS AVAILABLE - 126 FISCAL YEAR - APRIL 1, 2016 - MARCH 31, 2017

	2016/2017 Budget	YTD Budget	SEPT 2016	Y.T.D. As of 09/30/16	PJM \$	Budget Balance
REVENUE:						
Rental & Rental Related Income	\$ 1,130,000	\$ 565,000	85,021	\$ 521,078	\$ 689	\$ 608,922
Other Income	81,600	40,800	3,995	30,010	40	51,590
Total Revenues	\$ 1,211,600	\$ 605,800	\$ 89,016	\$ 551,088	\$ 729	\$ 660,512
EXPENSE:						
Administrative:						
HACA In-House Salaries	\$	\$	\$	\$	\$ -	\$
HACA Other Admin Costs					-	
Audit Fees					-	
Property Mgmt - Fees & Commis.	54,522	27,261	4,206	24,904	33	29,618
Property Mgmt - Payroll Costs	239,570	119,785	21,416	96,229	127	143,341
Property Admn. Costs	38,580	19,290	3,225	29,715	39	8,865
HACA Management Fees	307,080	153,540	25,590	124,120	164	182,960
Promotions & Advertising	10,800	5,400	4,362	11,631	15	(831)
Total Administrative	\$ 650,552	\$ 325,276	\$ 58,799	\$ 286,599	\$ 379	\$ 363,953
Maintenance:						
Materials & Contracts	\$ 131,160	\$ 65,580	10,565	\$ 73,668	\$ 97	\$ 57,492
Cleaning & Decorating	76,100	38,050	6,806	51,894	69	24,206
Total Maintenance	\$ 207,260	\$ 103,630	\$ 17,371	\$ 125,562	\$ 166	\$ 81,698
General Expense:						
Insurance	\$ 31,380	\$ 15,690	2,266	\$ 14,141	\$ 19	\$ 17,239
					-	
Other - Interest on Note	53,000	26,500	4,658	28,807	38	24,193
Donation to Public Housing					-	
Total General Expenses	\$ 84,380	\$ 42,190	\$ 6,924	\$ 42,948	\$ 57	\$ 41,432
Other Routine Expenses:						
Utilities	\$ 102,000	\$ 51,000	9,017	\$ 49,245	\$ 65	\$ 52,755
Total Other Routine Expenses	\$ 102,000	\$ 51,000	\$ 9,017	\$ 49,245	\$ 65	\$ 52,755
Non-Routine Expenses:						
Capital Expenditures	\$ 30,000	\$ 15,000	\$ (16,061)	\$ 18,148	\$ 24	\$ 11,852
Other Non-Routine					-	
Total Non-Routine Expenses	\$ 30,000	\$ 15,000	\$ (16,061)	\$ 18,148	\$ 24	\$ 11,852
Total-All Expenses	\$ 1,074,192	\$ 537,096	\$ 76,050	\$ 522,502	\$ 691	\$ 551,690
PROVISION FOR RESERVE	\$ 137,408	\$ 68,704	\$ 12,966	\$ 28,586	\$ 38	\$ 108,822

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 E SWEET WATER APARTMENTS OPERATING REVENUES AND EXPENSES UNITS AVAILABLE - 152 FISCAL YEAR - APRIL 1, 2016 - MARCH 31, 2017

	2016/2017 Budget	YTD Budget	SEPT 2016	Y.T.D. As of 09/30/16	PUM \$	Budget Balance
REVENUE:						
Rental & Rental Related Income	\$ 1,025,000	\$ 512,500	83,062	\$ 503,610	\$ 552	\$ 521,390
Other Income	78,000	39,000	6,537	34,882	38	43,118
Total Revenues	\$ 1,103,000	\$ 551,500	\$ 89,599	\$ 538,492	\$ 590	\$ 564,508
EXPENSE:						
Administrative:						
HACA In-House Salaries	\$	\$	\$	\$	\$ -	\$
HACA Other Admin Costs					-	
Audit Fees					-	
Property Mgmt - Fees & Commis.	49,635	24,818	4,097	24,175	27	25,460
Property Mgmt - Payroll Costs	223,800	111,900	27,975	121,093	133	102,707
Property Admn. Costs	57,120	28,560	3,608	34,702	38	22,418
HACA Management Fees	57,344	28,672		19,115	21	38,229
Promotions & Advertising	13,860	6,930	2,335	8,699	10	5,161
Total Administrative	\$ 401,759	\$ 200,880	\$ 38,015	\$ 207,784	\$ 228	\$ 193,975
Maintenance:						
Materials & Contracts	\$ 155,240	\$ 77,620	41,318	\$ 117,865	\$ 129	\$ 37,375
Cleaning & Decorating	86,700	43,350	3,857	34,011	37	52,689
Total Maintenance	\$ 241,940	\$ 120,970	\$ 45,175	\$ 151,876	\$ 167	\$ 90,064
General Expense:						
Insurance	\$ 33,376	\$ 16,688	2,483	\$ 15,226	\$ 17	\$ 18,150
Protective Services					-	
Other - Interest on Note	290,605	145,303	17,725	108,742	119	181,863
Total General Expenses	\$ 323,981	\$ 161,991	\$ 20,208	\$ 123,968	\$ 136	\$ 200,013
Other Routine Expenses:						
Utilities	\$ 105,320	\$ 52,660	8,901	\$ 46,894	\$ 51	\$ 58,426
Total Other Routine Expenses	\$ 105,320	\$ 52,660	\$ 8,901	\$ 46,894	\$ 51	\$ 58,426
Non-Routine Expenses:						
Capital Expenditures	\$ 30,000	\$ 15,000		\$ 33,446	\$ 37	\$ (3,446)
Other Non-Routine					-	
Total Non-Routine Expenses	\$ 30,000	\$ 15,000	\$	\$ 33,446	\$ 37	\$ (3,446)
Total-All Expenses	\$ 1,103,000	\$ 551,501	\$ 112,299	\$ 563,968	\$ 618	\$ 539,032
PROVISION FOR RESERVE	\$	\$ (1)	\$ (22,700)	\$ (25,476)	\$ (28)	\$ 25,476

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 F OFFICE RENTAL OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2016 - MARCH 31, 2017

	2016/2017 Budget	YTD Budget	SEPT 2016	Y T D: As of 09/30/16		Budget Balance
REVENUE:						
Lease Revenue	\$ 1,270,140	\$ 635,070	\$ 89,250	\$ 553,831		\$ 716,309
Other Income						
Total Revenues	\$ 1,270,140	\$ 635,070	\$ 89,250	\$ 553,831		\$ 716,309
EXPENSE:						
Administrative:						
Salaries	\$	\$	\$	\$		\$
Legal						
Audit						
Management Fees	557,732	278,866	46,477	235,505		322,227
Other				1,250		(1,250)
Total Administrative	\$ 557,732	\$ 278,866	\$ 46,477	\$ 236,755		\$ 320,977
Maintenance & Protective Services:						
Materials & Contracts	\$ 71,000	\$ 35,500	\$ 3,455	\$ 24,783		\$ 46,217
Protective Services	31,700	15,850	5,146	17,003		14,697
Total Maintenance & Prot. Svs.	\$ 102,700	\$ 51,350	\$ 8,601	\$ 41,786		\$ 60,914
General Expense:						
Insurance	\$ 13,170	\$ 6,585	\$ 1,018	\$ 6,107		\$ 7,063
Emp. Benefits						
Collection Loss						
Donation to Public Housing						
Total General Expenses	\$ 13,170	\$ 6,585	\$ 1,018	\$ 6,107		\$ 7,063
Other Routine Expenses:						
Utilities	\$ 57,300	\$ 28,650	\$ 3,987	\$ 25,721		\$ 31,579
Total Other Routine Expenses	\$ 57,300	\$ 28,650	\$ 3,987	\$ 25,721		\$ 31,579
Non-Routine Expenses:						
Capital Expenditures	\$ 50,000	\$ 25,000	\$	\$		\$ 50,000
Other Non-Routine						
Total Non-Routine Expenses	\$ 50,000	\$ 25,000	\$	\$		\$ 50,000
Total-All Expenses	\$ 780,902	\$ 390,451	\$ 60,083	\$ 310,369		\$ 470,533
PROVISION FOR RESERVE	\$ 489,238	\$ 244,619	\$ 29,167	\$ 243,462		\$ 245,776

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 G LEISURE TIME CONDOMINIUMS OPERATING REVENUES AND EXPENSES UNITS AVAILABLE - 22 FISCAL YEAR - APRIL 1, 2016 - MARCH 31, 2017

	2016/2017 Budget	YTD Budget	SEPT 2016	Y T D As of 09/30/16		Budget Balance
REVENUE:						
Rental & Rental Related Income	\$ 156,312	\$ 78,156	12,607	\$ 79,099	599	\$ 77,213
Other Income	500	250		55	0	445
Total Revenues	\$ 156,812	\$ 78,406	\$ 12,607	\$ 79,154		\$ 77,658
EXPENSE:						
Administrative:						
Salaries	\$	\$		\$		\$
Legal	400	200				400
Property Admin. Costs						
Management Fees	31,362	15,681	2,613	15,681	119	15,681
Other	31,728	15,864	(62)	10,594	80	21,134
Total Administrative	\$ 63,490	\$ 31,745	\$ 2,551	\$ 26,275	199	\$ 37,215
Maintenance:						
Materials & Contracts	\$ 37,000	\$ 18,500	2,458	\$ 13,647	103	\$ 23,353
Cleaning & Decorating						
Total Maintenance	\$ 37,000	\$ 18,500	\$ 2,458	\$ 13,647	103	\$ 23,353
General Expense:						
Insurance	\$	\$	\$	\$		\$
Emp. Benefits			36	74		(74)
Protective Services	1,300	650		624		676
Other - Collection Losses	1,500	750				1,500
Total General Expenses	\$ 2,800	\$ 1,400	\$ 36	\$ 698		\$ 2,102
Other Routine Expenses:						
Utilities	\$ 1,500	\$ 750	68	\$ 286	2	\$ 1,214
Total Other Routine Expenses	\$ 1,500	\$ 750	\$ 68	\$ 286	2	\$ 1,214
Non-Routine Expenses:						
Capital Expenditures	\$ 25,000	\$ 12,500	\$	\$		\$ 25,000
Other Non-Routine						
Total Non-Routine Expenses	\$ 25,000	\$ 12,500	\$	\$		\$ 25,000
Total-All Expenses	\$ 129,790	\$ 64,895	\$ 5,113	\$ 40,906	310	\$ 88,884
PROVISION FOR RESERVE	\$ 27,022	\$ 13,511	\$ 7,494	\$ 38,248	290	\$ (11,226)

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 H LEXINGTON HILLS OPERATING REVENUES AND EXPENSES UNITS AVAILABLE - 238 FISCAL YEAR - APRIL 1, 2016 - MARCH 31, 2017

	2016/2017 Budget	YTD Budget	SEPT 2016	Y T D As of 09/30/16		Budget Balance
REVENUE:						
Rental & Rental Related Income	\$ 2,124,000	\$ 1,062,000	178,670	\$ 1,070,010	749	\$ 1,053,990
Other Income	156,000	78,000	12,153	95,606	67	60,394
Total Revenues	\$ 2,280,000	\$ 1,140,000	\$ 190,823	\$ 1,165,616	816	\$ 1,114,384
EXPENSE:						
Administrative:						
HACA In-House Salaries	\$	\$		\$		\$
HACA Other Admin Costs						
Audit Fees						
Legal						
Property Mgmt - Fees & Commis.	102,600	51,300	8,611	51,309	36	51,291
Property Mgmt - Payroll Costs	334,160	167,080	32,154	178,520	125	155,640
Property Admn. Costs	58,500	29,250	(7,086)	44,591	31	13,909
HACA Management Fees	118,100	59,050		9,842	7	108,258
Promotions & Advertising	42,600	21,300	2,408	8,507	6	34,093
Total Administrative	\$ 655,960	\$ 327,980	\$ 36,087	\$ 292,769	205	\$ 363,191
Maintenance:						
Materials & Contracts	\$ 367,650	\$ 183,825	26,149	\$ 191,643	134	\$ 176,007
Cleaning & Decorating	242,500	121,250	22,481	118,339	83	124,161
Total Maintenance	\$ 610,150	\$ 305,075	\$ 48,630	\$ 309,982	217	\$ 300,168
General Expense:						
Insurance	\$ 67,308	\$ 33,654	4,015	\$ 25,675	18	\$ 41,633
Other - Interest on Note	467,000	233,500	39,638	235,999	165	231,001
Total General Expenses	\$ 534,308	\$ 267,154	\$ 43,653	\$ 261,674	183	\$ 272,634
Other Routine Expenses:						
Utilities	\$ 246,200	\$ 123,100	16,000	\$ 101,470	71	\$ 144,730
Total Other Routine Expenses	\$ 246,200	\$ 123,100	\$ 16,000	\$ 101,470	71	\$ 144,730
Non-Routine Expenses:						
Capital Expenditures	\$ 30,000	\$ 15,000	\$ 8,000	\$ 329,060		\$ (299,060)
Other Non-Routine						
Total Non-Routine Expenses	\$ 30,000	\$ 15,000	\$ 8,000	\$ 329,060		\$ (299,060)
Total-All Expenses	\$ 2,076,618	\$ 1,038,309	\$ 152,370	\$ 1,294,955	907	\$ 781,663
PROVISION FOR RESERVE	\$ 203,382	\$ 101,691	\$ 38,453	\$ (129,339)	(91)	\$ 332,721

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 I BEN WHITE DEVELOPMENT OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2016 - MARCH 31, 2017

	2016/2017 Budget	YTD Budget	SEPT 2016	Y.T.D. As of 9/30/2016		Budget Balance
REVENUE:						
	\$	\$		\$		\$
Other Income	310,000	155,000		50,281		259,719
Total Revenues	\$ 310,000	\$ 155,000	\$	\$ 50,281		\$ 259,719
EXPENSE:						
Administrative:						
HACA In-House Salaries	\$	\$		\$		\$
HACA Other Admin Costs				750		(750)
Audit Fees						
Legal						
HACA Management Fees	62,000	31,000	5,167	31,000		31,000
Promotions & Advertising						
Total Administrative	\$ 62,000	\$ 31,000	\$ 5,167	\$ 31,750		\$ 30,250
	\$	\$	\$	\$		\$
Total General Expenses	\$	\$	\$	\$		\$
Other Routine Expenses:						
Utilities	\$	\$		\$		\$
Total Other Routine Expenses	\$	\$	\$	\$		\$
Non-Routine Expenses:						
Capital Expenditures	\$	\$	\$	\$		\$
Other Non-Routine						
Total Non-Routine Expenses	\$	\$	\$	\$		\$
Total-All Expenses	\$ 62,000	\$ 31,000	\$ 5,167	\$ 31,750		\$ 30,250
PROVISION FOR RESERVE	\$ 248,000	\$ 124,000	\$ (5,167)	\$ 18,531		\$ 229,469

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 J HARRIS BRANCH SENIOR OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2016 - MARCH 31, 2017

	2016/2017 Budget	YTD Budget	SEPT 2016	Y T D As of 9/30/2016		Budget Balance
REVENUE:						
	\$	\$		\$		\$
Other Income	108,000	54,000				108,000
Total Revenues	\$ 108,000	\$ 54,000	\$	\$		\$ 108,000
EXPENSE:						
Administrative:						
HACA In-House Salaries	\$	\$		\$		\$
HACA Other Admin Costs				750		(750)
Audit Fees						
Legal						
HACA Management Fees	21,600	10,800				21,600
Promotions & Advertising						
Total Administrative	\$ 21,600	\$ 10,800	\$	\$ 750		\$ 20,850
Maintenance:						
Materials & Contracts	\$	\$		\$		\$
Cleaning & Decorating						
Total Maintenance	\$	\$	\$	\$		\$
	\$	\$	\$	\$		\$
Total General Expenses	\$	\$	\$	\$		\$
Other Routine Expenses:						
Utilities	\$	\$		\$		\$
Total Other Routine Expenses	\$	\$	\$	\$		\$
Non-Routine Expenses:						
Capital Expenditures	\$	\$	\$	\$		\$
Other Non-Routine						
Total Non-Routine Expenses	\$	\$	\$	\$		\$
Total-All Expenses	\$ 21,600	\$ 10,800	\$	\$ 750		\$ 20,850
PROVISION FOR RESERVE	\$ 86,400	\$ 43,200	\$	\$ (750)		\$ 87,150

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 K THE RESERVE AT SPRINGDALE OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2016 - MARCH 31, 2017

	2016/2017 Budget	YTD Budget	SEPT 2016	Y T D As of 9/30/2016		Budget Balance
REVENUE:						
Other Income	\$ 300,000	\$ 150,000		\$ 44,318		\$ 255,682
Total Revenues	\$ 300,000	\$ 150,000	\$	\$ 44,318		\$ 255,682
EXPENSE:						
Administrative:						
HACA In-House Salaries	\$	\$		\$		\$
HACA Other Admin Costs						
Audit Fees						
Legal						
HACA Management Fees	60,000	30,000				60,000
Promotions & Advertising						
Total Administrative	\$ 60,000	\$ 30,000	\$	\$		\$ 60,000
Maintenance:						
Materials & Contracts	\$	\$		\$		\$
Cleaning & Decorating						
Total Maintenance	\$	\$	\$	\$		\$
	\$	\$	\$	\$		\$
Total General Expenses	\$	\$	\$	\$		\$
Other Routine Expenses:						
Utilities	\$	\$		\$		\$
Total Other Routine Expenses	\$	\$	\$	\$		\$
Non-Routine Expenses:						
Capital Expenditures	\$	\$	\$	\$		\$
Other Non-Routine						
Total Non-Routine Expenses	\$	\$	\$	\$		\$
Total-All Expenses	\$ 60,000	\$ 30,000	\$	\$		\$ 60,000
PROVISION FOR RESERVE	\$ 240,000	\$ 120,000	\$	\$ 44,318		\$ 195,682

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 L URBAN OAKS OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2016 - MARCH 31, 2017

	2016/2017 Budget	YTD Budget	SEPT 2016	Y T D As of 9/30/2016		Budget Balance
REVENUE:						
	\$	\$		\$		\$
Other Income	176,000	88,000		32,268		143,732
Total Revenues	\$ 176,000	\$ 88,000	\$	\$ 32,268		\$ 143,732
EXPENSE:						
Administrative:						
HACA In-House Salaries	\$	\$		\$		\$
HACA Other Admin Costs						
Audit Fees						
Legal						
HACA Management Fees	35,200	17,600				35,200
Promotions & Advertising						
Total Administrative	\$ 35,200	\$ 17,600	\$	\$		\$ 35,200
Maintenance:						
Materials & Contracts	\$	\$		\$		\$
Cleaning & Decorating						
Total Maintenance	\$	\$	\$	\$		\$
	\$	\$	\$	\$		\$
Total General Expenses	\$	\$	\$	\$		\$
Other Routine Expenses:						
Utilities	\$	\$		\$		\$
Total Other Routine Expenses	\$	\$	\$	\$		\$
Non-Routine Expenses:						
Capital Expenditures	\$	\$	\$	\$		\$
Other Non-Routine						
Total Non-Routine Expenses	\$	\$	\$	\$		\$
Total-All Expenses	\$ 35,200	\$ 17,600	\$	\$		\$ 35,200
PROVISION FOR RESERVE	\$ 140,800	\$ 70,400	\$	\$ 32,268		\$ 108,532

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 M THE PARK AT SUMMERS GROVE OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2016 - MARCH 31, 2017

	2016/2017 Budget	YTD Budget	SEPT 2016	Y.T.D. As of 9/30/2016		Budget Balance
REVENUE:						
	\$	\$		\$		\$
Other Income	225,000	112,500				225,000
Total Revenues	\$ 225,000	\$ 112,500	\$	\$		\$ 225,000
EXPENSE:						
Administrative:						
HACA In-House Salaries	\$	\$		\$		\$
HACA Other Admin Costs			241	241		(241)
Audit Fees						
Legal						
HACA Management Fees	45,000	22,500				45,000
Promotions & Advertising						
Total Administrative	\$ 45,000	\$ 22,500	\$ 241	\$ 241		\$ 44,759
Maintenance:						
Materials & Contracts	\$	\$		\$		\$
Cleaning & Decorating						
Total Maintenance	\$	\$	\$	\$		\$
	\$	\$	\$	\$		\$
Total General Expenses	\$	\$	\$	\$		\$
Other Routine Expenses:						
Utilities	\$	\$		\$		\$
Total Other Routine Expenses	\$	\$	\$	\$		\$
Non-Routine Expenses:						
Capital Expenditures	\$	\$	\$	\$		\$
Other Non-Routine						
Total Non-Routine Expenses	\$	\$	\$	\$		\$
Total-All Expenses	\$ 45,000	\$ 22,500	\$ 241	\$ 241		\$ 44,759
PROVISION FOR RESERVE	\$ 180,000	\$ 90,000	\$ (241)	\$ (241)		\$ 180,241

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 N BRIDGE AT CENTER RIDGE OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2016 - MARCH 31, 2017

	2016/2017 Budget	YTD Budget	SEPT 2016	Y T D As of 9/30/2016		Budget Balance
REVENUE:						
Other Income	\$ 309,255	\$ 154,628	62,071	184,422		124,833
Total Revenues	\$ 309,255	\$ 154,628	\$ 62,071	\$ 184,422		\$ 124,833
EXPENSE:						
Administrative:						
HACA In-House Salaries	\$	\$		\$		\$
HACA Other Admin Costs						
Audit Fees						
Legal						
HACA Management Fees	61,851	30,926		20,617		41,234
Promotions & Advertising						
Total Administrative	\$ 61,851	\$ 30,926	\$	\$ 20,617		\$ 41,234
Maintenance:						
Materials & Contracts	\$	\$		\$		\$
Cleaning & Decorating						
Total Maintenance	\$	\$	\$	\$		\$
	\$	\$	\$	\$		\$
Total General Expenses	\$	\$	\$	\$		\$
Other Routine Expenses:						
Utilities	\$	\$		\$		\$
Total Other Routine Expenses	\$	\$	\$	\$		\$
Non-Routine Expenses:						
Capital Expenditures	\$	\$	\$	\$		\$
Other Non-Routine						
Total Non-Routine Expenses	\$	\$	\$	\$		\$
Total-All Expenses	\$ 61,851	\$ 30,926	\$	\$ 20,617		\$ 41,234
PROVISION FOR RESERVE	\$ 247,404	\$ 123,702	\$ 62,071	\$ 163,805		\$ 83,599

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 O BRIDGE AT TECH RIDGE OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2016 - MARCH 31, 2017

	2016/2017 Budget	YTD Budget	SEPT 2016	Y.T.D. As of 9/30/2016		Budget Balance
REVENUE:						
	\$	\$		\$		\$
Other Income	255,661	127,831	47,893	138,041		117,620
Total Revenues	\$ 255,661	\$ 127,831	\$ 47,893	\$ 138,041		\$ 117,620
EXPENSE:						
Administrative:						
HACA In-House Salaries	\$	\$		\$		\$
HACA Other Admin Costs						
Audit Fees						
Legal						
HACA Management Fees	51,132	25,566		17,044		34,088
Promotions & Advertising						
Total Administrative	\$ 51,132	\$ 25,566	\$	\$ 17,044		\$ 34,088
Maintenance:						
Materials & Contracts	\$	\$		\$		\$
Cleaning & Decorating						
Total Maintenance	\$	\$	\$	\$		\$
	\$	\$	\$	\$		\$
Total General Expenses	\$	\$	\$	\$		\$
Other Routine Expenses:						
Utilities	\$	\$		\$		\$
Total Other Routine Expenses	\$	\$	\$	\$		\$
Non-Routine Expenses:						
Capital Expenditures	\$	\$	\$	\$		\$
Other Non-Routine						
Total Non-Routine Expenses	\$	\$	\$	\$		\$
Total-All Expenses	\$ 51,132	\$ 25,566	\$	\$ 17,044		\$ 34,088
PROVISION FOR RESERVE	\$ 204,529	\$ 102,265	\$ 47,893	\$ 120,997		\$ 83,532

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 P BRIDGE AT SOUTH POINT (OSLO) OPERATING REVENUES AND EXPENSES UNITS AVAILABLE - 176 FISCAL YEAR - APRIL 1, 2016 - MARCH 31, 2017

	2016/2017 Budget	YTD Budget	SEPT 2016	Y T D As of 09/30/16		Budget Balance
REVENUE:						
Rental & Rental Related Income	\$	\$	130,646	\$ 601,777	421	\$ (601,777)
Other Income			10,712	42,503	30	(42,503)
Total Revenues	\$	\$	\$ 141,358	\$ 644,280	451	\$ (644,280)
EXPENSE:						
Administrative:						
HACA In-House Salaries	\$	\$		\$		\$
HACA Other Admin Costs						
Audit Fees						
Legal						
Property Mgmt - Fees & Commis.			4,385	15,074	11	(15,074)
Property Mgmt - Payroll Costs			26,014	71,761	50	(71,761)
Property Admn. Costs			8,733	36,814	26	(36,814)
HACA Management Fees					-	
Promotions & Advertising			5,196	11,352	8	(11,352)
Total Administrative	\$	\$	\$ 44,328	\$ 135,001	95	\$ (135,001)
Maintenance:						
Materials & Contracts	\$	\$	17,644	72,910	51	\$ (72,910)
Cleaning & Decorating			13,229	48,380	34	(48,380)
Total Maintenance	\$	\$	\$ 30,873	\$ 121,290	85	\$ (121,290)
General Expense:						
Insurance	\$	\$	3,203	14,575	10	\$ (14,575)
Other - Interest on Note			44,842	162,008	113	(162,008)
Total General Expenses	\$	\$	\$ 48,045	\$ 176,583	124	\$ (176,583)
Other Routine Expenses:						
Utilities	\$	\$	13,157	51,404	36	\$ (51,404)
Total Other Routine Expenses	\$	\$	\$ 13,157	\$ 51,404	36	\$ (51,404)
Non-Routine Expenses:						
Capital Expenditures	\$	\$	16,898	156,539	110	\$ (156,539)
Other Non-Routine						
Total Non-Routine Expenses	\$	\$	\$ 16,898	\$ 156,539		\$ (156,539)
Total-All Expenses	\$	\$	\$ 153,301	\$ 640,817	449	\$ (640,817)
PROVISION FOR RESERVE	\$	\$	\$ (11,943)	\$ 3,463	2	\$ (3,463)

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 Q AAHC PFC AND FUTURE DEVELOPMENTS OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2016 - MARCH 31, 2017

	2016/2017 Budget	YTD Budget	SEPT 2016	Y T D As of 9/30/2016		Budget Balance
REVENUE:						
	\$	\$		\$		\$
Other Income	1,150,000	575,000	100,000	100,000		1,050,000
Total Revenues	\$ 1,150,000	\$ 575,000	\$ 100,000	\$ 100,000		\$ 1,050,000
EXPENSE:						
Administrative:						
HACA In-House Salaries	\$	\$		\$		\$
HACA Other Admin Costs						
Audit Fees						
Legal						
HACA Management Fees	230,000	115,000				230,000
Promotions & Advertising						
Total Administrative	\$ 230,000	\$ 115,000	\$	\$		\$ 230,000
Maintenance:						
Materials & Contracts	\$	\$		\$		\$
Cleaning & Decorating						
Total Maintenance	\$	\$	\$	\$		\$
	\$	\$	\$	\$		\$
Interest on Admin. Notes						
Total General Expenses	\$	\$	\$	\$		\$
Other Routine Expenses:						
Utilities	\$	\$		\$		\$
Total Other Routine Expenses	\$	\$	\$	\$		\$
Non-Routine Expenses:						
Capital Expenditures	\$	\$	\$	\$		\$
Other Non-Routine						
Total Non-Routine Expenses	\$	\$	\$	\$		\$
Total-All Expenses	\$ 230,000	\$ 115,000	\$	\$		\$ 230,000
PROVISION FOR RESERVE	\$ 920,000	\$ 460,000	\$ 100,000	\$ 100,000		\$ 820,000

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ASSET MANAGEMENT PROJECT (AMP) DETAIL
TX001000001P CHALMERS COURTS
UNITS AVAILABLE - 158
OPERATING REVENUES & EXPENSES

	2016/2017 Budget	YTD Budget	SEPT 2016	Y.T.D. As of 9/30/16	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 363,311	\$ 181,656	33,650	\$ 201,481	\$ 213	\$ (161,830)
Non dwelling Rental	0	0		0	0	0
Excess Utilities Usage	4,100	2,050	596	5,997	6	1,897
Other Income	42,584	21,292	3,568	22,645	24	(19,939)
Transfer from other AMPS	0	0		0	0	0
Non Federal Donations	88,438	44,219		0	0	(88,438)
HUD Subsidy	753,959	376,980	65,773	403,737	426	(350,223)
Total Revenues	\$ 1,252,392	\$ 626,197	\$ 103,587	\$ 633,860	\$ 669	\$ (618,533)
EXPENSE:						
Administrative:						
Salaries	\$ 97,711	\$ 48,856	7,047	\$ 48,500	\$ 51	\$ 49,211
Legal - Misc.	29,000	14,500	6,048	22,107	23	6,893
Travel & Training	400	200	83	450	0	(50)
Accounting & Audit Fees	2,413	1,207		2,070	2	343
Management Fee	150,987	75,494	11,177	67,279	71	83,708
Sundry Administrative	18,599	9,300	804	7,628	8	10,971
Total Administrative	\$ 299,110	\$ 149,557	\$ 25,159	\$ 148,034	\$ 156	\$ 151,076
Maintenance:						
Labor	\$ 115,981	\$ 57,991	9,685	\$ 62,389	\$ 66	\$ 53,592
Materials/Resident Charges	58,248	29,124	2,016	15,107	16	43,141
Contracts	113,858	56,929	6,476	43,160	46	70,698
Total Maintenance	\$ 288,087	\$ 144,044	\$ 18,177	\$ 120,656	\$ 127	\$ 167,431
General Expense:						
Insurance	\$ 19,274	\$ 9,637	1,571	\$ 9,216	\$ 10	\$ 10,058
Employee Benefit Contributions	117,550	58,775	6,659	43,639	46	73,911
Collection Losses	5,000	2,500		3,057	3	1,943
Total General Expenses	\$ 141,824	\$ 70,912	\$ 8,230	\$ 55,912	\$ 59	\$ 85,912
Other Routine Expenses:						
Tenant Services	\$ 141,529	\$ 70,765	11,747	\$ 32,341	\$ 34	\$ 109,188
Utilities	223,891	111,946	17,997	101,486	107	122,405
Protective Services	28,330	14,165	5,413	15,592	16	12,738
Total Other Routine Expenses	\$ 393,750	\$ 196,876	\$ 35,157	\$ 149,419	\$ 158	\$ 244,331
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	\$ 0		\$ 0	\$ -	\$ 0
Capital Expenditures		0		0	0	0
Performance Contracting	197,951	98,976	17,171	101,352	107	96,599
Transfer to other AMPS	0	0		0	0	0
Total Non-Routine Expenses	\$ 197,951	\$ 98,976	\$ 17,171	\$ 101,352	\$ 106.91	\$ 96,599
Total-All Expenses	\$ 1,320,722	\$ 660,365	\$ 103,894	\$ 575,373	\$ 607	\$ 745,349
PROVISION FOR RESERVE	\$ (68,330)	\$ (34,168)	\$ (307)	\$ 58,487	\$ 62	\$ 126,817

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ASSET MANAGEMENT PROJECT (AMP) DETAIL
TX001000002P ROSEWOOD/SALINA
UNITS AVAILABLE - 156
OPERATING REVENUES & EXPENSES
FISCAL YEAR - APRIL 1, 2016 - MARCH 31, 2017

	2016/2017 Budget	YTD Budget	SEPT 2016	Y.T.D. As of 9/30/16	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 362,072	\$ 181,036	32,434	\$ 186,615	\$ 199	\$ (175,457)
Non dwelling Rental	9,000	4,500		3,500	4	(5,500)
Excess Utilities Usage	4,469	2,235	2,054	6,229	7	1,760
Other Income	12,774	6,387	(19)	9,564	10	(3,210)
Transfer from other AMPS	0	0		0	0	0
Non Federal Donations	7,719	3,860		0	0	(7,719)
HUD Subsidy	706,672	353,336	61,649	369,852	395	(336,820)
Total Revenues	\$ 1,102,706	\$ 551,354	\$ 96,118	\$ 575,760	\$ 615	\$ (526,946)
EXPENSE:						
Administrative:						
Salaries	\$ 102,510	\$ 51,255	7,380	\$ 47,875	\$ 51	\$ 54,635
Legal - Misc.	12,000	6,000	602	2,952	3	9,048
Travel & Training	340	170	29	206	0	134
Accounting & Audit Fees	2,382	1,191		2,046	2	336
Management Fee	148,120	74,060	11,034	66,562	71	81,558
Sundry Administrative	19,442	9,721	558	6,403	7	13,039
Total Administrative	\$ 284,794	\$ 142,397	\$ 19,603	\$ 126,044	\$ 135	\$ 158,750
Maintenance:						
Labor	\$ 112,190	\$ 56,095	10,162	\$ 59,192	\$ 63	\$ 52,998
Materials	51,645	25,823	3,078	18,353	20	33,292
Contracts	96,750	48,375	6,434	40,022	43	56,728
Total Maintenance	\$ 260,585	\$ 130,293	\$ 19,674	\$ 117,567	\$ 126	\$ 143,018
General Expense:						
Insurance	\$ 19,494	\$ 9,747	1,569	\$ 9,155	\$ 9.8	\$ 10,339
Employee Benefit Contributions	115,891	57,946	9,582	50,785	54	65,106
Collection Losses	12,500	6,250		1,544	2	10,956
Total General Expenses	\$ 147,885	\$ 73,943	\$ 11,151	\$ 61,484	\$ 66	\$ 86,401
Other Routine Expenses:						
Tenant Services	\$ 60,151	\$ 30,076	13,072	\$ 36,497	\$ 39	\$ 23,654
Utilities	178,017	89,009	15,104	81,865	87	96,152
Protective Services	42,141	21,071	4,636	18,844	20	23,297
Total Other Routine Expenses	\$ 280,309	\$ 140,156	\$ 32,812	\$ 137,206	\$ 147	\$ 143,103
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	\$ 0		\$ 0	\$ -	\$ 0
Capital Expenditures	0	0		0	0	0
Performance Contracting	195,445	97,723	16,876	99,677	106	95,768
Transfer to other AMPS	0	0		0	0	0
Total Non-Routine Expenses	\$ 195,445	\$ 97,723	\$ 16,876	\$ 99,677	\$ 106.49	\$ 95,768
Total-All Expenses	\$ 1,169,018	\$ 584,512	\$ 100,116	\$ 541,978	\$ 579	\$ 627,040
PROVISION FOR RESERVE	\$ (66,312)	\$ (33,158)	\$ (3,998)	\$ 33,782	\$ 36	\$ 100,094

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ASSET MANAGEMENT PROJECT (AMP) DETAIL
 TX001000003P SANTA RITA
 UNITS AVAILABLE - 97
 OPERATING REVENUES & EXPENSES
 FISCAL YEAR - APRIL 1, 2016 - MARCH 31, 2017

	2016/2017 Budget	YTD Budget	SEPT 2016	Y.T.D. As of 9/30/16	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 241,758	\$ 120,879	22,060	\$ 123,465	\$ 212	\$ (118,293)
Non dwelling Rental	0	0		0	0	0
Excess Utilities Usage	1,300	650	715	2,789	5	1,489
Other Income	14,673	7,337	885	10,309	18	(4,364)
Transfer from other AMPS	0	0		0	0	0
Non Federal Donations	4,800	2,400		0	0	(4,800)
HUD Subsidy	584,521	292,261	50,992	308,149	529	(276,372)
Total Revenues	\$ 847,052	\$ 423,527	\$ 74,652	\$ 444,712	\$ 764	\$ (402,340)
EXPENSE:						
Administrative:						
Salaries	\$ 84,605	\$ 42,303	6,340	\$ 41,630	\$ 72	\$ 42,975
Legal - Misc.	5,000	2,500		2,098	4	2,902
Travel & Training	211	106	118	230	0	(19)
Accounting & Audit Fees	1,481	741		1,275	2	206
Management Fee	92,694	46,347	6,878	41,342	71	51,352
Sundry Administrative	13,045	6,523	771	5,007	9	8,038
Total Administrative	\$ 197,036	\$ 98,520	\$ 14,107	\$ 91,582	\$ 157	\$ 105,454
Maintenance:						
Labor	\$ 74,174	\$ 37,087	5,752	\$ 35,562	\$ 61	\$ 38,612
Materials	50,600	25,300	1,511	11,525	20	39,075
Contracts	73,200	36,600	4,887	34,134	59	39,066
Total Maintenance	\$ 197,974	\$ 98,987	\$ 12,150	\$ 81,221	\$ 140	\$ 116,753
General Expense:						
Insurance	\$ 11,176	\$ 5,588	996	\$ 5,796	\$ 10	\$ 5,380
Employee Benefit Contributions	88,899	44,450	5,947	40,869	70	48,030
Collection Losses	5,000	2,500		0	0	5,000
Total General Expenses	\$ 105,075	\$ 52,538	\$ 6,943	\$ 46,665	\$ 80	\$ 58,410
Other Routine Expenses:						
Tenant Services	\$ 94,303	\$ 47,152	21,370	\$ 46,382	\$ 80	\$ 47,921
Utilities	151,396	75,698	13,476	68,375	117	83,021
Protective Services	34,088	17,044	2,128	9,688	17	24,400
Total Other Routine Expenses	\$ 279,787	\$ 139,894	\$ 36,974	\$ 124,445	\$ 214	\$ 155,342
Non-Routine Expenses:						
Extraordinary Maintenance	\$	\$ 0		\$ 0	\$ -	\$ 0
Capital Expenditures		0		0	0	0
Performance Contracting	121,527	60,764	10,654	62,841	108	58,686
Transfer to other AMPS		0		0	0	0
Total Non-Routine Expenses	\$ 121,527	\$ 60,764	\$ 10,654	\$ 62,841	\$ 107.97	\$ 58,686
Total-All Expenses	\$ 901,399	\$ 450,703	\$ 80,828	\$ 406,754	\$ 699	\$ 494,645
PROVISION FOR RESERVE	\$ (54,347)	\$ (27,176)	\$ (6,176)	\$ 37,958	\$ 65	\$ 92,305

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ASSET MANAGEMENT PROJECT (AMP) DETAIL
TX001000004P MEADOWBROOK
UNITS AVAILABLE - 160
OPERATING REVENUES & EXPENSES
FISCAL YEAR - APRIL 1, 2016 - MARCH 31, 2017

	2016/2017 Budget	YTD Budget	SEPT 2016	Y T D As of 9/30/16	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 347,281	\$ 173,641	39,809	\$ 237,950	\$ 248	\$ (109,331)
Non dwelling Rental	7,569	3,785	635	3,822	4	(3,747)
Excess Utilities Usage	500	250	545	4,538	5	4,038
Other Income	20,590	10,295	1,101	25,181	26	4,591
Transfer from other AMPS	0	0		0	0	0
Non Federal Donations	7,917	3,959		0	0	(7,917)
HUD Subsidy	1,024,119	512,060	89,342	537,883	560	(486,236)
Total Revenues	\$ 1,407,976	\$ 703,990	\$ 131,432	\$ 809,374	\$ 843	\$ (598,602)
EXPENSE:						
Administrative:						
Salaries	\$ 135,396	\$ 67,698	11,533	\$ 76,302	\$ 79	\$ 59,094
Legal - Misc.	14,000	7,000	592	1,801	2	12,199
Travel & Training	349	175	30	162	0	187
Accounting & Audit Fees	2,443	1,222		2,094	2	349
Management Fee	152,898	76,449	11,177	68,067	71	84,831
Sundry Administrative	34,633	17,317	4,368	18,600	19	16,033
Total Administrative	\$ 339,719	\$ 169,861	\$ 27,700	\$ 167,026	\$ 174	\$ 172,693
Maintenance:						
Labor	\$ 123,327	\$ 61,664	17,766	\$ 68,567	\$ 71	\$ 54,760
Materials	67,253	33,627	5,601	35,942	37	31,311
Contracts	121,252	60,626	9,389	48,823	51	72,429
Total Maintenance	\$ 311,832	\$ 155,917	\$ 32,756	\$ 153,332	\$ 160	\$ 158,500
General Expense:						
Insurance	\$ 21,174	\$ 10,587	1,591	\$ 9,523	\$ 10	\$ 11,651
Employee Benefit Contributions	146,817	73,409	9,264	61,919	64	84,898
Collection Losses	1,000	500		1,614	2	(614)
Total General Expenses	\$ 168,991	\$ 84,496	\$ 10,855	\$ 73,056	\$ 86	\$ 95,935
Other Routine Expenses:						
Tenant Services	\$ 165,756	\$ 82,878	34,430	\$ 79,654	\$ 83	\$ 86,102
Utilities	246,368	123,184	25,404	123,312	128	123,056
Protective Services	48,461	24,231	3,763	15,664	16	32,797
Total Other Routine Expenses	\$ 460,585	\$ 230,293	\$ 63,597	\$ 218,630	\$ 95	\$ 241,955
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	\$ 0		\$ 0	\$ -	\$ 0
Capital Expenditures	11,000	5,500		9,815	10	1,185
Performance Contracting	200,457	100,229	17,366	105,079	109	95,378
Transfer to other AMPS	0	0		0	0	0
Total Non-Routine Expenses	\$ 211,457	\$ 105,729	\$ 17,366	\$ 114,894	\$ 119.68	\$ 96,563
Total-All Expenses	\$ 1,492,584	\$ 746,296	\$ 152,274	\$ 726,938	\$ 757	\$ 765,646
PROVISION FOR RESERVE	\$ (84,608)	\$ (42,306)	\$ (20,842)	\$ 82,436	\$ 86	\$ 167,044

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ASSET MANAGEMENT PROJECT (AMP) DETAIL
TX001000005P B. T. WASHINGTON & 6 S/S
UNITS AVAILABLE - 222
OPERATING REVENUES & EXPENSES
FISCAL YEAR - APRIL 1, 2016 - MARCH 31, 2017

	2016/2017 Budget	YTD Budget	SEPT 2016	Y.T.D. As of 9/30/16	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 507,080	\$ 253,540	49,812	\$ 294,741	\$ 221	\$ (212,339)
Non dwelling Rental	0	0		0	0	0
Excess Utilities Usage	1,500	750	360	6,001	5	4,501
Other Income	88,924	44,462	1,324	17,031	13	(71,893)
Transfer from other AMPS	0	0		0	0	0
Non Federal Donations	124,262	62,131		0	0	(124,262)
HUD Subsidy	1,511,879	755,940	131,893	789,622	593	(722,257)
Total Revenues	\$ 2,233,645	\$ 1,116,823	\$ 183,389	\$ 1,107,395	\$ 831	\$ (1,126,250)
EXPENSE:						
Administrative:						
Salaries	\$ 137,176	\$ 68,588	10,239	\$ 67,225	\$ 50	\$ 69,951
Legal - Misc.	20,600	10,300		0	0	20,600
Travel & Training	300	150	334	845	1	(545)
Accounting & Audit Fees	3,390	1,695		2,888	2	502
Management Fee	206,412	103,206	15,477	94,363	71	112,049
Sundry Administrative	37,006	18,503	2,656	17,180	13	19,826
Total Administrative	\$ 404,884	\$ 202,442	\$ 28,706	\$ 182,501	\$ 137	\$ 222,383
Maintenance:						
Labor	\$ 149,265	\$ 74,633	11,574	\$ 95,904	\$ 72	\$ 53,361
Materials	124,459	62,230	5,117	34,290	26	90,169
Contracts	192,639	96,320	8,296	70,554	53	122,085
Total Maintenance	\$ 466,363	\$ 233,183	\$ 24,987	\$ 200,748	\$ 151	\$ 265,615
General Expense:						
Insurance	\$ 27,177	\$ 13,589	2,253	\$ 12,989	\$ 10	\$ 14,188
Employee Benefit Contributions	158,620	79,310	13,806	76,315	57	82,305
Collection Losses	10,000	5,000		0	0	10,000
Total General Expenses	\$ 195,797	\$ 97,899	\$ 16,059	\$ 89,304	\$ 67	\$ 106,493
Other Routine Expenses:						
Tenant Services	\$ 294,860	\$ 147,430	40,537	\$ 97,172	\$ 73	\$ 197,688
Utilities	440,293	220,147	37,158	220,049	165	220,244
Protective Services	44,880	22,440	3,652	20,130	15	24,750
Total Other Routine Expenses	\$ 780,033	\$ 390,017	\$ 81,347	\$ 337,351	\$ 253	\$ 442,682
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	\$ 0		\$ 0	\$ -	\$ 0
Capital Expenditures		0		0	0	0
Performance Contracting	278,134	139,067	23,931	141,274	106	136,860
Transfer to other AMPS	0	0		0	0	0
Total Non-Routine Expenses	\$ 278,134	\$ 139,067	\$ 23,931	\$ 141,274	\$ 106.06	\$ 136,860
Total-All Expenses	\$ 2,125,211	\$ 1,062,608	\$ 175,030	\$ 951,178	\$ 714	\$ 1,174,033
PROVISION FOR RESERVE	\$ 108,434	\$ 54,215	\$ 8,359	\$ 156,217	\$ 117	\$ 47,783

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ASSET MANAGEMENT PROJECT (AMP) DETAIL
TX001000007P LAKESIDE
UNITS AVAILABLE - 164
OPERATING REVENUES & EXPENSES
FISCAL YEAR - APRIL 1, 2016 - MARCH 31, 2017

	2016/2017 Budget	YTD Budget	SEPT 2016	Y.T.D. As of 9/30/16	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 471,473	\$ 235,737	38,176	\$ 231,765	\$ 236	\$ (239,708)
Non dwelling Rental	34,500	17,250	3,583	21,503	22	(12,997)
Excess Utilities Usage	17,557	8,779	1,765	10,561	11	(6,996)
Other Income	9,231	4,616	402	2,512	3	(6,719)
Transfer from other AMPS	0	0		0	0	
Non Federal Donations	8,115	4,058		0	0	(8,115)
HUD Subsidy	635,562	317,781	55,445	339,437	345	(296,125)
Total Revenues	\$ 1,176,438	\$ 588,221	\$ 99,371	\$ 605,778	\$ 616	\$ (570,660)
EXPENSE:						
Administrative:						
Salaries	\$ 129,161	\$ 64,581	7,823	\$ 48,238	\$ 49	\$ 80,923
Legal - Misc.	18,405	9,203	445	4,466	5	13,939
Travel & Training	358	179	30	200	0	158
Accounting & Audit Fees	2,504	1,252		2,142	2	362
Management Fee	156,720	78,360	11,750	70,145	71	86,575
Sundry Administrative	20,256	10,128	1,583	8,036	8	12,220
Total Administrative	\$ 327,404	\$ 163,703	\$ 21,631	\$ 133,227	\$ 135	\$ 194,177
Maintenance:						
Labor	\$ 131,801	\$ 65,801	11,954	\$ 71,143	\$ 72	\$ 60,458
Materials	60,226	30,113	1,011	19,026	19	41,200
Contracts	108,700	54,350	6,920	69,398	71	39,302
Total Maintenance	\$ 300,527	\$ 150,264	\$ 19,885	\$ 159,567	\$ 162	\$ 140,960
General Expense:						
Insurance	\$ 22,850	\$ 11,425	1,721	\$ 10,027	\$ 10	\$ 12,823
Employee Benefit Contributions	139,239	69,620	10,730	58,485	59	80,754
Collection Losses	2,000	1,000		582	1	1,418
Total General Expenses	\$ 164,089	\$ 82,045	\$ 12,451	\$ 69,094	\$ 70	\$ 94,995
Other Routine Expenses:						
Tenant Services	\$ 70,142	\$ 35,071	3,139	\$ 33,895	\$ 34	\$ 36,247
Utilities	231,198	115,599	22,843	159,732	162	71,466
Protective Services	84,144	42,072	5,395	31,126	32	53,018
Total Other Routine Expenses	\$ 385,484	\$ 192,742	\$ 31,377	\$ 224,753	\$ 228	\$ 160,731
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	0		\$ 0	\$ -	\$ 0
Capital Expenditures	0	0		0	0	0
Performance Contracting	205,468	102,734	17,717	104,768	106	100,700
Transfer to other AMPS	0	0		0	0	0
Total Non-Routine Expenses	\$ 205,468	\$ 102,734	\$ 17,717	\$ 104,768	\$ 106.47	\$ 100,700
Total-All Expenses	\$ 1,382,972	\$ 691,488	\$ 103,061	\$ 691,409	\$ 703	\$ 691,563
PROVISION FOR RESERVE	\$ (206,534)	\$ (103,267)	\$ (3,690)	\$ (85,631)	\$ (87)	\$ 120,903

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ASSET MANAGEMENT PROJECT (AMP) DETAIL
TX001000009P GASTON
UNITS AVAILABLE - 100
OPERATING REVENUES & EXPENSES
FISCAL YEAR - APRIL 1, 2016 - MARCH 31, 2017

	2016/2017 Budget	YTD Budget	SEPT 2016	Y T D As of 9/30/16	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 293,353	\$ 146,677	24,081	\$ 146,907	\$ 245	\$ (146,446)
Nondwelling Rental	0	0		0	0	0
Excess Utilities Usage	3,831	1,916	944	2,008	3	(1,823)
Other Income	9,143	4,572	384	1,595	3	(7,548)
Transfer from other AMPS	0	0		0	0	
Non Federal Donations	4,948	2,474		0	0	(4,948)
HUD Subsidy	276,026	138,013	24,080	144,639	241	(131,387)
Total Revenues	\$ 587,301	\$ 293,652	\$ 49,489	\$ 295,149	\$ 492	\$ (292,152)
EXPENSE:						
Administrative:						
Salaries	\$ 73,465	\$ 36,733	5,290	\$ 36,599	\$ 61	\$ 36,866
Legal - Misc.	2,665	1,333	469	1,656	3	1,009
Travel & Training	218	109	18	82	0	136
Accounting & Audit Fees	1,527	764		1,324	2	203
Management Fee	95,561	47,781	6,878	42,273	70	53,288
Sundry Administrative	14,073	7,037	773	4,983	8	9,090
Total Administrative	\$ 187,509	\$ 93,757	\$ 13,428	\$ 86,917	\$ 145	\$ 100,592
Maintenance:						
Labor	\$ 72,353	\$ 36,177	2,207	\$ 21,705	\$ 36	\$ 50,648
Materials	25,551	12,776	441	7,965	13	17,586
Contracts	55,870	27,935	4,012	26,222	44	29,648
Total Maintenance	\$ 153,774	\$ 76,888	\$ 6,660	\$ 55,892	\$ 93	\$ 97,882
General Expense:						
Insurance	\$ 12,806	\$ 6,403	994	\$ 5,899	\$ 10	\$ 6,907
Employee Benefit Contributions	88,531	44,266	4,972	35,011	58	53,520
Collection Losses	500	250		440	1	60
Total General Expenses	\$ 101,837	\$ 50,919	\$ 5,966	\$ 41,350	\$ 69	\$ 60,487
Other Routine Expenses:						
Tenant Services	\$ 57,134	\$ 28,567	805	\$ 19,362	\$ 32	\$ 37,772
Utilities	121,527	60,764	13,178	67,369	112	54,158
Protective Services	32,480	16,240	5,731	18,472	31	14,008
Total Other Routine Expenses	\$ 211,141	\$ 105,571	\$ 19,714	\$ 105,203	\$ 175	\$ 105,938
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	\$ 0		\$ 0	\$ -	\$ 0
Capital Expenditures	0	0		0	0	0
Performance Contracting	125,285	62,643	10,922	64,599	108	60,686
Transfer to other AMPS	0	0		0	0	0
Total Non-Routine Expenses	\$ 125,285	\$ 62,643	\$ 10,922	\$ 64,599	\$ 107.67	\$ 60,686
Total-All Expenses	\$ 779,546	\$ 389,778	\$ 56,690	\$ 353,961	\$ 590	\$ 425,585
PROVISION FOR RESERVE	\$ (192,245)	\$ (96,126)	\$ (7,201)	\$ (58,812)	\$ (98)	\$ 133,433

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ASSET MANAGEMENT PROJECT (AMP) DETAIL
TX001000010P BOULDIN
UNITS AVAILABLE - 144
OPERATING REVENUES & EXPENSES
FISCAL YEAR - APRIL 1, 2016 - MARCH 31, 2017

	2016/2017 Budget	YTD Budget	SEPT 2016	Y.T.D. As of 9/30/16	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 388,113	\$ 194,057	33,943	\$ 203,878	\$ 236	\$ (184,235)
Non dwelling Rental	0	0		0	0	0
Excess Utilities Usage	355	178	286	3,905	5	3,550
Other Income	17,445	8,723	326	2,827	3	(14,618)
Transfer from other AMPS	0	0		0	0	0
Non Federal Donations	7,126	3,563		0	0	(7,126)
HUD Subsidy	721,776	360,888	62,966	383,963	444	(337,813)
Total Revenues	\$ 1,134,815	\$ 567,409	\$ 97,521	\$ 594,573	\$ 688	\$ (540,242)
EXPENSE:						
Administrative:						
Salaries	\$ 94,595	\$ 47,298	6,746	\$ 46,072	\$ 53	\$ 48,523
Legal - Misc.	12,000	6,000	2,386	15,961	18	(3,961)
Travel & Training	314	157	55	251	0	63
Accounting & Audit Fees	2,199	1,100		1,878	2	321
Management Fee	137,608	68,804	10,103	61,691	71	75,917
Sundry Administrative	16,686	8,343	742	7,289	8	9,397
Total Administrative	\$ 263,402	\$ 131,702	\$ 20,032	\$ 133,142	\$ 154	\$ 130,260
Maintenance:						
Labor	\$ 81,343	\$ 40,672	6,380	\$ 47,437	\$ 55	\$ 33,906
Materials	33,437	16,719	3,248	11,075	13	22,362
Contracts	62,425	31,213	4,058	25,370	29	37,055
Total Maintenance	\$ 177,205	\$ 88,604	\$ 13,686	\$ 83,882	\$ 97	\$ 93,323
General Expense:						
Insurance	\$ 17,603	\$ 8,802	1,429	\$ 8,367	\$ 10	\$ 9,236
Employee Benefit Contributions	94,782	47,391	7,303	40,287	47	54,495
Collection Losses	3,000	1,500		18,527	21	(15,527)
Total General Expenses	\$ 115,385	\$ 57,693	\$ 8,732	\$ 67,181	\$ 78	\$ 48,204
Other Routine Expenses:						
Tenant Services	\$ 123,204	\$ 61,602	27,672	\$ 57,004	\$ 66	\$ 66,200
Utilities	203,827	101,914	36,369	106,800	124	97,027
Protective Services	39,694	19,847	3,456	15,002	17	24,692
Total Other Routine Expenses	\$ 366,725	\$ 183,363	\$ 67,497	\$ 178,806	\$ 207	\$ 187,919
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	\$ 0		\$ 0	\$ -	\$ 0
Capital Expenditures	11,000	5,500		9,815	11	1,185
Performance Contracting	180,411	90,206	15,532	112,763	131	67,648
Transfer to other AMPS	0	0		0	0	0
Total Non-Routine Expenses	\$ 191,411	\$ 95,706	\$ 15,532	\$ 122,578	\$ 141.87	\$ 68,833
Total-All Expenses	\$ 1,114,128	\$ 557,068	\$ 125,479	\$ 585,589	\$ 678	\$ 528,539
PROVISION FOR RESERVE	\$ 20,687	\$ 10,341	\$ (27,958)	\$ 8,984	\$ 10	\$ (11,703)

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ASSET MANAGEMENT PROJECT (AMP) DETAIL
TX001000011P THURMOND
UNITS AVAILABLE - 144
OPERATING REVENUES & EXPENSES
FISCAL YEAR - APRIL 1, 2016 - MARCH 31, 2017

	2016/2017 Budget	YTD Budget	SEPT 2016	Y.T.D. As of 9/30/16	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 273,024	\$ 136,512	24,814	\$ 157,382	\$ 182	\$ (115,642)
Nondwelling Rental	0	0		0	0	0
Excess Utilities Usage	500	250	324	3,140	4	2,640
Other Income	13,685	6,843	635	4,210	5	(9,475)
Transfer from other AMPS	0	0		0	0	
Non Federal Donations	7,126	3,563		0	0	(7,126)
HUD Subsidy	746,270	373,135	65,103	392,998	455	(353,272)
Total Revenues	\$ 1,040,605	\$ 520,303	\$ 90,876	\$ 557,730	\$ 646	\$ (482,875)
EXPENSE:						
Administrative:						
Salaries	\$ 100,401	\$ 50,201	9,184	\$ 49,066	\$ 57	\$ 51,335
Legal - Misc.	10,000	5,000		1,846	2	8,154
Travel & Training	314	157	158	769	1	(455)
Accounting & Audit Fees	2,199	1,100		1,877	2	322
Management Fee	137,608	68,804	10,318	61,691	71	75,917
Sundry Administrative	17,065	8,533	1,114	6,942	8	10,123
Total Administrative	\$ 267,587	\$ 133,795	\$ 20,774	\$ 122,191	\$ 141	\$ 145,396
Maintenance:						
Labor	\$ 88,711	\$ 44,356	6,835	\$ 37,567	\$ 43	\$ 51,144
Materials	28,498	14,249	1,145	9,377	11	19,121
Contracts	67,813	33,907	7,021	29,517	34	38,296
Total Maintenance	\$ 185,022	\$ 92,512	\$ 15,001	\$ 76,461	\$ 88	\$ 108,561
General Expense:						
Insurance	\$ 17,732	\$ 8,866	1,413	\$ 8,299	\$ 10	\$ 9,433
Employee Benefit Contributions	102,525	51,263	5,977	38,501	45	64,024
Collection Losses	10,000	5,000		0	0	10,000
Total General Expenses	\$ 130,257	\$ 65,129	\$ 7,390	\$ 46,800	\$ 54	\$ 83,457
Other Routine Expenses:						
Tenant Services	\$ 37,461	\$ 18,731	8,170	\$ 33,281	\$ 39	\$ 4,180
Utilities	214,141	107,071	3,587	89,132	103	125,009
Protective Services	36,358	18,179	2,771	15,611	18	20,747
Total Other Routine Expenses	\$ 287,960	\$ 143,981	\$ 14,528	\$ 138,024	\$ 160	\$ 149,936
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	\$ 0		\$ 0	\$ -	\$ 0
Capital Expenditures		0		9,815	11	(9,815)
Performance Contracting	180,411	90,206	15,563	91,878	106	88,533
Transfer to other AMPS	0	0		0	0	0
Total Non-Routine Expenses	\$ 180,411	\$ 90,206	\$ 15,563	\$ 101,693	\$ 117.70	\$ 78,718
Total-All Expenses	\$ 1,051,237	\$ 525,623	\$ 73,256	\$ 485,169	\$ 562	\$ 566,068
PROVISION FOR RESERVE	\$ (10,632)	\$ (5,320)	\$ 17,620	\$ 72,561	\$ 84	\$ 83,193

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ASSET MANAGEMENT PROJECT (AMP) DETAIL
TX001000012P GEORGIAN
UNITS AVAILABLE - 94
OPERATING REVENUES & EXPENSES
FISCAL YEAR - APRIL 1, 2016 - MARCH 31, 2017

	2016/2017 Budget	YTD Budget	SEPT 2016	Y.T.D. As of 9/30/16	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 234,270	\$ 117,135	22,478	\$ 133,735	\$ 237	\$ (100,535)
Nondwelling Rental	0	0		0	0	0
Excess Utilities Usage	95	48	180	2,152	4	2,057
Other Income	9,214	4,607	2,809	10,251	18	1,037
Transfer from other AMPS	0	0		0	0	
Non Federal Donations	4,651	2,326		0	0	(4,651)
HUD Subsidy	455,687	227,844	39,753	238,573	423	(217,114)
Total Revenues	\$ 703,917	\$ 351,960	\$ 65,220	\$ 384,711	\$ 682	\$ (319,206)
EXPENSE:						
Administrative:						
Salaries	\$ 73,058	\$ 36,529	5,689	\$ 36,534	\$ 65	\$ 36,524
Legal - Misc.	14,000	7,000		2,456	4	11,544
Travel & Training	205	103	41	334	1	(129)
Accounting & Audit Fees	1,435	718		1,228	2	207
Management Fee	89,827	44,914	6,736	40,339	72	49,488
Sundry Administrative	12,321	6,161	1,183	6,709	12	5,612
Total Administrative	\$ 190,846	\$ 95,425	\$ 13,649	\$ 87,600	\$ 155	\$ 103,246
Maintenance:						
Labor	\$ 68,692	\$ 34,346	5,606	\$ 34,668	\$ 61	\$ 34,024
Materials	20,999	10,500	1,173	9,111	16	11,888
Contracts	57,331	28,666	8,241	28,547	51	28,784
Total Maintenance	\$ 147,022	\$ 73,512	\$ 15,020	\$ 72,326	\$ 128	\$ 74,696
General Expense:						
Insurance	\$ 12,085	\$ 6,043	957	\$ 5,544	\$ 10	\$ 6,541
Employee Benefit Contributions	79,827	39,914	6,255	36,782	65	43,045
Collection Losses	1,000	500		4,349	8	(3,349)
Total General Expenses	\$ 92,912	\$ 46,457	\$ 7,212	\$ 46,675	\$ 83	\$ 46,237
Other Routine Expenses:						
Tenant Services	\$ 25,066	\$ 12,533	4,839	\$ 14,399	\$ 26	\$ 10,667
Utilities	157,422	78,711	13,702	65,619	116	91,803
Protective Services	25,094	12,547	2,714	12,560	22	12,534
Total Other Routine Expenses	\$ 207,582	\$ 103,791	\$ 21,255	\$ 92,578	\$ 164	\$ 115,004
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	\$ 0		\$ 0	\$ -	\$ 0
Capital Expenditures		0		0	0	0
Performance Contracting	117,768	58,884	10,166	60,016	106	57,752
Transfer to other AMPS	0	0		0	0	0
Total Non-Routine Expenses	\$ 117,768	\$ 58,884	\$ 10,166	\$ 60,016	\$ 106.41	\$ 57,752
Total-All Expenses	\$ 756,130	\$ 378,069	\$ 67,302	\$ 359,195	\$ 637	\$ 396,935
PROVISION FOR RESERVE	\$ (52,213)	\$ (26,109)	\$ (2,082)	\$ 25,516	\$ 45	\$ 77,729

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ASSET MANAGEMENT PROJECT (AMP) DETAIL
TX001000015P NORTH LOOP
UNITS AVAILABLE - 130
OPERATING REVENUES & EXPENSES
FISCAL YEAR - APRIL 1, 2016 - MARCH 31, 2017

	2016/2017 Budget	YTD Budget	SEPT 2016	Y.T.D. As of 9/30/16	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 387,696	\$ 193,848	32,671	\$ 196,632	\$ 252	\$ (191,064)
Nondwelling Rental	0	0		0	0	0
Excess Utilities Usage	11,000	5,500	770	4,630	6	(6,370)
Other Income	2,200	1,100	139	2,486	3	286
Transfer from other AMPS	0	0		0	0	
Non Federal Donations	6,433	3,217		0	0	(6,433)
HUD Subsidy	458,174	229,087	39,970	240,952	309	(217,222)
Total Revenues	\$ 865,503	\$ 432,752	\$ 73,550	\$ 444,700	\$ 570	\$ (420,803)
EXPENSE:						
Administrative:						
Salaries	\$ 61,282	\$ 30,641	6,948	\$ 45,605	\$ 58	\$ 15,677
Legal - Misc.	4,000	2,000	1,228	11,781	15	(7,781)
Travel & Training	200	100	24	106	0	94
Accounting & Audit Fees	1,985	993		1,709	2	276
Management Fee	124,229	62,115	9,745	56,675	73	67,554
Sundry Administrative	15,142	7,571	3,329	8,626	11	6,516
Total Administrative	\$ 206,838	\$ 103,420	\$ 21,274	\$ 124,502	\$ 160	\$ 82,336
Maintenance:						
Labor	\$ 73,589	\$ 36,795	6,048	\$ 37,577	\$ 48	\$ 36,012
Materials	32,800	16,400	1,400	12,630	16	20,170
Contracts	79,696	39,848	12,708	57,039	73	22,657
Total Maintenance	\$ 186,085	\$ 93,043	\$ 20,156	\$ 107,246	\$ 137	\$ 78,839
General Expense:						
Insurance	\$ 16,101	\$ 8,051	1,324	\$ 7,726	\$ 10	\$ 8,375
Employee Benefit Contributions	107,418	53,709	8,051	49,827	64	57,591
Collection Losses	3,600	1,800		1,444	2	2,156
Total General Expenses	\$ 127,119	\$ 63,560	\$ 9,375	\$ 58,997	\$ 76	\$ 68,122
Other Routine Expenses:						
Tenant Services	\$ 65,397	\$ 32,699	2,667	\$ 27,056	\$ 35	\$ 38,341
Utilities	213,211	106,606	223	85,013	109	128,198
Protective Services	41,958	20,979	5,741	26,400	34	15,558
Total Other Routine Expenses	\$ 320,566	\$ 160,284	\$ 8,631	\$ 138,469	\$ 178	\$ 182,097
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	\$ 0		\$ 0	\$ -	\$ 0
Capital Expenditures		0		0	0	0
Performance Contracting	162,871	81,436	14,154	83,876	108	78,995
Transfer to other AMPS	0	0		0	0	0
Total Non-Routine Expenses	\$ 162,871	\$ 81,436	\$ 14,154	\$ 83,876	\$ 107.53	\$ 78,995
Total-All Expenses	\$ 1,003,479	\$ 501,743	\$ 73,590	\$ 513,090	\$ 658	\$ 490,389
PROVISION FOR RESERVE	\$ (137,976)	\$ (68,991)	\$ (40)	\$ (68,390)	\$ (88)	\$ 69,586

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ASSET MANAGEMENT PROJECT (AMP) DETAIL
TX001000016P NORTHGATE/CORONADO & 14 S/S
UNITS AVAILABLE - 112
OPERATING REVENUES & EXPENSES
FISCAL YEAR - APRIL 1, 2016 - MARCH 31, 2017

	2016/2017 Budget	YTD Budget	SEPT 2016	Y.T.D. As of 9/30/16	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 279,056	\$ 139,528	29,411	\$ 180,143	\$ 268	\$ (98,913)
Nondwelling Rental	0	0		0	0	0
Excess Utilities Usage	0	0	155	2,470	4	2,470
Other Income	8,015	4,008	3,503	8,238	12	223
Transfer from other AMPS	0	0		0	0	0
Non Federal Donations	5,542	2,771		0	0	(5,542)
HUD Subsidy	491,265	245,633	42,857	263,205	392	(228,060)
Total Revenues	\$ 783,878	\$ 391,940	\$ 75,926	\$ 454,056	\$ 676	\$ (329,822)
EXPENSE:						
Administrative:						
Salaries	\$ 92,425	\$ 46,213	6,875	\$ 45,121	\$ 67	\$ 47,304
Legal - Misc.	3,600	1,800	229	394	1	3,206
Travel & Training	245	123	46	487	1	(242)
Accounting & Audit Fees	1,710	855		1,468	2	242
Management Fee	107,028	53,514	7,881	47,719	71	59,309
Sundry Administrative	20,403	10,202	1,626	10,754	16	9,649
Total Administrative	\$ 225,411	\$ 112,707	\$ 16,657	\$ 105,943	\$ 158	\$ 119,468
Maintenance:						
Labor	\$ 78,733	\$ 39,367	5,706	\$ 43,323	\$ 64	\$ 35,410
Materials	36,547	18,274	1,549	10,461	16	26,086
Contracts	60,030	30,015	7,258	30,563	45	29,467
Total Maintenance	\$ 175,310	\$ 87,656	\$ 14,513	\$ 84,347	\$ 126	\$ 90,963
General Expense:						
Insurance	\$ 14,274	\$ 7,137	1,134	\$ 6,679	\$ 10	\$ 7,595
Employee Benefit Contributions	89,459	44,730	8,416	53,985	80	35,474
Collection Losses	750	375		1,934	3	(1,184)
Total General Expenses	\$ 104,483	\$ 52,242	\$ 9,550	\$ 62,598	\$ 93	\$ 41,885
Other Routine Expenses:						
Tenant Services	\$ 15,857	\$ 7,929	8,571	\$ 28,768	\$ 43	\$ (12,911)
Utilities	126,085	63,043	12,163	70,829	105	55,256
Protective Services	29,911	14,956	3,698	13,740	20	16,171
Total Other Routine Expenses	\$ 171,853	\$ 85,928	\$ 24,432	\$ 113,337	\$ 169	\$ 58,516
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	\$ 0		\$ 0	\$ -	\$ 0
Capital Expenditures		0		0	0	0
Performance Contracting	140,320	70,160	12,110	71,727	107	68,593
Transfer to other AMPS	0	0		0	0	0
Total Non-Routine Expenses	\$ 140,320	\$ 70,160	\$ 12,110	\$ 71,727	\$ 107	\$ 68,593
Total-All Expenses	\$ 817,377	\$ 408,693	\$ 77,262	\$ 437,952	\$ 652	\$ 379,425
PROVISION FOR RESERVE	\$ (33,499)	\$ (16,753)	\$ (1,336)	\$ 16,104	\$ 24	\$ 49,603

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ASSET MANAGEMENT PROJECT (AMP) DETAIL
TX001000017P SB/MII/GR/MV & 2 S/S
UNITS AVAILABLE - 158
OPERATING REVENUES & EXPENSES
FISCAL YEAR - APRIL 1, 2016 - MARCH 31, 2017

	2016/2017 Budget	YTD Budget	SEPT 2016	Y.T.D. As of 9/30/16	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 407,951	\$ 203,976	37,401	\$ 214,119	\$ 226	\$ (193,832)
Nondwelling Rental	0	0		0	0	0
Excess Utilities Usage	1,359	680	315	4,028	4	2,669
Other Income	62,349	31,175	548	4,980	5	(57,369)
Transfer from other AMPS	0	0		0	0	0
Non Federal Donations	7,819	3,910		0	0	(7,819)
HUD Subsidy	704,283	352,142	61,440	363,999	384	(340,284)
Total Revenues	\$ 1,183,761	\$ 591,883	\$ 99,704	\$ 587,126	\$ 619	\$ (596,635)
EXPENSE:						
Administrative:						
Salaries	\$ 107,031	\$ 53,516	11,951	\$ 72,938	\$ 77	\$ 34,093
Legal - Misc.	6,800	3,400		0	0	6,800
Travel & Training	1,000	500	90	671	1	329
Accounting & Audit Fees	2,413	1,207		2,070	2	343
Management Fee	150,987	75,494	11,320	67,566	71	83,421
Sundry Administrative	24,701	12,351	5,205	15,379	16	9,322
Total Administrative	\$ 292,932	\$ 146,468	\$ 28,566	\$ 158,624	\$ 167	\$ 134,308
Maintenance:						
Labor	\$ 154,929	\$ 77,465	6,976	\$ 56,600	\$ 60	\$ 98,329
Materials	45,428	22,714	2,059	14,851	16	30,577
Contracts	87,793	43,897	5,425	38,472	41	49,321
Total Maintenance	\$ 288,150	\$ 144,076	\$ 14,460	\$ 109,923	\$ 116	\$ 178,227
General Expense:						
Insurance	\$ 20,768	\$ 10,384	1,601	\$ 9,322	\$ 10	\$ 11,446
Employee Benefit Contributions	143,700	71,850	11,791	68,904	73	74,796
Collection Losses	6,750	3,375		675	1	6,075
Total General Expenses	\$ 171,218	\$ 85,609	\$ 13,392	\$ 78,901	\$ 83	\$ 92,317
Other Routine Expenses:						
Tenant Services	\$ 20,247	\$ 10,124	7,096	\$ 21,816	\$ 23	\$ (1,569)
Utilities	242,507	121,254	25,225	115,199	122	127,308
Protective Services	31,830	15,915	3,957	15,780	17	16,050
Total Other Routine Expenses	\$ 294,584	\$ 147,293	\$ 36,278	\$ 152,795	\$ 161	\$ 141,789
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	\$ 0			\$ -	\$ 0
Capital Expenditures		0		0	0	0
Performance Contracting	197,951	98,976	25,525	130,763	138	67,188
Transfer to other AMPS	0	0		0	0	0
Total Non-Routine Expenses	\$ 197,951	\$ 98,976	\$ 25,525	\$ 130,763	\$ 137.94	\$ 67,188
Total-All Expenses	\$ 1,244,835	\$ 622,422	\$ 118,221	\$ 631,006	\$ 666	\$ 613,829
PROVISION FOR RESERVE	\$ (61,074)	\$ (30,539)	\$ (18,517)	\$ (43,880)	\$ (46)	\$ 17,194

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ASSET MANAGEMENT PROJECT (AMP) DETAIL
TX001000020P RIO LADO
UNITS AVAILABLE - 90
OPERATING REVENUES & EXPENSES
FISCAL YEAR - APRIL 1, 2016 - MARCH 31, 2017

	2016/2017 Budget	YTD Budget	SEPT 2016	Y.T.D. As of 9/30/16	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 0	\$ 0		\$ 0	\$ -	\$ 0
Nondwelling Rental	0	0		0	0	0
Excess Utilities Usage	0	0		0	0	0
Other Income	0	0		0	0	0
Transfer from other AMPS	0	0		0	0	0
SHCC Donation	0	0		0	0	0
HUD Subsidy	0	0		0	0	0
Total Revenues	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ 0
EXPENSE:						
Administrative:						
Salaries	\$ 0	\$ 0		\$ 0	\$ -	\$ 0
Legal - Misc.	0	0		0	0	0
Travel & Training	0	0		0	0	0
Accounting & Audit Fees	0	0		0	0	0
Management Fee	0	0		0	0	0
Sundry Administrative	0	0		0	0	0
Total Administrative	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ 0
Maintenance:						
Labor	\$ 0	\$ 0		\$ 0	\$ -	\$ 0
Materials	0	0		0	0	0
Contracts	0	0	926	5,814	11	(5,814)
Total Maintenance	\$ 0	\$ 0	\$ 926	\$ 5,814	\$ 11	\$ (5,814)
General Expense:						
Insurance	\$ 0	\$ 0		\$ 0	\$ -	\$ 0
Employee Benefit Contributions	0	0		0	0	0
Collection Losses	0	0		0	0	0
Total General Expenses	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ 0
Other Routine Expenses:						
Tenant Services	\$ 0	\$ 0		\$ 0	\$ -	\$ 0
Utilities	0	0	1,361	6,744	12	(6,744)
Protective Services	0	0	500	2,500	5	(2,500)
Total Other Routine Expenses	\$ 0	\$ 0	\$ 1,861	\$ 9,244	\$ 17	\$ (9,244)
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	\$ 0		\$ 0	\$ -	\$ 0
Capital Expenditures	0	0		0	0	0
Performance Contracting	0	0		0	0	0
Transfer to other AMPS	0	0		0	0	0
Total Non-Routine Expenses	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total-All Expenses	\$ 0	\$ 0	\$ 2,787	\$ 15,058	\$ 28	\$ (15,058)
PROVISION FOR RESERVE	\$ 0	\$ 0	\$ (2,787)	\$ (15,058)	\$ (28)	\$ (15,058)

**HOUSING AUTHORITY OF THE CITY OF AUSTIN
BOARD OF COMMISSIONERS
REGULAR BOARD MEETING**

ADJOURNMENT

**October 21, 2016
Regular Meeting**