APRIL 2017
MONTHLY REPORTS

AUSTIN PATHWAYS

Housing Authority of the City of Austin

Established in 1937

Interoffice Memo

To: **Michael Gerber, President and CEO**

From: **Catherine Crago, Strategic Initiatives and Resource Development**
Sylvia Blanco, Executive Vice President

Subject: **Austin Pathways Report for April, 2017**

Date: **May 9, 2017**

In April Austin Pathways held a BBQ lunch for 128 HACA employees who participated in Amplify Austin, including 100 percent of Central East employees! As summer program planning takes shape, proposals to Wal-Mart, Best Buy and other large funders are underway. HACA resident Digital Ambassadors who specialize in Mobility are building leadership skills as they learn to use data, analysis and storytelling to advocate for HACA resident mobility. And seven part-time Austin Community College interns, five University of Texas City Hall Fellows, and nine Google Community Leaders are on the cusp of completing 12 – 24 week projects that support resident economic and social mobility.

To help assess whether a HACA-based child care co-op can help residents gain employment, education and social services more timely and consistently than they do now, the Texas Community Building with Attorney Resources (CBAR) will provide pro-bono legal resources to Austin Pathways. Childcare a persistent barrier to economic mobility; it is a major barrier for participants in HACA's JobsPlus program. Lacking close, safe, reliable child care, HACA parents often must make stark choices between economic mobility for the family and the immediate need to provide care for their children. In October, 2016, the Child Care Management Services waitlist was closed. In addition to reducing wage disparities for working parents, a child care co-op could employ HACA residents. CBAR will identify and prioritize significant legal considerations.

"Everybody can be great because everybody can serve," said Dr. Martin Luther King. One hundred twenty-eight HACA employees were feted on April 18 in honor of their contributions during Amplify Austin. "You Rock!" was the theme; guitar picks were issued as raffle tickets to employees that contributed to Amplify Austin by cheering on team members, submitting a #IAmplifyAustinPathways because… selfie or donating to the campaign. Nine employees were recognized with special awards. More than 30 local businesses provided employee incentive raffle prizes totaling over $1,000. Heard as the gift certificates and baskets were being picked up around town, "We're happy to support you. Affordable housing is important to us." One local restaurant manager doubled her initial donation. She said, "I know exactly who you [HACA] are. I used to be in HACA. Your people good work." HACA CEO Mike Gerber has invited several Selfie / Team Selfie contest winners to a lunch in June.

National Digital Inclusion Week. To 1) enable HACA residents to gain awareness and build leadership and advocacy skills, 2) support mission and partners, and 3) build good will for *Unlocking the Connection* in the following years, Austin Pathways will participate in the National Digital Inclusion (NDIA) Week May 8 to 13 to raise awareness about digital inequities and nationwide efforts to close those gaps.

Austin Pathways will provide support and sponsor five key events:

May 8 – The City of Austin, Capital Metro, Capital Area Council of Governments (CAPCOG) and HACA along with other partners in the transportation and digital inclusion fields, will discuss how digital inclusion can improve access to mobility for residents of public and affordable housing, transit use as well as help make Austin a smarter city, 10:30 a.m. to 1 p.m. in the City Council Chambers at City Hall. About 40 of HACA's Mobility Ambassadors, Lab Apprentices and staff will attend; representatives from HACA transportation partners and service providers will attend (Car2Go, B-Cycle, Bike Austin, KLRU, Austin Free-Net, Skillpoint Alliance, and others.)

May 10 – Cyber Seniors free movie screening 3:30 to 5:30 p.m. at the South Austin Senior Activity Center, 3911 Manchaca Road, hosted by Austin Free-Net. The documentary takes a fun and insightful look at teens helping seniors bridge the digital gap. Seniors from HACA sites are invited to attend with Lab Apprentices.

May 12 – State of Digital Equity, 10 a.m. to 1 p.m. at the Google Fiber Space, 201 Colorado St. Digital Inclusion Symposium featuring a panel discussing Smart Digital Inclusion Strategies for Greater Community Impact. About 20 HACA Residents are expected to attend. Austin Pathways will facilitate Ignite Circles in which members of the business and non-profit communities explore how digital inclusion can help the City's economy and society as a whole.

May 12 – Austin Pathaways will conduct a How to Refurbish a Devices using Free and Open Source Software, 1 to 2 p.m. at City Council Chambers. Participants will be provided with a user guide and 32GB of interactive content from World Possible that can be used without internet. HACA Digital Ambassadors and Lab Apprentices will then attend a City of Austin Digital Empowerment Community of Austin (DECA) meeting from 2 to 4 p.m.

May 13 – Digital Resource Fair from 10 a.m. to 1 p.m. at the Doris Miller Auditorium, 2300 Rosewood Ave. Participants will have the chance to learn about technology training programs for the family and free online resources in Austin, including Austin Pathways and HACA programs. ACC Interns will demonstrate how to refurbish a device with free and open source software, Mobility Ambassadors will liaise with community partners,

and the ACC Intern team will enable members of the public to comment on over 2500 historic HACA photos.

Other NDIA Digital Inclusion Week partners include the Martha O'Bryan Center, Multnomah County Library, San Antonio Public Library, My Power Learning, United Way of Utah County, Charlotte Mecklenburg Library, San Antonio Housing Authority, Literacy Action, Inc., Community Technology Network, Literacy KC, Salt Lake City Public Library, Nashville Public Library, Kansas City Public Library, and San Francisco Public Library.

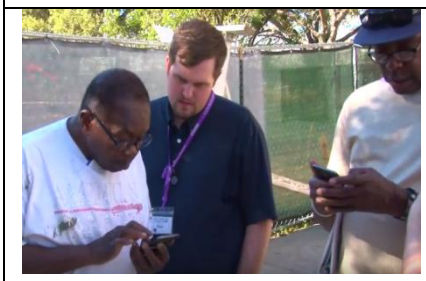
Realistic Broadband Strategy. In April, Austin Pathways began formulating a strategy to maintain the rate at which its strategic plan objective to connect all HACA residents with internet can be achieved. In January, Ajit Pai was named Chairman of the FCC and has been discussing FCC reform. He has written about his commitment to closing the digital divide and formed a Broadband Deployment Advisory Committee (BDAC). Both the Senate and the House urged President Trump to include broadband in his potential infrastructure bill. Chairman Pai stopped nine companies from participating in Lifeline Services, reversing the July, 2016 ruling, and undercutting the companies' ability to provide low-cost Internet access to poorer Americans. By mid-June, Austin Pathways expects to have scanned the market for potential infrastructure and service providers, and to have developed an initial cost model for deployment at different types of properties. Google Fiber will light up 50-households at Shadowbend by July 1, 2017; it's unlikely that Google Fiber construction will be initiated near other properties at least through mid-2018. Google Fiber will provide educational outreach. Austin Pathways and Austin Energy may help residents learn how to use their Internet connections to save money by enrolling in Austin Energy's demand-response program. Austin Pathways continued to collaborate with Syracuse University to develop a cost model for broadband in public housing.

Keeping HACA Residents Moving. By the end of April, 10 stipend-paid HACA Resident Mobility Ambassadors had collected data from over 140 residents about where they experience the most transportation issues and where they would travel if they had better transportation options. That data is being entered into ArcMap, enabling the group to provide a data-driven assessment of the transportation cost burden HACA residents face to travel for fresh food, healthcare, education and work. Next Century Cities and the Transit Empowerment Fund have provided $80,000 in total funding to support this work. (See next page for accomplishments to date.)

Five **University of Texas City Hall Fellows** designed surveys for and conducted interviews of seven non-English speaking Thurmond Heights residents. Two Arabic interpreters, one of whom is a HACA Mobility Ambassador, assisted in the interviews. Residents who were recent immigrants had little awareness of their transportation options, and most said that lack of English proficiency kept them from successfully navigating transportation in Austin. Several of the residents said that they felt unsafe leaving their homes, afraid that they would get lost. One mother, C., said that her disability left her unable to drive most days, which means that her children would have to navigate transportation alone to go to school. One child has asthma and the half-mile walk to and from school effects her health. HACA resident Mobility Ambassador Hanan M. has volunteered to complete the survey work at Thurmond Heights and will return to to conduct transportation awareness events, help develop family personalized transportation plans, and help residents learn to use smart phones to navigate CapMetro and use services like

ridesharing and Car2Go in case of emergency. Thanks to Professor Suchi Gururaj, University of Texas Division of Diversity and Community Engagement, who participated in this partnership.

Ten HACA Mobility Ambassadors accomplishments to date include:

Research	**Observe & Analyze**	**Collaborate & Advocate**
Learned how to conduct PGIS Interviews Deliberative Democracy lesson from Todd O'Boyle Learned to use a smart phone, CapMetro, Maps.me & Transit apps to plan multi-modal trips Created and conducted their own Lessons on: • Financial Literacy • Time Management • Trip Planning Read and discussed weekly current event news digest, for example on Uber's and the City's background check requirements	Conducted 140 PGIS Interviews with HACA Residents Two signed up to be Low-Cost Broadband Gurus CapMetro Transit Adventure with Lonny Stern, including buying tickets, using WiFi on a bus or train, using a WiFi hotspot Rapid Fire Trip Planning Trip Planning Apps: • CapMetro • Transit • Google Maps Learned to use 311 App	Cap Metro Board Meetings Attended and spoke at Connections2025 CAMPO Policy Meetings Walk & Bike Events Traffic Jam! Provided online input to CapMetro proposed changes Provided 10+ inputs to CapMetro's online Vision Zero tool
		

HACA's Austin Community College intern team of six have enabled HACA residents to soar on their digital inclusion journeys. After developing smart phone curriculum, ACC interns and staff deployed a total of six smart phones. "Mini-deployments" were held for graduates of Austin Free-Net's Make Money Online class. The small deployments allowed interns and staff to revise and refine course material with each iteration. Seven desktop computers computers were raffled off at RAD meetings and Lease Signing Parties and were deployed later at the properties. ACC Interns trained NTEN Digital Inclusion Fellow on Austin Pathways' "HACA 3.0 Desktop" and the MotoG4 smart phones 100 residents will receive this year, so that Sam can assist with future smart phone and desktop computer deployments and help us improve the curriculum.

The HACA History Project team completed digitization of additional historic HACA photos and created a new method of collecting crowd source content on the photos. The team had to balance

the desire for high-quality and fast data collection with the system users' level of experience nad desire to have fun. Two additional iterations to test the system changes are planned for Mayfest, a gathering of HACA seniors on May 5, and with the public at the Digital Resource Fair on May 13. The team will export the photo ratings and comments and make recommendations about whether and how to enable the public to use the system on May 12.

In addition, the ACC intern team conducted Wi-Fi hotspot trainings, performed troubleshooting and tech support for numerous HACA residents and staff, and documented standard operating procedures for new methods. In April, the team conducted an intermediate inventory of all Austin Pathways devices and other equipment.

Collaboration, Upcoming Events, Media

On April 21, HACA's VP Housing Choice Voucher Lisa Garcia and Austin Pathways represented HACA at the US Smart Cities Readiness Council Smart City Readiness Workshop. Catherine Crago co-led the Affordability breakout session, at which 12 companies, non-profits and city officials explored how smart city technologies could close and decrease economic and social disparity for low-income Austinites.

HACA and Austin Pathways staff participated in a meet and greet with Joshua Geyer and Crystal Bergmann of HUD's Office of Economic Development. The HUD team sought to learn more about HACA's STEM, Energy, and Economic Development initiative, including partnerships with Austin Energy, Austin Water, and other energy efficiency providers.

Austin Pathways conducted a training on the use of free and open-source software for the City of Austin's PC Community Loan Program Pilot Kickoff Session April 26, 2017. Child Inc and another non-profit that will receive old devices from the City.

HACA scholar Tinesha Durr was featured in the April issue of *Austin Woman*. Durr earned an A+ information technology certification through Austin Pathways-supported program called Techno-Women. Austin Pathways is in the process of correcting two facts in the article, which underrepresents the number of people served by *Unlocking the Connection*.

The Broadband Communities Summit is the premiere gathering of broadband providers. On May 3, Catherine Crago will represent Austin Pathways on a panel featuring the Next Century Cities Charles Benton Next Generation Engagement Award Winners. Representatives from Charleston and Nashville will participate on the panel as well.

Catherine Crago will participate in the National Digital Inclusion Alliance's Net Inclusion conference, to share with corporate and foundation funders, as well as other non-profits, about HACA's experience in *Unlocking the Connection*.

FINANCE

HOUSING AUTHORITY OF THE CITY OF AUSTIN

APRIL 2017

MONTHLY

FINANCE RE PORT

Housing Authority of the City of Austin

Established in 1937

INTEROFFICE MEMORANDUM

DATE: May 12, 2017

TO: Board of Commissioners
Michael G. Gerber, President & CEO

FROM: Thomas Cherian, CPA, Vice President & CFO

SUBJECT: APRIL 2017 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 one month ended April 30, 2017.

ALL PROGRAMS COMBINED

All programs combined produced excess revenue of $990,578 compared to the budgeted excess revenue of $198,166 for the one month ended April 30, 2017.

CENTRAL OFFICE

The Central Office produced excess revenue $47,662for the one month ended April 30, 2017. Central Office has an estimated reserve balance of $2,035,043 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 $90,625 compared to the budgeted deficit of $49,342 for the one month ended April 30, 2017. Operating Revenue and Expenses by AMP is also included.

PATHWAYS ASSET MANAGEMENT

Pathways Asset Management with the properties converted in the Phase I RAD program produced excess revenue of $142,208 compared to the budgeted excess revenue of $18,375 for the one month ended April 31, 2017.

HOUSING CHOICE VOUCHER PROGRAM

The Housing Choice Voucher Programs produced no excess revenue or deficit for the one month ended April 30, 2017 as budgeted. $42,436 Management Fee was paid to the central Office.

SHCC PROGRAMS COMBINED

SHCC Programs combined produced excess revenue of $354,701for the one month ended April 30, 2017 compared to the budgeted no excess revenue or deficit. Management Fee of $375,320 was paid to the Central Office.

AAHC PROGRAMS COMBINED

AAHC programs combined produced excess revenue of $214,492 for the one month ended April 30, 2017 compared to the budgeted excess revenue of $236,454 after paying $227,470 Management Fee to the Central Office.

BLUEPRINT HOUSING SOLUTIONS

Blueprint Housing Solutions produced excess revenue of $29,998 for the one month ended April 30, 2017 compared to the budgeted excess revenue of $130.

AUTIN PATHWAYS

Austin Pathways generated total revenue of $166,076 from donations and HACA contributions and $1,839 was expended as of March 31, 2017.

RAD COVERSION

We have budgeted $1,392,440 toward RAD Conversion expenses and $116,165 was expended as of April 30, 2017.

ANALYSIS OF OPERATING RESERVES FOR ALL PROGRAMS

We ended 2016 fiscal year with an Operating Reserve balance of $23,953,274 for all programs. We are in the process of 2017 closing. Based on the $990,577 excess revenue produced by all programs during the month of April the reserve balance increased to 24,943,851. Out of the reserve balance $19,071,098 is unrestricted.

CAPITAL FUND PROGRAM (CFP)

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 2016 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, 2017 to December 31, 2017. The 2015 City Wide Advisory Board ROSS Service Coordinator Grant for $245,991 was awarded by the department of HUD with grant period from September 1, 2016 to August 31, 2019.

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, 2016 to September 30, 2017. $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 $326,150 and with the contract period from April 1, 2017 to March 31, 2018.

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 $132,462 was awarded with a grant period from September 1, 2016 to August 31, 2017.

HOUSING AUTHORITY OF THE CITY OF AUSTIN

April 30, 2017

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HOUSING AUTHORITY OF THE CITY OF AUSTIN

SCHEDULE 1
ALL PROGRAMS
OPERATING REVENUES AND EXPENSES
FISCAL YEAR - APRIL 1, 2017 - MARCH 31, 2018

	2017/2018 Budget	YTD Budget	April 2017	Y.T.D. As of 04/30/17		Budget Balance
REVENUE:						
Rental & Rental Related Income	$ 14,445,892	$ 1,203,825	$ 1,284,177	$ 1,284,177		$ 13,161,715
Interest	50,000	4,167	5,068	5,068		44,932
HAP Reimbursements	51,690,000	4,307,500	4,328,418	4,328,418		47,361,582
HUD Subsidy, Fees and Grants	25,233,386	2,102,783	2,125,508	2,125,508		23,107,878
COCC Fees and Revenues	11,191,354	932,613	792,009	792,009		10,399,345
Public Donations	503,283	41,940	166,076	166,076		
Non Federal Donations	1,988,002	165,667				1,988,002
Inter AMPS Transfer						
Other Income/Donations	5,599,841	466,653	124,208	124,208		5,475,633
Total Revenues	**$ 110,701,758**	**$ 9,225,148**	**$ 8,825,463**	**$ 8,825,463**		**$ 101,539,088**
EXPENSE:						
Administrative:						
Salaries	$ 11,983,528	$ 998,628	$ 860,112	$ 860,112		$ 11,123,416
Performance Incentive						
Legal	399,134	33,261	8,088	8,088		391,046
Travel & Training	569,846	47,488	8,905	8,905		560,941
Audit Fees	89,461	7,455				89,461
Office Rent/Utilities	216,288	18,024	18,024	18,024		198,264
Sundry Administrative	3,396,074	283,006	220,538	220,538		3,175,536
Property General & Admin. Costs	2,094,883	174,574	171,869	171,869		1,923,014
Mgmt Fees & Commissions	11,191,354	932,613	748,833	748,833		10,442,521
Promotions & Advertising	129,276	10,774	6,067	6,067		123,209
Total Administrative	$ 30,069,844	$ 2,505,823	$ 2,042,435	$ 2,042,435		$ 28,027,409
Maintenance:						
Labor	$ 1,385,656	$ 115,471	$ 108,791	$ 108,791		$ 1,276,865
Materials	596,793	49,733	15,466	15,466		581,327
Contracts	3,092,135	257,679	219,480	219,480		2,872,655
Total Maintenance	$ 5,074,584	$ 422,883	$ 343,737	$ 343,737		$ 4,730,847
General Expense:						
Insurance	$ 869,904	$ 72,491	$ 57,877	$ 57,877		$ 812,027
Employee Benefit Contributions	6,276,219	523,019	445,723	445,723		5,830,496
Collection Losses	47,000	3,917	127	127		46,873
Performance Contracting	1,574,838	131,237	141,217	141,217		1,433,621
Interest Expense	2,937,811	244,818	16,318	16,318		2,921,493
Property Taxes	88,107	7,342	7,342	7,342		80,765
Total General Expenses	$ 11,793,879	$ 982,824	$ 668,605	$ 668,605		$ 11,125,274
Other Routine Expenses:						
Tenant Services	$ 1,733,197	$ 144,433	$ 32,426	$ 32,426		$ 1,700,771
Utilities	3,729,101	310,759	313,041	313,041		3,416,060
Protective Services	840,918	70,077	15,903	15,903		825,015
Total Other Routine Expenses	$ 6,303,216	$ 525,269	$ 361,369	$ 361,369		$ 5,941,847
Non-Routine Expenses:						
Capital Expenditures	365,300	30,442	91,403	91,403		273,897
Carryover from Prior Year	125,000	10,417				125,000
Total Non-Routine Expenses	$ 490,300	$ 40,859	$ 91,403	$ 91,403		$ 398,897
Housing Assistance Payments	$ 51,690,000	$ 4,307,500	$ 4,328,418	$ 4,328,418		$ 47,361,582
Scholarships/ Digital Inclusion	319,650	26,637	(2,750)	(2,750)		322,400
Utility Assistance	2,500	208	386	386		2,114
Employee Contributions Match	15,000	1,250				15,000
Fin. Lit. ED & Hm. ownwership	5,000	417				5,000
Down payment Assistance	80,000	6,667				80,000
Community Initiatives	187,500	15,625	1,281	1,281		186,219
Donation to Public Housing/Other	1,988,002	165,667				1,988,002
Other Expenses/Donations	**$ 54,591,892**	**$ 4,549,324**	**$ 4,327,335**	**$ 4,327,335**		**$ 50,264,557**
Total-All Expenses	**$ 108,323,715**	**$ 9,026,982**	**$ 7,834,885**	**$ 7,834,885**		**$ 100,488,830**
PROVISION FOR RESERVE	**$ 2,378,043**	**$ 198,166**	**$ 990,578**	**$ 990,578**		**$ 1,050,258**

HOUSING AUTHORITY OF THE CITY OF AUSTIN

SCHEDULE 1A
CENTRAL OFFICE
BUDGET ANALYSIS

FISCAL YEAR - APRIL 1, 2017 - MARCH 31, 2018

	2017/2018 Budget	YTD Budget	April 2017	Y.T.D. As of 04/30/17		Budget Balance
REVENUE:						
COCC Fees and Revenue	$ 11,191,354	$ 932,613	$ 792,009	$ 792,009		$ 10,399,345
Interest	50,000	4,167	5,068	5,068		44,932
Other Income						
Total Revenues	**$ 11,241,354**	**$ 936,780**	**$ 797,077**	**$ 797,077**		**$ 10,444,277**
EXPENSE:						
Administrative:						
Salaries	$ 4,713,334	$ 392,778	$ 345,748	$ 345,748		$ 4,367,586
Performance Incentive						
Legal	34,500	2,875				34,500
Travel & Training	177,685	14,807	1,423	1,423		176,262
Audit Fees	24,496	2,041				24,496
Sundry Administrative	1,945,699	162,142	186,831	186,831		1,758,868
Total Administrative	$ 6,895,714	$ 574,643	$ 534,002	$ 534,002		$ 6,361,712
Maintenance:						
Labor	$ 43,285	$ 3,607	$	$		$ 43,285
Materials	22,800	1,900	427	427		22,373
Contracts	34,250	2,854	33,690	33,690		560
Total Maintenance	$ 100,335	$ 8,361	$ 34,117	$ 34,117		$ 66,218
General Expense:						
Insurance	$ 197,873	$ 16,489	$ 7,872	$ 7,872		$ 190,001
Employee Benefit Contributions	1,953,781	162,815	135,246	135,246		1,818,535
Scholarships	5,750	479				5,750
Utility Assistance	2,500	208	386	386		2,114
Employee Contributions Match	15,000	1,250				15,000
Fin. Lit. ED & Hm. ownwership	5,000	417				5,000
Down payment Assistance	80,000	6,667				80,000
Homeownership Center						
Interest on Notes	954,162	79,514	16,318	16,318		937,844
Total General Expenses	$ 3,214,066	$ 267,839	$ 159,822	$ 159,822		$ 3,054,244
Other Routine Expenses:						
Utilities	$ 351,000	$ 29,250	$ 20,299	$ 20,299		$ 330,701
FSS Education and Training	304,240	25,353				304,240
Protective Services	61,500	5,125	175	175		61,325
Community Initiatives	42,500	3,542	1,000	1,000		41,500
Total Other Routine Expenses	$ 759,240	$ 63,270	$ 21,474	$ 21,474		$ 737,766
Non-Routine Expenses:						
Extraordinary Maintenance	$	$	$	$		$
Capital Expenditures	147,000	12,250				147,000
Carryover from Prior Year	125,000	10,417				125,000
Total Non-Routine Expenses	$ 272,000	$ 22,667	$	$		$ 272,000
Total-All Expenses	**$ 11,241,355**	**$ 936,780**	**$ 749,415**	**$ 749,415**		**$ 10,491,940**
PROVISION FOR RESERVE	**$ (1)**	**$**	**$ 47,662**	**$ 47,662**		**$ (47,663)**

HOUSING AUTHORITY OF THE CITY OF AUSTIN

SCHEDULE 1B
LOW RENT PUBLIC HOUSING
OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2017 - MARCH 31, 2018

	2017/2018 Budget	YTD Budget	April 2017	Y.T.D. As of 04/30/17	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	$ 3,108,387	$ 259,032	$ 276,089	$ 276,089	$ 143	$ 2,832,299
Nondwelling Rental	51,069	4,256	5,951	5,951	3	45,118
Excess Utilities Usage	34,327	2,861	3,412	3,412	2	30,915
Interest					-	
Other Income	215,666	17,972	13,689	13,689	7	201,977
Transfer from other AMPS					-	
Non Federal Donations	255,304	21,275			-	255,304
HUD Subsidy	6,596,468	549,706	504,925	504,925	262	6,091,543
Total Revenues	**$ 10,261,221**	**$ 855,102**	**$ 804,065**	**$ 804,065**	**417**	**$ 9,457,156**
EXPENSE:						
Administrative:						
Salaries	$ 902,203	$ 75,184	$ 62,724	$ 62,724	$ 33	$ 839,479
Legal	83,465	6,955	7,326	7,326	4	76,139
Travel & Training	16,199	1,350	1,100	1,100	1	15,099
Audit Fees	18,950	1,579			-	18,950
Management Fee	1,225,098	102,092	88,440	88,440	46	1,136,658
Sundry Administrative	186,114	15,510	11,948	11,948	6	174,166
Total Administrative	**$ 2,432,029**	**$ 202,670**	**$ 171,538**	**$ 171,538**	**89**	**$ 2,260,491**
Maintenance:						
Labor	$ 928,282	$ 77,357	$ 74,853	$ 74,853	$ 39	$ 853,429
Materials	427,429	35,619	11,257	11,257	6	416,172
Contracts	851,233	70,936	42,638	42,638	22	808,595
Total Maintenance	**$ 2,206,944**	**$ 183,912**	**$ 128,748**	**$ 128,748**	**67**	**$ 2,078,196**
General Expense:						
Insurance	$ 158,021	$ 13,168	$ 11,934	$ 11,934	$ 6	$ 146,087
Employee Benefit Contributions	1,002,204	83,517	67,400	67,400	35	934,804
Collection Losses	47,000	3,917			-	47,000
Total General Expenses	**$ 1,207,225**	**$ 100,602**	**$ 79,334**	**$ 79,334**	**41**	**$ 1,127,891**
Other Routine Expenses:						
Tenant Services	$ 1,181,109	$ 98,426	$ 22,820	$ 22,820	$ 12	$ 1,158,289
Utilities	1,701,757	141,813	158,694	158,694	82	1,543,063
Protective Services	371,890	30,991	11,088	11,088	6	360,802
Total Other Routine Expenses	**$ 3,254,756**	**$ 271,230**	**$ 192,603**	**$ 192,603**	**100**	**$ 3,062,153**
Non-Routine Expenses:						
Extraordinary Maintenance	$ 177,510	$ 14,793	$	$	$ -	$ 177,510
Capital Expenditures					-	
Performance Contracting	1,574,838	131,237	141,217	141,217	73	1,433,621
Transfer to other AMPS					-	
Total Non-Routine Expenses	$ 1,752,348	$ 146,030	$ 141,217	$ 141,217	73	$ 1,611,131
Total-All Expenses	**$ 10,853,302**	**$ 904,444**	**$ 713,440**	**$ 713,440**	**370**	**$ 10,139,862**
PROVISION FOR RESERVE	**$ (592,081)**	**$ (49,342)**	**$ 90,625**	**$ 90,625**	**47**	**$ (682,706)**

HOUSING AUTHORITY OF THE CITY OF AUSTIN

SCHEDULE 1Ba
PATHWAYS ASSET MANAGEMENT
OPERATING REVENUES AND EXPENSES

	2017/2018 Budget	YTD Budget	April 2017	Y.T.D. As of 04/30/17	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	$ 1,638,596	$ 136,550	$ 147,217	$ 147,217	253	$ 1,491,379
Vacancy	(256,737)	(21,395)	(13,117)	(13,117)	(23)	(243,620)
Bad Debts	(80,701)	(6,725)	76	76	0	(80,777)
Interest						
Other Income	37,875	3,156	2,737	2,737	5	35,138
HUD Subsidy	3,143,911	261,993	242,864	242,864	417	2,901,047
Total Revenues	**$ 4,482,944**	**$ 373,579**	**$ 379,777**	**$ 379,777**	**653**	**$ 4,103,167**
EXPENSE:						
Administrative:						
Salaries	$ 450,379	$ 37,532	$ 37,220	$ 37,220	64	$ 413,159
Legal	32,300	2,692	762	762	1	31,538
Travel & Training	8,276	690	440	440	1	7,836
Audit Fees	9,391	783				9,391
Management Fee	180,869	15,072	15,166	15,166	26	165,703
Sundry Administrative	112,600	9,383	5,758	5,758	10	106,842
Total Administrative	**$ 793,815**	**$ 66,152**	**$ 59,346**	**$ 59,346**	**102**	**$ 734,469**
Maintenance:						
Labor	$ 414,089	$ 34,507	$ 33,938	$ 33,938	58	$ 380,151
Materials	132,793	11,066	3,197	3,197	5	129,596
Contracts	302,672	25,223	12,864	12,864	22	289,808
Total Maintenance	**$ 849,554**	**$ 70,796**	**$ 49,999**	**$ 49,999**	**86**	**$ 799,555**
General Expense:						
Insurance	$ 75,853	$ 6,321	$ 13,352	$ 13,352	23	$ 62,501
Employee Benefit Contributions	484,506	40,376	36,898	36,898	63	447,608
Other - Interest on Note	616,329	51,361				616,329
Collection Losses						
Total General Expenses	**$ 1,176,688**	**$ 98,058**	**$ 50,250**	**$ 50,250**	**86**	**$ 1,126,438**
Other Routine Expenses:						
Tenant Services	$ 223,265	$ 18,605	$ 1,357	$ 1,357	2	$ 221,908
Utilities	797,131	66,428	72,799	72,799	125	724,332
Protective Services	174,345	14,529	3,818	3,818	7	170,527
Total Other Routine Expenses	**$ 1,194,741**	**$ 99,562**	**$ 77,974**	**$ 77,974**	**134**	**$ 1,116,767**
Non-Routine Expenses:						
Extraordinary Maintenance	$ 44,322	$ 3,694	$	$		$ 44,322
Capital Expenditures	203,300	16,942				203,300
Other						
Total Non-Routine Expenses	$ 247,622	$ 20,636	$	$		$ 247,622
Total-All Expenses	**$ 4,262,420**	**$ 355,204**	**$ 237,569**	**$ 237,569**	**408**	**$ 4,024,851**
PROVISION FOR RESERVE	**$ 220,524**	**$ 18,375**	**$ 142,208**	**$ 142,208**	**244**	**$ 78,316**

HOUSING AUTHORITY OF THE CITY OF AUSTIN

SCHEDULE 1C
HOUSING CHOICE VOCHER PROGRAM
OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2017 - MARCH 31, 2018

	2017/2018 Budget	YTD Budget	April 2017	Y T D As of 04/30/17	PUM	Budget Balance
REVENUE:						
Estimated Administrative Fees	$ 4,210,805	$ 350,900	$ 309,350	$ 309,350	$ 61	3,901,456
HAP Reimbursements	51,690,000	4,307,500	4,328,418	4,328,418	854	47,361,582
Interest & Other Income					-	
Total Revenues	**$ 55,900,805**	**$ 4,658,400**	**$ 4,637,768**	**$ 4,637,768**	$ 915	**$ 51,263,037**
EXPENSE:						
Administrative:						
Salaries	$ 2,705,823	$ 225,485	$ 168,918	$ 168,918	$ 33	2,536,905
Legal	5,000	417			-	5,000
Travel & Training	41,600	3,467	1,326	1,326	0	40,274
Audit Fees					-	
Management fees			42,436	42,436	8	(42,436)
Sundry Administrative	270,855	22,571	11,703	11,703	2	259,152
Total Administrative	$ 3,023,278	$ 251,940	$ 224,383	$ 224,383	$ 44	$ 2,798,895
Maintenance:						
Labor	$	$	$	$	$ -	$
Materials	10,000	833	235	235	0	9,765
Contracts	7,000	583	(250)	(250)	(0)	7,250
Total Maintenance	$ 17,000	$ 1,416	$ (15)	$ (15)	$ (0)	$ 17,015
Other:						
Insurance	$ 54,116	$ 4,510	$	$	$ -	54,116
Protective Services	27,500	2,292			-	27,500
Employee Benefit Contributions	1,349,781	112,482	84,982	84,982	17	1,264,799
Capital Expenditures					-	
Total Other Expenses	$ 1,431,397	$ 119,284	$ 84,982	$ 84,982	$ 17	$ 1,346,415
Housing Assistance Payments	$ 51,690,000	$ 4,307,500	$ 4,328,418	$ 4,328,418	854	47,361,582
FSS Programs	6,400	533			-	6,400
Total-All Expenses	**$ 56,168,075**	**$ 4,680,673**	**$ 4,637,767**	**$ 4,637,767**	$ 915	**$ 51,530,308**
PROVISION FOR RESERVE	**$ (267,270)**	**$ (22,273)**	**$ 0**	**$ 0**	$ 0	**$ (267,270)**

SOUTHWEST HOUSING COMPLIANCE CORPORATION

SCHEDULE 2
SHCC PROGRAMS COMBINED
OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2017 - MARCH 31, 2018

	2017/2018 Budget	YTD Budget	April 2017	Y.T.D. As of 04/30/17		Budget Balance
REVENUE:						
Estimated Administrative Fees	$ 11,282,202	$ 940,184	$ 1,068,369	$ 1,068,369		$ 10,213,833
Other Income						
Donations						
Interest Income						
Total Revenues	**$ 11,282,202**	**$ 940,184**	**$ 1,068,369**	**$ 1,068,369**		**$ 10,213,833**
EXPENSE:						
Administrative:						
Salaries	$ 2,554,804	$ 212,900	$ 206,051	$ 206,051		$ 2,348,753
Legal	200,000	16,667				200,000
Travel & Training	175,487	14,624	4,615	4,615		170,872
Audit Fees	36,624	3,052				36,624
Management Fees	4,503,840	375,320	375,320	375,320		4,128,520
Office Rent/Utilities	216,288	18,024	18,024	18,024		198,264
Other	333,177	27,765	2,186	2,186		330,991
Total Administrative	$ 8,020,220	$ 668,352	$ 606,197	$ 606,197		$ 7,414,023
Maintenance:						
Labor	$	$	$	$		$
Materials	3,152	263	256	256		2,896
Contracts	1,290	108				1,290
Total Maintenance	$ 4,442	$ 371	$ 256	$ 256		$ 4,186
Other:						
Insurance	$ 110,223	$ 9,185	$ 6,223	$ 6,223		$ 104,000
Emp. Benefit Contrib. -SHCC	1,159,315	96,610	100,993	100,993		1,058,322
Donation to Public Housing	1,988,002	165,667				1,988,002
Capital Expenditures						
Total Other Expenses	$ 3,257,540	$ 271,462	$ 107,216	$ 107,216		$ 3,150,324
Total-All Expenses	**$ 11,282,202**	**$ 940,185**	**$ 713,668**	**$ 713,668**		**$ 10,568,534**
PROVISION FOR RESERVE	**$**	**$ (1)**	**$ 354,701**	**$ 354,701**		**$ (354,701)**

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3
ALL AAHC PROGRAMS COMBINED
OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2017 - MARCH 31, 2018

	2017/2018 Budget	YTD Budget	April 2017	Y.T.D. As of 04/30/17		Budget Balance
REVENUE:						
Rental & Rental Related Income	$ 9,950,951	$ 829,246	$ 864,550	$ 864,550		$ 9,086,401
Interest Income						
Other Income	5,021,300	418,442	66,670	66,670		4,954,630
Total Revenues	**$ 14,972,251**	**$ 1,247,688**	**$ 931,219**	**$ 931,219**		**$ 14,041,032**
EXPENSE:						
Administrative:						
HACA In-House Salaries	$	$	$	$		$
HACA Other Admin Costs	31,728	2,644	1,063	1,063		30,665
Legal Expense						
Property Mgmt - Fees & Commis.	332,694	27,725	26,333	26,333		306,361
Property Mgmt - Payroll Costs	1,371,550	114,296	111,458	111,458		1,260,092
Property Admn. Costs	390,639	32,553	34,078	34,078		356,561
HACA Management Fees	5,281,547	440,129	227,470	227,470		5,054,077
Promotions & Advertising	129,276	10,774	6,067	6,067		123,209
Total Administrative	$ 7,537,434	$ 628,121	$ 406,470	$ 406,470		$ 7,130,964
Maintenance:						
Materials & Contracts	$ 1,192,561	$ 99,380	$ 88,998	$ 88,998		$ 1,103,563
Cleaning & Decorating	481,297	40,108	41,540	41,540		439,757
Total Maintenance	$ 1,673,858	$ 139,488	$ 130,538	$ 130,538		$ 1,543,320
General Expense:						
Insurance	$ 238,190	$ 19,849	$ 18,496	$ 18,496		$ 219,694
Protective Services	205,683	17,140	821	821		204,862
Collection Loss			127	127		(127)
Property Taxes	88,107	7,342	7,342	7,342		80,765
Other - Interest on Note	1,367,320	113,943				1,367,320
Community Initiatives	145,000	12,083	281	281		144,719
Total General Expenses	$ 2,044,300	$ 170,357	$ 27,068	$ 27,068		$ 2,017,232
Other Routine Expenses:						
Utilities	$ 879,213	$ 73,268	$ 61,249	$ 61,249		$ 817,964
Total Other Routine Expenses	$ 879,213	$ 73,268	$ 61,249	$ 61,249		$ 817,964
Non-Routine Expenses:						
Capital Expenditures	$	$	$ 91,403	$ 91,403		$ (91,403)
Other Non-Routine						
Total Non-Routine Expenses	$	$	$ 91,403	$ 91,403		$ (91,403)
Total-All Expenses	**$ 12,134,805**	**$ 1,011,234**	**$ 716,727**	**$ 716,727**		**$ 11,418,078**
PROVISION FOR RESERVE	**$ 2,837,446**	**$ 236,454**	**$ 214,492**	**$ 214,492**		**$ 2,622,954**

SOUTHWEST HOUSING COMPLIANCE CORPORATION

SCHEDULE 4
BLUEPRINT HOUSING SOLUTIONS
OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2017 - MARCH 31, 2018

	2017/2018 Budget	YTD Budget	April 2017	Y T D As of 04/30/17		Budget Balance
REVENUE:						
Estimated Administrative Fees	$	$	$	$		$
Other Income	300,000	25,000	41,112	41,112		258,888
Donations						
Interest Income						
Total Revenues	**$ 300,000**	**$ 25,000**	**$ 41,112**	**$ 41,112**		**$ 258,888**
EXPENSE:						
Administrative:						
Salaries	$ 168,758	$ 14,063	$ 6,962	$ 6,962		$ 161,796
Legal	3,869	322				3,869
Travel & Training	38,949	3,246				38,949
Audit Fees						
Management Fees						
Other	33,701	2,808	1,168	1,168		32,533
Total Administrative	$ 245,277	$ 20,439	$ 8,130	$ 8,130		$ 237,147
Maintenance:						
Labor	$	$	$	$		$
Materials	619	52	95	95		524
Contracts						
Total Maintenance	$ 619	$ 52	$ 95	$ 95		$ 524
Other:						
Insurance	$ 3,375	$ 281	$	$		$ 3,375
Emp. Benefit Contrib. -SHCC	49,175	4,098	2,890	2,890		46,285
Capital Expenditures						
Total Other Expenses	$ 52,550	$ 4,379	$ 2,890	$ 2,890		$ 49,660
Total-All Expenses	**$ 298,446**	**$ 24,870**	**$ 11,114**	**$ 11,114**		**$ 287,332**
PROVISION FOR RESERVE	**$ 1,554**	**$ 130**	**$ 29,998**	**$ 29,998**		**$ (28,444)**

HACA SCHOLARSHIP FOUNDATION

SCHEDULE 5
AUSTIN PATHWAYS
OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2017 - MARCH 31, 2018

	2017/2018 Budget	YTD Budget	April 2017	Y.T.D. As of 04/30/17		Budget Balance
REVENUE:	$	$	$	$		$
Public Donations	503,283	41,940	166,076	166,076		337,207
HACA Donation	340,258	28,355				340,258
HACA Donation Carryover						
Other Income						
Grants	25,000	2,083				25,000
Total Revenues	**$ 868,541**	**$ 72,378**	**$ 166,076**	**$ 166,076**		**$ 702,465**
EXPENSE:						
Administrative:						
Salaries	$ 180,252	$ 15,021	$ 5,109	$ 5,109		$ 175,143
HACA Other Admin Costs						
Computer Equipment						
Travel & Training	10,150	846				10,150
Other	45,600	3,800	(1,989)	(1,989)		47,589
Total Administrative	$ 236,002	$ 19,667	$ 3,120	$ 3,120		$ 232,882
General Expense:	$	$	$	$		$
Resident Children Scholarship	50,000	4,167	(2,750)	(2,750)		52,750
Scholarship Marketing	3,400	283				3,400
Training Content Licenses	3,000	250				3,000
Youth STEM/STEAM Programming	27,000	2,250				27,000
Adult Digital Inclusion Training	62,000	5,167				62,000
Adult Supportive Services	45,000	3,750				45,000
Apprenticeship Stipends	20,000	1,667				20,000
Transportation Assistance	17,000	1,417				17,000
Transportation Counseling Assistance	7,000	583				
Incentives	10,000	833				10,000
FSS Luncheon	10,000	833				10,000
WI-FI Hotspots	20,000	1,667				20,000
HCV Support Services	10,000	833				10,000
HCV GED Incentives	1,000	83				1,000
Workforce Development Service	10,000	833				
Smoking Cessation Program Support	3,500	292				
ACC Tech Support Program	5,000	417				
Devices	10,000	833				10,000
Total General Expenses	$ 313,900	$ 26,158	$ (2,750)	$ (2,750)		$ 291,150
Other:						
Resident Services RAD below line	32,253	2,688				32,253
Workers Comp	4,250	354				4,250
Emp. Benefit	$ 89,266	$ 7,439	$ 1,469	$ 1,469		$ 87,797
Total Other Routine Expenses	$ 125,769	$ 10,481	$ 1,469	$ 1,469		$ 124,300
Non-Routine Expenses:						
Capital Expenditures	$ 15,000	$ 1,250	$	$		$ 15,000
Total Non-Routine Expenses	$ 15,000	$ 1,250	$	$		$ 15,000
Total-All Expenses	**$ 690,671**	**$ 57,556**	**$ 1,839**	**$ 1,839**		**$ 663,332**
PROVISION FOR RESERVE	**$ 177,870**	**$ 14,822**	**$ 164,237**	**$ 164,237**		**$ 39,133**

HOUSING AUTHORITY OF THE CITY OF AUSTIN

SCHEDULE 6
RAD Conversion
OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2017 - MARCH 31, 2018

	2017/2018 Budget	YTD Budget	April 2017	Y.T.D. As of 4/30/2017		Budget Balance
REVENUE:	$	$	$	$		$
HACA Transfer	1,392,440	116,037				1,392,440
Other Income						
Interest Income						
EXPENSE:						
Administrative:						
Salaries	$ 307,975	$ 25,665	$ 27,380	$ 27,380		$ 280,595
Legal	40,000	3,333				40,000
Travel & Training	101,500	8,458				101,500
Other	436,600	36,383	1,871	1,871		434,729
Total Administrative	$ 886,075	$ 73,839	$ 29,250	$ 29,250		$ 856,825
Maintenance:						
Labor						
Materials			28	28		(28)
Relocation Assistance	$ 220,200	$ 18,350	$ 2,260	$ 2,260		$ 217,940
Total Maintenance	$ 220,200	$ 18,350	$ 2,288	$ 2,288		$ 217,940
	$	$	$	$		$
Other						
Insurance						
Emp. Benefit	183,941	15,328	15,846	15,846		168,095
Tenant Services	102,223	8,519	5,960	5,960		96,263
Total General Expenses	$ 286,164	$ 23,847	$ 21,806	$ 21,806		$ 264,358
Other Routine Expenses:	$	$	$	$		$
Total Other Routine Expenses	$	$	$	$		$
Non-Routine Expenses:						
Capital Expenditures	$	$	$	$		$
Other Non-Routine			62,820	62,820		(62,820)
Total Non-Routine Expenses	$	$	$ 62,820	$ 62,820		$ (62,820)
Total-All Expenses	**$ 1,392,439**	**$ 116,036**	**$ 116,165**	**$ 116,165**		**$ 1,276,302**
PROVISION FOR RESERVE	**$ 1**	**$ 1**	**$ (116,165)**	**$ (116,165)**		**$ 116,138**

HOUSING AUTHORITY OF THE CITY OF AUSTIN

SCHEDULE 7

OPERATING RESERVE ANALYSIS

ESTIMATED AS OF MARCH 31, 2018

	2016/2017 Actual	CY Excess Revenue Actual		Drawdown/ Receipts		04/30/17 Estimated **Reserve**
Public Housing	5,549,495	90,625				$ 5,640,120
Housing Choice Voucher		0				0
Pathways Asset Management		142,208				142,208
Central Office	1,987,381	47,662				2,035,043
Blended Component Units	16,325,973	710,082				17,036,055
Other Programs	90,425					90,425
						-
Total Reserve	23,953,274	990,577		-		$ 24,943,851
						-
Restrcicted For Program Use	5,639,920	232,833				$ 5,872,753
						-
Unrestricted Reserve	18,313,354	757,744		-		$ 19,071,098

HOUSING AUTHORITY OF THE CITY OF AUSTIN

Financial Status of Grants

Schedule 8

Grant/Program	Awarding Agency	Program Year	Grant Amount	Actual as of 02/28/17	Balance
Capital Fund Program - 2015	U.S. Dept of HUD	April 13, 2015 - April 12, 2019	2,370,772	1,838,816	531,956
Capital Fund Program - 2016	U.S. Dept of HUD	April 13, 2016 - April 12, 2020	2,454,926	447,336	2,007,590
Capital Fund Emergency Safety & Security	U.S. Dept of HUD	May 20, 2015-June 7, 2017	250,000	250,000	0
Capital Fund Emergency Safety & Security	U.S. Dept of HUD	April 13, 2016 - April 12, 2020	248,569	19,540	229,029
2016 ROSS PH & HCV FSS Grant	U.S. Dept of HUD	Jan 1, 2017 - Dec 31, 2017	248,317	106,006	142,311
2015 CWAB ROSS Svc Coordinator Grant	U.S. Dept of HUD	Sept 1, 2016 - Aug 31, 2019	245,991	32,239	213,752
2015 Jobs Plus Pilot Program Grant	U.S. Dept of HUD	May 16, 2016 - Sept 30, 2020	2,700,000	421,885	2,278,115
Tenant Based Rental Assistance	Pass-thru' from COA	Oct. 1, 2016 - Sept. 30, 2017	527,000	146,053	380,947
Short Term Rental Assistance - Pilot Program	City of Austin	March 1, 2014 - Feb 28, 2017	500,000	380,055	119,945
S8 Mod Rehab - SRO	U.S. Dept of HUD	April 1, 2016 - March 31, 2017	312,312	338,356	(26,044)
Continuum of Care Program (SNAP)	U.S. Dept of HUD	Sept 1, 2016 - Aug 31, 2017	132,462	67,993	64,469
Continuum of Care Program (SNAP)	U.S. Dept of HUD	May 1, 2016 - April 30, 2017	614,559	612,118	2,441
MAINSTREAM	U.S. Dept of HUD	April 1, 2016 - March 31, 2017	475,698	555,074	(79,376)

Other	Awarded By	Award Period		Expenses	
Eastland Incubator	NA	NA		281.23	

HOUSING AUTHORITY OF THE CITY OF AUSTIN

INVESTMENT REGISTER
April 30, 2017

Schedule 9

Type of Investment	Broker	Purchase Date	Maturity Date	Rate of return	Bank Balance
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%	$7,660,518.59
Money Market Funds	JP Morgan Chase	N/A	N/A	N/A	8,679,895.32
Money Market Funds (RAD)	Texas Capital Bank	N/A	N/A	N/A	5,860,779.68
					$22,436,193.59

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PAYMENTS OVER $5000 (Excluding HAP and Utilities)
FOR THE MONTH OF APRIL 2017

CK DATE	VENDOR	DESCRIPTION	CK NO	AMOUNT
04/26/17	Bellwether Enterprise Real Estate	Georgian Loan Payment	25	10,642.29
04/26/17	Bellwether Enterprise Real Estate	Northgate Loan Payment	27	6,074.02
04/26/17	Bellwether Enterprise Real Estate	Northloop Loan Payment	28	10,463.93
04/26/17	Bellwether Enterprise Real Estate	Shadowbend Loan Payment	29	5,690.78
04/26/17	Greystone Servicing Corporation Inc	Bouldin Oaks Loan Payment	30	38,650.00
04/26/17	Greystone Servicing Corporation Inc	Coronado Hills Loan Payment	31	7,753.00
04/26/17	Greystone Servicing Corporation Inc	Manchaca II Loan Payment	32	6,442.00
04/11/17	JP Morgan Chase	Credit card expenses	8441	18,500.91
04/12/17	Chicago Title Insurance Co	Earnest money for Sterling	8450	400,000.00
04/12/17	Greystone Servicing Corporation Inc	Application fee	8451	40,000.00
04/12/17	AFLAC	MEDICAL REIMB FLEX SPENDING	8459	7,816.56
04/12/17	HART - Housing Renewal & Local Agency - Ba	EMPLOYEES RETIREMENT CONT	8462	72,011.82
04/12/17	Internal Revenue Service	Payroll Taxes	8463	134,495.11
04/12/17	VALIC	DEFFERED COMPENSATION	8465	6,156.58
04/17/17	HD Supply Facilities Maintenance	Various materials	8486	5,409.70
04/20/17	JP Morgan Chase	Credit card expenses	8496	10,977.75
04/20/17	Waste Management Of Texas Inc	Trash Pick up / Recycling	8497	21,112.97
04/21/17	HART - Housing Renewal & Local Agency - Ba	EMPLOYEES RETIREMENT CONT	8504	73,607.73
04/21/17	Internal Revenue Service	Payroll Taxes	8506	137,423.27
04/25/17	Time Warner Communications	Internet services	8514	7,741.91
04/28/17	AFLAC	MEDICAL REIMB FLEX SPENDING	8524	7,866.56
04/28/17	VALIC	DEFFERED COMPENSATION	8527	6,130.07
04/28/17	Bellwether Enterprise Real Estate	Loan Payment - Lexington Hills	8528	60,433.85
04/28/17	Bellwether Enterprise Real Estate	Loan Payment - OSLO	8529	53,954.74
04/28/17	Chase	Loan Payment - Sweetwater	8530	24,217.10
04/28/17	Crockett National Bank	Loan Payment - Bent Tree	8531	9,830.00
04/28/17	United Healthcare Insurance Company	EMPLOYEES PREM HEALTH CARE/VISION/DENTAL	8532	281,822.99
04/30/17	Chase	HACA Building Loan Payment	8535	86,343.72
04/30/17	Texas Capital Bank	EPC Loan Pymt 3/2017	8536	199,248.88
04/03/17	General Electric Co	REFRIGERATORS / RANGES	289393	8,100.00
04/04/17	American National LLC	Surveys for Medowbrook and Thurmond	289403	20,050.00
04/04/17	Hot Rod Mechanical Inc	Sewer line repair for Santa Rita	289408	29,688.75
04/06/17	Dykema Architects	Phase II fees- Meadowbrook	289432	9,725.00
04/07/17	Austin Office Space Inc	Lease renw. Comission 1507 IH 35	289442	21,600.00
04/07/17	Lower Colorado River Authority	Maintenance	289449	10,833.49
04/10/17	LeadingEdge Personnel, LTD	Staffing Services	289459	5,254.44
04/10/17	Amerisheild Group LLC	Security services at Eastland Plaza 7 days a week	289470	9,168.60
04/13/17	Engelking Communications	Write and design book	289522	13,250.00
04/20/17	Dykema Architects	Phase I Architect fees	289565	93,588.67
04/20/17	LeadingEdge Personnel, LTD	Staffing Services	289577	5,488.00
04/21/17	JG Arcoiris Painting Contractors	Bathroom subflooring	289596	6,250.00
04/21/17	Overland Pacific & Cutler	RAD relocation expense	289597	33,586.25
04/24/17	Place Designers Inc	Professional AE Services for Phase II Driveway @ Thurm	289606	7,192.50
04/24/17	Audio Fidelity Communication Corp	Installation PA system in cafeteria	289607	17,641.99
04/26/17	Audio Fidelity Communication Corp	Labor and material for install	289650	7,100.78
04/04/17	Emphasys Software	Payroll training	712617	7,883.48
04/04/17	Oliver Termite Pest Control Inc	Pest Control	712618	5,357.21
04/07/17	Creative Bus Sales	2017 Startcraft Allstar	712692	58,157.24
04/10/17	HACA Toastmasters	Toastmasters annual payment	712704	9,000.00
04/10/17	Arthur Troilo III	Legal Services	712705	8,087.69
04/10/17	Economic Growth Business Incubator	3rd Amendment to contract from 01/01/16-12/31/17 C	712709	12,500.00
04/10/17	Unity Contractor Services, Inc.	HACA Project 2015-12 Phase III Interior Exterior R	712710	126,000.00
04/12/17	Any Baby Can Of Austin, Inc.	Parenting Education and Family Development Contrac	712722	13,875.00
04/12/17	Boys & Girls Club Of the Austin Area	Comprehensive Youth Development Clubs Contract for	712723	15,000.00
04/12/17	Communities In Schools Central	In-school/Case Management/Tutoring (remaining of 2	712724	50,000.00
04/18/17	Unity Contractor Services, Inc.	Grounds Maintenance	712739	9,114.00
04/19/17	Designing Success Inc	Tracking at a Glance (TAAG) Annual Fee for CD use	712778	18,980.11
04/19/17	Emphasys Software	Annual Software renewal	712779	106,371.12
04/20/17	S Cook Construction	Draw #6	712783	1,679,386.00
04/20/17	Done Right Janitorial & Maintenance of Texas,	Portor Srvc and Make-Ready	712785	10,068.00
04/20/17	Mercury Communication Services of Austin LL	Fortigate 140E Enterprise Firewall - 2 requested	712795	11,889.45
04/20/17	Pitney Bowes	Postage	712796	5,430.70
04/26/17	Family Eldercare Inc	Payment of Invoice for February Service coordination	712818	7,725.00
04/26/17	Dell Marketing LP	PowerEdge Server	712822	9,865.52
04/28/17	Dell Marketing LP	Dell 22 Monitor – P2217, with/without stand	712828	7,081.98
04/28/17	Aetna Life Insurance Company	DISABILITY/LIFE INSURANCE	712830	8,544.83

SOUTHWEST HOUSING COMPLIANCE CORPORATION

SCHEDULE 2A
SECTION 8 CONTRACT ADMINISTRATION - TEXAS
OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2017 - MARCH 31, 2018

	2017/2018 Budget	YTD Budget	April 2017	Y.T.D. As of 04/30/17		Budget Balance
REVENUE:						
Estimated Administrative Fees	$ 9,631,580	$ 1,070,176	$ 916,806	$ 916,806		$ 8,714,774
HAP Reimbursements	N/A	N/A		N/A		
Interest Income						
Total Revenues	**$ 9,631,580**	**$ 1,070,176**	**$ 916,806**	**$ 916,806**		**$ 8,714,774**
EXPENSE:						
Administrative:						
Salaries	$ 1,864,812	$ 155,401	$ 150,423	$ 150,423		$ 1,714,389
Legal	146,000	12,167				146,000
Travel & Training	138,285	11,524	2,950	2,950		135,335
Audit Fees	27,119	2,260				27,119
Management Fees	4,125,700	343,808	343,808	343,808		3,781,892
Office Rent/Utilities	162,216	13,518	13,518	13,518		148,698
Other	241,911	20,159	1,652	1,652		240,259
Total Administrative	$ 6,706,043	$ 558,837	$ 512,352	$ 512,352		$ 6,193,691
Maintenance:						
Labor	$	$	$	$		$
Materials	3,077	256	256	256		2,821
Contracts	1,290	108				1,290
Total Maintenance	$ 4,367	$ 364	$ 256	$ 256		$ 4,111
Other:						
Insurance	$ 86,865	$ 7,239	$ 5,404	$ 5,404		$ 81,461
Emp. Benefit Contrib. -SHCC	846,303	70,525	73,723	73,723		772,580
Donation to Public Housing	1,988,002	165,667				1,988,002
Capital Expenditures						
Total Other Expenses	$ 2,921,170	$ 243,431	$ 79,127	$ 79,127		$ 2,842,043
Non-Profit Funds	$	$	$	$		$
Total-All Expenses	**$ 9,631,580**	**$ 802,632**	**$ 591,734**	**$ 591,734**		**$ 9,039,846**
PROVISION FOR RESERVE	**$**	**$ 267,544**	**$ 325,072**	**$ 325,072**		**$ (325,072)**

SOUTHWEST HOUSING COMPLIANCE CORPORATION

SCHEDULE 2B
SECTION 8 CONTRACT ADMINISTRATION - ARKANSAS
OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2017 - MARCH 31, 2018

	2017/2018 Budget	YTD Budget	April 2017	Y.T.D. As of 04/30/17		Budget Balance
REVENUE:						
Estimated Administrative Fees	$ 1,650,622	$ 183,402	$ 151,563	$ 151,563		$ 1,499,059
Interest Income						
Total Revenues	**$ 1,650,622**	**$ 183,402**	**$ 151,563**	**$ 151,563**		**$ 1,499,059**
EXPENSE:						
Administrative:						
Salaries - SHCC	$ 689,992	$ 57,499	$ 55,628	$ 55,628		$ 634,364
Legal	54,000	4,500				54,000
Travel & Training	37,202	3,100	1,666	1,666		35,536
Audit Fees	9,505	792				9,505
Management Fees	378,140	31,512	31,512	31,512		346,628
Office Rent/Utilities	54,072	4,506	4,506	4,506		49,566
Other	91,266	7,606	534	534		90,732
Total Administrative	$ 1,314,177	$ 109,515	$ 93,845	$ 93,845		$ 1,220,332
Maintenance:						
Labor	$	$	$	$		$
Materials	75	6				75
Contracts						
Total Maintenance	$ 75	$ 6	$	$		$ 75
Other:						
Insurance	$ 23,358	$ 1,947	$ 819	$ 819		$ 22,539
Emp. Benefit Contrib. -SHCC	313,012	26,084	27,270	27,270		285,742
Capital Expenditures						
Total Other Expenses	$ 336,370	$ 28,031	$ 28,089	$ 28,089		$ 308,281
Total-All Expenses	**$ 1,650,622**	**$ 137,552**	**$ 121,934**	**$ 121,934**		**$ 1,528,688**
PROVISION FOR RESERVE	**$**	**$ 45,850**	**$ 29,629**	**$ 29,629**		**$ (29,629)**

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 A
OPERATING REVENUES AND EXPENSES
AAHC SINGLE FAMILY HOMES
UNITS AVAILABLE - 17
FISCAL YEAR - APRIL 1, 2017 - MARCH 31, 2018

	2017/2018 Budget	YTD Budget	April 2017	Y.T.D. As of 04/30/17	PUM $	Budget Balance
REVENUE:						
Rental Income	$ 217,000	$ 18,083	$ 17,472	$ 17,472	$ 1,028	$ 199,528
Interest Income					-	
Other Income	1,000	83	35	35	2	965
Total Revenues	**$ 218,000**	**$ 18,166**	**$ 17,507**	**$ 17,507**	$ 1,030	**$ 200,493**
EXPENSE:						
Administrative:						
Salaries	$	$	$	$	$ -	$
Legal					-	
Travel & Training					-	
Management Fees	166,500	13,875	15,125	15,125	890	151,375
Other			568	568	33	(568)
Total Administrative	$ 166,500	$ 13,875	$ 15,693	$ 15,693	$ 923	$ 150,807
Maintenance:						
Labor	$	$	$	$	$ -	$
Materials					-	
Contracts	45,000	3,750	6,807	6,807	400	38,193
Total Maintenance	$ 45,000	$ 3,750	$ 6,807	$ 6,807	$ 400	$ 38,193
Other:						
Insurance	$ 5,500	$ 458	$ 483	$ 483	$ 28	$ 5,017
Utilities	1,000	83			-	1,000
Emp. Benefits					-	
Collection Loss					-	
Donation to Public Housing					-	
Total Other Expenses	$ 6,500	$ 541	$ 483	$ 483	$ 28	$ 6,017
TOTAL ROUTINE EXPENSES	$ 218,000	$ 18,166	$ 22,983	$ 22,983	$ 1,352	$ 195,017
Total Capital Expenditures	$	$	$	$	$ -	$
PROVISION FOR RESERVE	**$**	**$**	**$ (5,476)**	**$ (5,476)**	$ (322)	**$ 5,476**

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 B
OPERATING REVENUES AND EXPENSES
EASTLAND PLAZA SHOPPING CENTER
FISCAL YEAR - APRIL 1, 2017 - MARCH 31, 2018

	2017/2018 Budget	YTD Budget	April 2017	Y T D As of 04/30/17		Budget Balance
REVENUES						
Rental Income & Other Income	$ 1,175,000	$ 97,917	$ 96,383	$ 96,383		$ 1,078,617
Total Operating Income	$ 1,175,000	$ 97,917	$ 96,383	$ 96,383		$ 1,078,617
EXPENSE:						
Administrative:						
Salaries	$	$	$	$		$
Administrative Costs						
Audit Fees						
Legal						
Management Fees	738,893	61,574	61,574	61,574		677,319
Total Administrative	$ 738,893	$ 61,574	$ 61,574	$ 61,574		$ 677,319
Maintenance:	$	$	$	$		$
Materials & Contracts	75,000	6,250	4,920	4,920		70,080
Total Maintenance	$ 75,000	$ 6,250	$ 4,920	$ 4,920		$ 70,080
General Expense:						
Insurance	$ 32,000	$ 2,667	$ 2,682	$ 2,682		$ 29,318
Employee Benefits						
Property Taxes - Estimated	88,107	7,342	7,342	7,342		80,765
Other - Interest on Note						
Community Initiatives	145,000	12,083	281	281		144,719
Total General Expenses	$ 265,107	$ 22,092	$ 10,306	$ 10,306		$ 254,801
Other Routine Expenses:						
Utilities	$ 61,000	$ 5,083	$	$		$ 61,000
Protective Services	35,000	2,917	100	100		34,900
Total Other Routine Expenses	$ 96,000	$ 8,000	$ 100	$ 100		$ 95,900
Non-Routine Expenses:						
Capital Expenditures	$	$	$	$		$
Other Non-Routine						
Total Non-Routine Expenses	$	$	$	$		$
Total-All Expenses	**$ 1,175,000**	**$ 97,916**	**$ 76,900**	**$ 76,900**		**$ 1,098,100**
PROVISION FOR RESERVE	**$**	**$ 1**	**$ 19,483**	**$ 19,483**		**$ (19,483)**

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 C
STERLING VILLAGE APARTMENTS
OPERATING REVENUES AND EXPENSES
UNITS AVAILABLE - 207
FISCAL YEAR - APRIL 1, 2017 - MARCH 31, 2018

	2017/2018 Budget	YTD Budget	April 2017	Y.T.D. As of 04/30/17	PUM $	Budget Balance
REVENUE:						
Rental & Rental Related Income	$ 1,460,770	$ 121,731	$ 126,828	$ 126,828	$ 613	$ 1,333,942
Other Income	125,725	10,477	8,142	8,142	39	117,583
Total Revenues	**$ 1,586,495**	**$ 132,208**	**$ 134,969**	**$ 134,969**	$ 652	**$ 1,451,526**
EXPENSE:						
Administrative:						
HACA In-House Salaries	$	$	$	$	$ -	$
HACA Other Admin Costs					-	
Audit Fees					-	
Property Mgmt - Fees & Commis.	72,397	6,033	5,674	5,674	27	66,723
Property Mgmt - Payroll Costs	344,557	28,713	29,083	29,083	140	315,474
Property Admn. Costs	79,982	6,665	5,331	5,331	26	74,651
HACA Management Fees	317,300	26,442	26,442	26,442	128	290,858
Promotions & Advertising	11,420	952	706	706	3	10,714
Total Administrative	$ 825,656	$ 68,805	$ 67,236	$ 67,236	$ 325	$ 758,420
Maintenance:						
Materials & Contracts	$ 184,094	$ 15,341	$ 12,950	$ 12,950	$ 63	$ 171,144
Cleaning & Decorating	118,483	9,874	4,957	4,957	24	113,526
Total Maintenance	$ 302,577	$ 25,215	$ 17,907	$ 17,907	$ 87	$ 284,670
General Expense:						
Insurance	$ 35,000	$ 2,917	$ 2,939	$ 2,939	$ 14	$ 32,061
Collection Loss			127	127	1	(127)
Protective Services	45,977	3,831			-	45,977
Other - Interest on Note	164,000	13,667			-	164,000
Donation to Public Housing					-	
Total General Expenses	$ 244,977	$ 20,415	$ 3,066	$ 3,066	$ 15	$ 241,911
Other Routine Expenses:						
Utilities	$ 200,568	$ 16,714	$ 17,559	$ 17,559	$ 85	$ 183,009
Total Other Routine Expenses	$ 200,568	$ 16,714	$ 17,559	$ 17,559	$ 85	$ 183,009
Non-Routine Expenses:						
Capital Expenditures	$	$	$	$	$ -	$
Other Non-Routine					-	
Total Non-Routine Expenses	$	$	$	$	$ -	$
Total-All Expenses	**$ 1,573,778**	**$ 131,149**	**$ 105,767**	**$ 105,767**	$ 511	**$ 1,468,011**
PROVISION FOR RESERVE	**$ 12,717**	**$ 1,059**	**$ 29,202**	**$ 29,202**	$ 141	**$ (16,485)**

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 D
BENT TREE APARTMENTS
BUDGET ANALYSIS
UNITS AVAILABLE - 126
FISCAL YEAR - APRIL 1, 2017 - MARCH 31, 2018

	2017/2018 Budget	YTD Budget	April 2017	Y T D As of 04/30/17	PUM $	Budget Balance
REVENUE:						
Rental & Rental Related Income	$ 1,045,491	$ 87,124	$ 84,574	$ 84,574	$ 671	$ 960,917
Other Income	67,714	5,643	7,011	7,011	56	60,703
Total Revenues	**$ 1,113,205**	**$ 92,767**	**$ 91,585**	**$ 91,585**	$ 727	**$ 1,021,620**
EXPENSE:						
Administrative:						
HACA In-House Salaries	$	$	$	$	$ -	$
HACA Other Admin Costs					-	
Audit Fees					-	
Property Mgmt - Fees & Commis.	51,693	4,308	4,123	4,123	33	47,570
Property Mgmt - Payroll Costs	199,104	16,592	21,079	21,079	167	178,025
Property Admn. Costs	60,769	5,064	11,319	11,319	90	49,450
HACA Management Fees	222,640	18,553	18,553	18,553	147	204,087
Promotions & Advertising	14,731	1,228	322	322	3	14,409
Total Administrative	$ 548,937	$ 45,745	$ 55,396	$ 55,396	$ 440	$ 493,541
Maintenance:						
Materials & Contracts	$ 172,733	$ 14,394	$ 9,686	$ 9,686	$ 77	$ 163,047
Cleaning & Decorating	72,402	6,034	9,449	9,449	75	62,953
Total Maintenance	$ 245,135	$ 20,428	$ 19,135	$ 19,135	$ 152	$ 226,000
General Expense:						
Insurance	$ 32,000	$ 2,667	$ 2,055	$ 2,055	$ 16	$ 29,945
Protective Services	4,227	352			-	4,227
Other - Interest on Note	86,000	7,167			-	86,000
Donation to Public Housing					-	
Total General Expenses	$ 122,227	$ 10,186	$ 2,055	$ 2,055	$ 16	$ 120,172
Other Routine Expenses:						
Utilities	$ 99,700	$ 8,308	$ 7,057	$ 7,057	$ 56	$ 92,643
Total Other Routine Expenses	$ 99,700	$ 8,308	$ 7,057	$ 7,057	$ 56	$ 92,643
Non-Routine Expenses:						
Capital Expenditures	$	$	$ 41,903	$ 41,903	$ 333	$ (41,903)
Other Non-Routine					-	
Total Non-Routine Expenses	$	$	$ 41,903	$ 41,903	$ 333	$ (41,903)
Total-All Expenses	**$ 1,015,999**	**$ 84,667**	**$ 125,545**	**$ 125,545**	$ 996	**$ 890,454**
PROVISION FOR RESERVE	**$ 97,206**	**$ 8,100**	**$ (33,960)**	**$ (33,960)**	$ (270)	**$ 131,166**

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 E
SWEET WATER APARTMENTS
OPERATING REVENUES AND EXPENSES
UNITS AVAILABLE - 152
FISCAL YEAR - APRIL 1, 2017 - MARCH 31, 2018

	2017/2018 Budget	YTD Budget	April 2017	Y.T.D. As of 04/30/17	PUM $	Budget Balance
REVENUE:						
Rental & Rental Related Income	$ 1,008,959	$ 84,080	$ 80,511	$ 80,511	$ 530	$ 928,448
Other Income	68,806	5,734	4,337	4,337	29	64,469
Total Revenues	**$ 1,077,765**	**$ 89,814**	**$ 84,848**	**$ 84,848**	$ 558	**$ 992,917**
EXPENSE:						
Administrative:						
HACA In-House Salaries	$	$	$	$	$ -	$
HACA Other Admin Costs					-	
Audit Fees					-	
Property Mgmt - Fees & Commis.	49,638	4,137	3,911	3,911	26	45,727
Property Mgmt - Payroll Costs	246,264	20,522	20,078	20,078	132	226,186
Property Admn. Costs	82,164	6,847	5,384	5,384	35	76,780
HACA Management Fees	203,130	16,928	16,928	16,928	111	186,202
Promotions & Advertising	14,260	1,188	666	666	4	13,594
Total Administrative	$ 595,456	$ 49,622	$ 46,968	$ 46,968	$ 309	$ 548,488
Maintenance:						
Materials & Contracts	$ 175,582	$ 14,632	$ 18,411	$ 18,411	$ 121	$ 157,171
Cleaning & Decorating	43,657	3,638	9,509	9,509	63	34,148
Total Maintenance	$ 219,239	$ 18,270	$ 27,920	$ 27,920	$ 184	$ 191,319
General Expense:						
Insurance	$ 34,000	$ 2,833	$ 2,258	$ 2,258	$ 15	$ 31,742
Protective Services					-	
Other - Interest on Note	138,000	11,500			-	138,000
Total General Expenses	$ 172,000	$ 14,333	$ 2,258	$ 2,258	$ 15	$ 169,742
Other Routine Expenses:						
Utilities	$ 91,070	$ 7,589	$ 7,590	$ 7,590	$ 50	$ 83,480
Total Other Routine Expenses	$ 91,070	$ 7,589	$ 7,590	$ 7,590	$ 50	$ 83,480
Non-Routine Expenses:						
Capital Expenditures	$	$	$ 5,000	$ 5,000	$ 33	$ (5,000)
Other Non-Routine					-	
Total Non-Routine Expenses	$	$	$ 5,000	$ 5,000	$ 33	$ (5,000)
Total-All Expenses	**$ 1,077,765**	**$ 89,814**	**$ 89,734**	**$ 89,734**	$ 590	**$ 988,031**
PROVISION FOR RESERVE	**$**	**$**	**$ (4,886)**	**$ (4,886)**	$ (32)	**$ 4,886**

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 F
OFFICE RENTAL
OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2017 - MARCH 31, 2018

	2017/2018 Budget	YTD Budget	April 2017	Y.T.D. As of 04/30/17		Budget Balance
REVENUE:						
Lease Revenue	$ 1,180,365	$ 98,364	$ 132,023	$ 132,023		$ 1,048,342
Other Income						
Total Revenues	**$ 1,180,365**	**$ 98,364**	**$ 132,023**	**$ 132,023**		**$ 1,048,342**
EXPENSE:						
Administrative:						
Salaries	$	$	$	$		$
Legal						
Audit						
Management Fees	1,078,465	89,872	18,599	18,599		1,059,866
Other						
Total Administrative	$ 1,078,465	$ 89,872	$ 18,599	$ 18,599		$ 1,059,866
Maintenance & Protrctive Services:						
Materials & Contracts	$ 12,000	$ 1,000	$ 2,528	$ 2,528		$ 9,472
Protective Services	22,000	1,833	721	721		21,279
Total Maintenance & Prot. Svs.	$ 34,000	$ 2,833	$ 3,249	$ 3,249		$ 30,751
General Expense:						
Insurance	$ 10,900	$ 908	$ 1,004	$ 1,004		$ 9,896
Emp. Benefits						
Collection Loss						
Donation to Public Housing						
Total General Expenses	$ 10,900	$ 908	$ 1,004	$ 1,004		$ 9,896
Other Routine Expenses:						
Utilities	$ 57,000	$ 4,750	$ 3,907	$ 3,907		$ 53,093
Total Other Routine Expenses	$ 57,000	$ 4,750	$ 3,907	$ 3,907		$ 53,093
Non-Routine Expenses:						
Capital Expenditures	$	$	$	$		$
Other Non-Routine						
Total Non-Routine Expenses	$	$	$	$		$
Total-All Expenses	**$ 1,180,365**	**$ 98,363**	**$ 26,759**	**$ 26,759**		**$ 1,153,606**
PROVISION FOR RESERVE	**$**	**$ 1**	**$ 105,263**	**$ 105,263**		**$ (105,263)**

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 G
LEISURE TIME CONDOMINIUMS
OPERATING REVENUES AND EXPENSES
UNITS AVAILABLE - 22
FISCAL YEAR - APRIL 1, 2017 - MARCH 31, 2018

	2017/2018 Budget	YTD Budget	April 2017	Y.T.D. As of 04/30/17		Budget Balance
REVENUE:						
Rental & Rental Related Income	$ 157,000	$ 13,083	$ 12,072	$ 12,072	549	$ 144,928
Other Income	500	42	(10)	(10)	(0)	510
Total Revenues	**$ 157,500**	**$ 13,125**	**$ 12,062**	**$ 12,062**		**$ 145,438**
EXPENSE:						
Administrative:						
Salaries	$	$	$	$		$
Legal						
Property Admin. Costs			2,712	2,712		(2,712)
Management Fees	31,500	2,625	3,875	3,875	176	27,625
Other	31,728	2,644	495	495	23	31,233
Total Administrative	$ 63,228	$ 5,269	$ 7,082	$ 7,082	322	$ 56,146
Maintenance:						
Materials & Contracts	$ 27,000	$ 2,250	$ 200	$ 200	9	$ 26,800
Cleaning & Decorating			320	320		(320)
Total Maintenance	$ 27,000	$ 2,250	$ 520	$ 520	24	$ 26,480
General Expense:						
Insurance	$	$	$	$		$
Emp. Benefits						
Protective Services	1,500	125				1,500
Other - Collection Losses						
Total General Expenses	$ 1,500	$ 125	$	$		$ 1,500
Other Routine Expenses:						
Utilities	$	$	$	$	-	$
Total Other Routine Expenses	$	$	$	$	-	$
Non-Routine Expenses:						
Capital Expenditures	$	$	$	$		$
Other Non-Routine						
Total Non-Routine Expenses	$	$	$	$		$
Total-All Expenses	**$ 91,728**	**$ 7,644**	**$ 7,602**	**$ 7,602**	346	**$ 84,126**
PROVISION FOR RESERVE	**$ 65,772**	**$ 5,481**	**$ 4,460**	**$ 4,460**	203	**$ 61,312**

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 H
LEXINGTON HILLS
OPERATING REVENUES AND EXPENSES
UNITS AVAILABLE - 238
FISCAL YEAR - APRIL 1, 2017 - MARCH 31, 2018

	2017/2018 Budget	YTD Budget	April 2017	Y.T.D. As of 04/30/17		Budget Balance
REVENUE:						
Rental & Rental Related Income	$ 2,127,877	$ 177,323	$ 180,764	$ 180,764	760	$ 1,947,113
Other Income	149,051	12,421	10,340	10,340	43	138,711
Total Revenues	**$ 2,276,928**	**$ 189,744**	**$ 191,104**	**$ 191,104**	803	**$ 2,085,824**
EXPENSE:						
Administrative:						
HACA In-House Salaries	$	$	$	$		$
HACA Other Admin Costs						
Audit Fees						
Legal						
Property Mgmt - Fees & Commis.	104,966	8,747	8,619	8,619	36	96,347
Property Mgmt - Payroll Costs	365,625	30,469	24,446	24,446	103	341,179
Property Admn. Costs	67,544	5,629	4,805	4,805	20	62,739
HACA Management Fees	455,385	37,949	37,949	37,949	159	417,436
Promotions & Advertising	18,128	1,511	1,335	1,335	6	16,793
Total Administrative	$ 1,011,648	$ 84,305	$ 77,154	$ 77,154	324	$ 934,494
Maintenance:						
Materials & Contracts	$ 265,952	$ 22,163	$ 19,035	$ 19,035	80	$ 246,917
Cleaning & Decorating	162,020	13,502	10,344	10,344	43	151,676
Total Maintenance	$ 427,972	$ 35,665	$ 29,380	$ 29,380	123	$ 398,592
General Expense:						
Insurance	$ 48,790	$ 4,066	$ 4,015	$ 4,015	17	$ 44,775
Protective Services	38,976	3,248				38,976
Other - Interest on Note	458,580	38,215			-	458,580
Total General Expenses	$ 546,346	$ 45,529	$ 4,015	$ 4,015	17	$ 542,331
Other Routine Expenses:						
Utilities	$ 224,100	$ 18,675	$ 14,118	$ 14,118	59	$ 209,982
Total Other Routine Expenses	$ 224,100	$ 18,675	$ 14,118	$ 14,118	59	$ 209,982
Non-Routine Expenses:						
Capital Expenditures	$	$	$ 10,700	$ 10,700		$ (10,700)
Other Non-Routine						
Total Non-Routine Expenses	$	$	$ 10,700	$ 10,700		$ (10,700)
Total-All Expenses	**$ 2,210,066**	**$ 184,174**	**$ 135,366**	**$ 135,366**	569	**$ 2,074,700**
PROVISION FOR RESERVE	**$ 66,862**	**$ 5,570**	**$ 55,738**	**$ 55,738**	234	**$ 11,124**

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 I
BEN WHITE DEVELOPMENT
OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2017 - MARCH 31, 2018

	2017/2018 Budget	YTD Budget	April 2017	Y T D As of 4/30/2017		Budget Balance
REVENUE:	$	$	$	$		$
Other Income	567,648	47,304				567,648
Total Revenues	**$ 567,648**	**$ 47,304**	**$**	**$**		**$ 567,648**
EXPENSE:						
Administrative:						
HACA In-House Salaries	$	$	$	$		$
HACA Other Admin Costs						
Legal						
Property Mgmt - Fees & Commis.						
Property Mgmt - Payroll Costs						
Property Admn. Costs						
HACA Management Fees	567,648	47,304				567,648
Promotions & Advertising						
Total Administrative	$ 567,648	$ 47,304	$	$		$ 567,648
Maintenance:						
Materials & Contracts						
Cleaning & Decorating						
Total Maintenance	$	$	$	$		$
General Expense:						
Insurance						
Protective Services						
Other - Interest on Note						
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	**$ 567,648**	**$ 47,304**	**$**	**$**		**$ 567,648**
PROVISION FOR RESERVE	$	$	$	$		$

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 J
HARRIS BRANCH SENIOR
OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2017 - MARCH 31, 2018

	2017/2018 Budget	YTD Budget	April 2017	Y.T.D. As of 4/30/2017		Budget Balance
REVENUE:	$	$	$	$		$
Other Income	214,933	17,911				214,933
Total Revenues	**$ 214,933**	**$ 17,911**	**$**	**$**		**$ 214,933**
EXPENSE:						
Administrative:						
HACA In-House Salaries	$	$	$	$		$
HACA Other Admin Costs						
Audit Fees						
Legal						
Property Mgmt - Fees & Commis.						
Property Mgmt - Payroll Costs						
Property Admn. Costs						
HACA Management Fees	42,986	3,582				42,986
Promotions & Advertising						
Total Administrative	$ 42,986	$ 3,582	$	$		$ 42,986
Maintenance:						
Materials & Contracts	$	$	$	$		$
Cleaning & Decorating						
Total Maintenance	$	$	$	$		$
General Expense						
Insurance	$	$	$	$		$
Protective Services						
Other - Interest on Note						
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	**$ 42,986**	**$ 3,582**	**$**	**$**		**$ 42,986**
PROVISION FOR RESERVE	**$ 171,947**	**$ 14,329**	**$**	**$**		**$ 171,947**

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 K
THE RESERVE AT SPRINGDALE
OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2017 - MARCH 31, 2018

	2017/2018 Budget	YTD Budget	April 2017	Y.T.D. As of 4/30/2017		Budget Balance
REVENUE:	$	$	$	$		$
Other Income	191,572	15,964	10,000	10,000		181,572
Total Revenues	**$ 191,572**	**$ 15,964**	**$ 10,000**	**$ 10,000**		**$ 181,572**
EXPENSE:						
Administrative:						
HACA In-House Salaries	$	$	$	$		$
HACA Other Admin Costs						
Audit Fees						
Legal						
Property Mgmt - Fees & Commis.						
Property Mgmt - Payroll Costs						
Property Admn. Costs						
HACA Management Fees	38,315	3,193				38,315
Promotions & Advertising						
Total Administrative	$ 38,315	$ 3,193	$	$		$ 38,315
Maintenance:						
Materials & Contracts	$	$	$	$		$
Cleaning & Decorating						
Total Maintenance	$	$	$	$		$
General Expense:						
Insurance	$	$	$	$		$
Protective Services						
Other - Interest on Note						
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	**$ 38,315**	**$ 3,193**	**$**	**$**		**$ 38,315**
PROVISION FOR RESERVE	**$ 153,257**	**$ 12,771**	**$ 10,000**	**$ 10,000**		**$ 143,257**

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 L
URBAN OAKS
OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2017 - MARCH 31, 2018

	2017/2018 Budget	YTD Budget	April 2017	Y.T.D. As of 4/30/2017		Budget Balance
REVENUE:	$	$	$	$		$
Other Income	187,500	15,625	14,763	14,763		172,737
Total Revenues	**$ 187,500**	**$ 15,625**	**$ 14,763**	**$ 14,763**		**$ 172,737**
EXPENSE:						
Administrative:						
HACA In-House Salaries	$	$	$	$		$
HACA Other Admin Costs						
Audit Fees						
Legal						
HACA Management Fees	37,500	3,125				37,500
Promotions & Advertising						
Total Administrative	$ 37,500	$ 3,125	$	$		$ 37,500
Maintenance:						
Materials & Contracts	$	$	$	$		$
Cleaning & Decorating						
Total Maintenance	$	$	$	$		$
General Expense:						
Insurance	$	$	$	$		$
Protective Services						
Other - Interest on Note						
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	**$ 37,500**	**$ 3,125**	**$**	**$**		**$ 37,500**
PROVISION FOR RESERVE	**$ 150,000**	**$ 12,500**	**$ 14,763**	**$ 14,763**		**$ 135,237**

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 M
THE PARK AT SUMMERS GROVE
OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2017 - MARCH 31, 2018

	2017/2018 Budget	YTD Budget	April 2017	Y.T.D. As of 4/30/2017		Budget Balance
REVENUE:	$	$	$	$		$
Other Income	275,000	22,917				275,000
Total Revenues	**$ 275,000**	**$ 22,917**	**$**	**$**		**$ 275,000**
EXPENSE:						
Administrative:						
HACA In-House Salaries	$	$	$	$		$
HACA Other Admin Costs						
Audit Fees						
Legal						
Property Mgmt - Fees & Commis.						
Property Mgmt - Payroll Costs						
Property Admn. Costs						
HACA Management Fees	55,000	4,583				55,000
Promotions & Advertising						
Total Administrative	$ 55,000	$ 4,583	$	$		$ 55,000
Maintenance:						
Materials & Contracts	$	$	$	$		$
Cleaning & Decorating						
Total Maintenance	$	$	$	$		$
General Expense:						
Insurance	$	$	$	$		$
Protective Services						
Other - Interest on Note						
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	**$ 55,000**	**$ 4,583**	**$**	**$**		**$ 55,000**
PROVISION FOR RESERVE	**$ 220,000**	**$ 18,334**	**$**	**$**		**$ 220,000**

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 N
AAHC PFC / BRIDGE AT TECH RIDGE/BRIDGE AT CENTER RIDGE/BRIDGE AT VOLENTE
OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2017 - MARCH 31, 2018

	2017/2018 Budget	YTD Budget	April 2017	Y.T.D. As of 4/30/2017		Budget Balance
REVENUE:	$	$	$	$		$
Other Income - Bridge at Volente	418,090	34,841				418,090
Other Income - Bridge at Center Ridge	257,624	21,469				257,624
Other Income - Bridge at Tech Ridge	189,141	15,762				189,141
Other Income-bond issuance fee	2,180,000	181,667				2,180,000
Total Revenues	**$ 3,044,855**	**$ 253,739**	**$**	**$**		**$ 3,044,855**
EXPENSE:						
Administrative:						
HACA In-House Salaries	$	$	$	$		$
HACA Other Admin Costs						
Audit Fees						
Legal						
Property Mgmt - Fees & Commis.						
Property Mgmt - Payroll Costs						
Property Admn. Costs						
HACA Management Fees	985,188	82,099				985,188
Promotions & Advertising						
Total Administrative	$ 985,188	$ 82,099	$	$		$ 985,188
Maintenance:						
Materials & Contracts	$	$	$	$		$
Cleaning & Decorating						
Total Maintenance	$	$	$	$		$
General Expense:						
Insurance	$	$	$	$		$
Protective Services						
Other - Interest on Note						
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	**$ 985,188**	**$ 82,099**	**$**	**$**		**$ 985,188**
PROVISION FOR RESERVE	**$ 2,059,667**	**$ 171,640**	**$**	**$**		**$ 2,059,667**

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 O
BRIDGE AT SOUTH POINT (OSLO)
OPERATING REVENUES AND EXPENSES
UNITS AVAILABLE - 176
FISCAL YEAR - APRIL 1, 2017 - MARCH 31, 2018

	2017/2018 Budget	YTD Budget	April 2017	Y.T.D. As of 04/30/17		Budget Balance
REVENUE:						
Rental & Rental Related Income	$ 1,578,489	$ 131,541	$ 133,923	$ 133,923	563	$ 1,444,566
Other Income	126,996	10,583	12,052	12,052	51	114,944
Total Revenues	**$ 1,705,485**	**$ 142,124**	**$ 145,974**	**$ 145,974**	613	**$ 1,559,511**
EXPENSE:						
Administrative:						
HACA In-House Salaries	$	$	$	$		$
HACA Other Admin Costs						
Audit Fees						
Legal						
Property Mgmt - Fees & Commis.	54,000	4,500	4,006	4,006	17	49,994
Property Mgmt - Payroll Costs	216,000	18,000	16,771	16,771	70	199,229
Property Admn. Costs	100,180	8,348	7,240	7,240	30	92,940
HACA Management Fees	341,097	28,425	28,425	28,425	119	312,672
Promotions & Advertising	70,737	5,895	3,038	3,038	13	67,699
Total Administrative	$ 782,014	$ 65,168	$ 59,480	$ 59,480	250	$ 722,534
Maintenance:						
Materials & Contracts	$ 235,200	$ 19,600	$ 14,460	$ 14,460	61	$ 220,740
Cleaning & Decorating	84,735	7,061	6,962	6,962	29	77,773
Total Maintenance	$ 319,935	$ 26,661	$ 21,422	$ 21,422	90	$ 298,513
General Expense:						
Insurance	$ 40,000	$ 3,333	$ 3,061	$ 3,061	13	$ 36,939
Protective Services	58,003	4,834				58,003
Other - Interest on Note	520,740	43,395			-	520,740
Total General Expenses	$ 618,743	$ 51,562	$ 3,061	$ 3,061	13	$ 615,682
Other Routine Expenses:						
Utilities	$ 144,775	$ 12,065	$ 11,019	$ 11,019	46	$ 133,756
Total Other Routine Expenses	$ 144,775	$ 12,065	$ 11,019	$ 11,019	46	$ 133,756
Non-Routine Expenses:						
Capital Expenditures	$	$	$ 33,800	$ 33,800	142	$ (33,800)
Other Non-Routine						
Total Non-Routine Expenses	$	$	$ 33,800	$ 33,800		$ (33,800)
Total-All Expenses	**$ 1,865,467**	**$ 155,456**	**$ 128,781**	**$ 128,781**	541	**$ 1,736,686**
PROVISION FOR RESERVE	**$ (159,982)**	**$ (13,332)**	**$ 17,193**	**$ 17,193**	72	**$ (177,175)**

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ASSET MANAGEMENT PROJECT (AMP) DETAIL
TX001000001P CHALMERS COURTS
UNITS AVAILABLE - 158
OPERATING REVENUES & EXPENSES

	2017/2018 Budget	YTD Budget	April 2017	Y.T.D. As of 4/30/17	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	$ 382,440	$ 31,870	$ 32,305	$ 32,305	$ 204	$ (350,135)
Nondwelling Rental	0	0		0	0	0
Excess Utilities Usage	4,100	342	119	119	1	(3,981)
Other Income	42,584	3,549	1,294	1,294	8	(41,290)
Transfer from other AMPS	0	0		0	0	0
Non Federal Donations	88,438	7,370		0	0	(88,438)
HUD Subsidy	747,032	62,253	52,306	52,306	331	(694,726)
Total Revenues	**$ 1,264,594**	**$ 105,384**	**$ 86,024**	**$ 86,024**	**$ 544**	**$ (1,178,570)**
EXPENSE:						
Administrative:						
Salaries	$ 98,215	$ 8,185	$ 7,140	$ 7,140	$ 45	$ 91,075
Legal - Misc.	29,000	2,417	847	847	5	28,154
Travel & Training	2,119	177	120	120	1	1,999
Accounting & Audit Fees	2,413	201		0	0	2,413
Management Fee	156,860	13,072	11,491	11,491	73	145,369
Sundry Administrative	22,404	1,867	779	779	5	21,625
Total Administrative	**$ 311,011**	**$ 25,919**	**$ 20,376**	**$ 20,376**	**$ 129**	**$ 290,635**
Maintenance:						
Labor	$ 121,659	$ 10,138	$ 9,128	$ 9,128	$ 58	$ 112,531
Materials/Resident Charges	52,548	4,379	81	81	1	52,467
Contracts	114,265	9,522	5,266	5,266	33	108,999
Total Maintenance	**$ 288,472**	**$ 24,039**	**$ 14,475**	**$ 14,475**	**$ 92**	**$ 273,997**
General Expense:						
Insurance	$ 19,491	$ 1,624	$ 1,496	$ 1,496	$ 9	$ 17,995
Employee Benefit Contributions	118,621	9,885	6,746	6,746	43	111,875
Collection Losses	5,000	417		0	0	5,000
Total General Expenses	**$ 143,112**	**$ 11,926**	**$ 8,242**	**$ 8,242**	**$ 52**	**$ 134,870**
Other Routine Expenses:						
Tenant Services	$ 159,795	$ 13,316	$ 2,936	$ 2,936	$ 19	$ 156,859
Utilities	205,650	17,138	18,502	18,502	117	187,148
Protective Services	35,147	2,929	1,886	1,886	12	33,261
Total Other Routine Expenses	**$ 400,592**	**$ 33,383**	**$ 23,324**	**$ 23,324**	**$ 148**	**$ 377,268**
Non-Routine Expenses:						
Extraordinary Maintenance	$ 0	$ 0	$	$ 0	$ -	$ 0
Capital Expenditures	0	0		0	0	0
Performance Contracting	197,951	16,496	17,761	17,761	112	180,190
Transfer to other AMPS	0	0		0	0	0
Total Non-Routine Expenses	$ 197,951	$ 16,496	$ 17,761	$ 17,761	$ 112.41	$ 180,190
Total-All Expenses	**$ 1,341,138**	**$ 111,763**	**$ 84,177**	**$ 84,177**	**$ 533**	**$ 1,256,961**
PROVISION FOR RESERVE	**$ (76,544)**	**$ (6,379)**	**$ 1,847**	**$ 1,847**	**$ 12**	**$ 78,391**

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, 2017 - MARCH 31, 2018

	2017/2018 Budget	YTD Budget	April 2017	Y.T.D. As of 4/30/17	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	$ 370,347	$ 30,862	$ 35,771	$ 35,771	$ 229	$ (334,576)
Nondwelling Rental	9,000	750	700	700	4	(8,300)
Excess Utilities Usage	4,469	372	468	468	3	(4,001)
Other Income	12,774	1,065	1,413	1,413	9	(11,361)
Transfer from other AMPS	0	0		0	0	0
Non Federal Donations	7,719	643		0	0	(7,719)
HUD Subsidy	746,300	62,192	64,151	64,151	411	(682,149)
Total Revenues	**$ 1,150,609**	**$ 95,884**	**$ 102,503**	**$ 102,503**	**$ 657**	**$ (1,048,106)**
EXPENSE:						
Administrative:						
Salaries	$ 98,578	$ 8,215	$ 7,235	$ 7,235	$ 46	$ 91,343
Legal - Misc.	12,000	1,000	2,500	2,500	16	9,500
Travel & Training	2,037	170	120	120	1	1,917
Accounting & Audit Fees	2,382	199		0	0	2,382
Management Fee	153,882	12,824	11,273	11,273	72	142,609
Sundry Administrative	22,787	1,899	1,875	1,875	12	20,912
Total Administrative	**$ 291,666**	**$ 24,307**	**$ 23,003**	**$ 23,003**	**$ 147**	**$ 268,663**
Maintenance:						
Labor	$ 116,514	$ 9,710	$ 9,463	$ 9,463	$ 61	$ 107,051
Materials	48,645	4,054	1,965	1,965	13	46,680
Contracts	96,890	8,074	7,757	7,757	50	89,133
Total Maintenance	**$ 262,049**	**$ 21,838**	**$ 19,185**	**$ 19,185**	**$ 123**	**$ 242,864**
General Expense:						
Insurance	$ 19,579	$ 1,632	$ 1,460	$ 1,460	$ 9.4	$ 18,119
Employee Benefit Contributions	115,660	9,638	9,615	9,615	62	106,045
Collection Losses	12,500	1,042		0	0	12,500
Total General Expenses	**$ 147,739**	**$ 12,312**	**$ 11,075**	**$ 11,075**	**$ 71**	**$ 136,664**
Other Routine Expenses:						
Tenant Services	$ 81,818	$ 6,818	$ 2,045	$ 2,045	$ 13	$ 79,773
Utilities	174,681	14,557	14,854	14,854	95	159,827
Protective Services	42,824	3,569	492	492	3	42,332
Total Other Routine Expenses	**$ 299,323**	**$ 24,944**	**$ 17,391**	**$ 17,391**	**$ 111**	**$ 281,932**
Non-Routine Expenses:						
Extraordinary Maintenance	$ 0	$ 0	$	$ 0	$ -	$ 0
Capital Expenditures	0	0		0	0	0
Performance Contracting	195,445	16,287	17,762	17,762	114	177,683
Transfer to other AMPS	0	0		0	0	0
Total Non-Routine Expenses	$ 195,445	$ 16,287	$ 17,762	$ 17,762	**$ 113.86**	$ 177,683
Total-All Expenses	**$ 1,196,222**	**$ 99,688**	**$ 88,416**	**$ 88,416**	**$ 567**	**$ 1,107,806**
PROVISION FOR RESERVE	**$ (45,613)**	**$ (3,804)**	**$ 14,086**	**$ 14,086**	**$ 90**	**$ 59,699**

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, 2017 - MARCH 31, 2018

	2017/2018 Budget	YTD Budget	April 2017	Y.T.D. As of 4/30/17	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	$ 245,990	$ 20,499	$ 20,773	$ 20,773	$ 214	$ (225,217)
Nondwelling Rental	0	0		0	0	0
Excess Utilities Usage	1,300	108	187	187	2	(1,113)
Other Income	14,673	1,223	2,708	2,708	28	(11,965)
Transfer from other AMPS	0	0		0	0	0
Non Federal Donations	4,800	400		0	0	(4,800)
HUD Subsidy	597,744	49,812	46,267	46,267	477	(551,477)
Total Revenues	**$ 864,507**	**$ 72,042**	**$ 69,935**	**$ 69,935**	**$ 721**	**$ (794,572)**
EXPENSE:						
Administrative:						
Salaries	$ 88,662	$ 7,389	$ 6,543	$ 6,543	$ 67	$ 82,119
Legal - Misc.	5,000	417		0	0	5,000
Travel & Training	1,266	106	74	74	1	1,192
Accounting & Audit Fees	1,481	123		0	0	1,481
Management Fee	96,300	8,025	7,055	7,055	73	89,245
Sundry Administrative	14,390	1,199	708	708	7	13,682
Total Administrative	**$ 207,099**	**$ 17,259**	**$ 14,380**	**$ 14,380**	**$ 148**	**$ 192,719**
Maintenance:						
Labor	$ 74,866	$ 6,239	$ 4,293	$ 4,293	$ 44	$ 70,573
Materials	46,534	3,878	8	8	0	46,526
Contracts	76,264	6,355	3,932	3,932	41	72,332
Total Maintenance	**$ 197,664**	**$ 16,472**	**$ 8,233**	**$ 8,233**	**$ 85**	**$ 189,431**
General Expense:						
Insurance	$ 11,330	$ 944	$ 914	$ 914	$ 9	$ 10,416
Employee Benefit Contributions	87,981	7,332	5,330	5,330	55	82,651
Collection Losses	5,000	417		0	0	5,000
Total General Expenses	**$ 104,311**	**$ 8,693**	**$ 6,244**	**$ 6,244**	**$ 64**	**$ 98,067**
Other Routine Expenses:						
Tenant Services	$ 128,030	$ 10,669	$ 688	$ 688	$ 7	$ 127,342
Utilities	147,500	12,292	12,160	12,160	125	135,340
Protective Services	25,516	2,126	1,394	1,394	14	24,122
Total Other Routine Expenses	**$ 301,046**	**$ 25,087**	**$ 14,242**	**$ 14,242**	**$ 147**	**$ 286,804**
Non-Routine Expenses:						
Extraordinary Maintenance	$ 0	$ 0	$	$ 0	$ -	$ 0
Capital Expenditures	0	0		0	0	0
Performance Contracting	121,527	10,127	10,909	10,909	112	110,618
Transfer to other AMPS		0		0	0	0
Total Non-Routine Expenses	$ 121,527	$ 10,127	$ 10,909	$ 10,909	**$ 112.46**	$ 110,618
Total-All Expenses	**$ 931,647**	**$ 77,638**	**$ 54,008**	**$ 54,008**	**$ 557**	**$ 877,639**
PROVISION FOR RESERVE	**$ (67,140)**	**$ (5,596)**	**$ 15,927**	**$ 15,927**	**$ 164**	**$ 83,067**

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ASSET MANAGEMENT PROJECT (AMP) DETAIL
TX001000004P MEADOWBROOK
UNITS AVAILABLE - 160
OPERATING REVENUES & EXPENSES
FISCAL YEAR - APRIL 1, 2017 - MARCH 31, 2018

	2017/2018 Budget	YTD Budget	April 2017	Y.T.D. As of 4/30/17	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	$ 409,327	$ 34,111	$ 43,443	$ 43,443	$ 272	$ (365,884)
Nondwelling Rental	7,569	631	635	635	4	(6,934)
Excess Utilities Usage	500	42	549	549	3	49
Other Income	20,590	1,716	2,803	2,803	18	(17,787)
Transfer from other AMPS	0	0		0	0	0
Non Federal Donations	7,917	660		0	0	(7,917)
HUD Subsidy	1,061,813	88,484	84,438	84,438	528	(977,375)
Total Revenues	**$ 1,507,716**	**$ 125,644**	**$ 131,869**	**$ 131,869**	**$ 824**	**$ (1,375,847)**
EXPENSE:						
Administrative:						
Salaries	$ 127,041	$ 10,587	$ 9,797	$ 9,797	$ 61	$ 117,244
Legal - Misc.	8,000	667		0	0	8,000
Travel & Training	2,090	174	121	121	1	1,969
Accounting & Audit Fees	2,443	204		0	0	2,443
Management Fee	158,846	13,237	11,419	11,419	71	147,427
Sundry Administrative	30,214	2,518	3,681	3,681	23	26,533
Total Administrative	**$ 328,634**	**$ 27,387**	**$ 25,018**	**$ 25,018**	**$ 156**	**$ 303,616**
Maintenance:						
Labor	$ 121,023	$ 10,085	$ 9,293	$ 9,293	$ 58	$ 111,730
Materials	74,908	6,242	2,960	2,960	18	71,948
Contracts	116,387	9,699	5,742	5,742	36	110,645
Total Maintenance	**$ 312,318**	**$ 26,026**	**$ 17,995**	**$ 17,995**	**$ 112**	**$ 294,323**
General Expense:						
Insurance	$ 21,681	$ 1,807	$ 1,508	$ 1,508	$ 9	$ 20,173
Employee Benefit Contributions	154,978	12,915	8,491	8,491	53	146,487
Collection Losses	1,000	83		0	0	1,000
Total General Expenses	**$ 177,659**	**$ 14,805**	**$ 9,999**	**$ 9,999**	**$ 68**	**$ 167,660**
Other Routine Expenses:						
Tenant Services	$ 324,758	$ 27,063	$ 4,167	$ 4,167	$ 26	$ 320,591
Utilities	224,000	18,667	20,938	20,938	131	203,062
Protective Services	41,245	3,437	1,312	1,312	8	39,933
Total Other Routine Expenses	**$ 590,003**	**$ 49,167**	**$ 26,417**	**$ 26,417**	**$ 54**	**$ 563,586**
Non-Routine Expenses:						
Extraordinary Maintenance	$ 14,275	$ 1,190	$	$ 0	$ -	$ 14,275
Capital Expenditures	0	0		0	0	0
Performance Contracting	200,457	16,705	17,960	17,960	112	182,497
Transfer to other AMPS	0	0		0	0	0
Total Non-Routine Expenses	$ 214,732	$ 17,895	$ 17,960	$ 17,960	$ 112.25	$ 196,772
Total-All Expenses	**$ 1,623,346**	**$ 135,280**	**$ 97,389**	**$ 97,389**	**$ 609**	**$ 1,525,957**
PROVISION FOR RESERVE	**$ (115,630)**	**$ (9,636)**	**$ 34,480**	**$ 34,480**	**$ 215**	**$ 150,110**

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, 2017 - MARCH 31, 2018

	2017/2018 Budget	YTD Budget	April 2017	Y.T.D. As of 4/30/17	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	$ 546,660	$ 45,555	$ 47,520	$ 47,520	$ 214	$ (499,140)
Nondwelling Rental	0	0		0	0	0
Excess Utilities Usage	1,500	125	170	170	1	(1,330)
Other Income	88,924	7,410	2,572	2,572	12	(86,352)
Transfer from other AMPS	0	0		0	0	0
Non Federal Donations	124,262	10,355		0	0	(124,262)
HUD Subsidy	1,532,053	127,671	113,254	113,254	510	(1,418,799)
Total Revenues	**$ 2,293,399**	**$ 191,116**	**$ 163,517**	**$ 163,517**	**$ 737**	**$ (2,129,882)**
EXPENSE:						
Administrative:						
Salaries	$ 174,419	$ 14,535	$ 8,937	$ 8,937	$ 40	$ 165,482
Legal - Misc.	5,000	417		0	0	5,000
Travel & Training	2,715	226	275	275	1	2,440
Accounting & Audit Fees	3,390	283		0	0	3,390
Management Fee	214,442	17,870	16,146	16,146	73	198,296
Sundry Administrative	33,667	2,806	2,306	2,306	10	31,361
Total Administrative	**$ 433,633**	**$ 36,137**	**$ 27,664**	**$ 27,664**	**$ 125**	**$ 405,969**
Maintenance:						
Labor	$ 149,509	$ 12,459	$ 16,076	$ 16,076	$ 72	$ 133,433
Materials	104,142	8,679	1,187	1,187	5	102,955
Contracts	198,239	16,520	5,895	5,895	27	192,344
Total Maintenance	**$ 451,890**	**$ 37,658**	**$ 23,158**	**$ 23,158**	**$ 104**	**$ 428,732**
General Expense:						
Insurance	$ 28,054	$ 2,338	$ 2,102	$ 2,102	$ 9	$ 25,952
Employee Benefit Contributions	176,033	14,669	14,293	14,293	64	161,740
Collection Losses	10,000	833		0	0	10,000
Total General Expenses	**$ 214,087**	**$ 17,840**	**$ 16,395**	**$ 16,395**	**$ 74**	**$ 197,692**
Other Routine Expenses:						
Tenant Services	$ 309,404	$ 25,784	$ 5,023	$ 5,023	$ 23	$ 304,381
Utilities	381,000	31,750	34,422	34,422	155	346,578
Protective Services	47,617	3,968	1,384	1,384	6	46,233
Total Other Routine Expenses	**$ 738,021**	**$ 61,502**	**$ 40,829**	**$ 40,829**	**$ 184**	**$ 697,192**
Non-Routine Expenses:						
Extraordinary Maintenance	$ 163,235	$ 13,603	$	$ 0	$ -	$ 163,235
Capital Expenditures	0	0		0	0	0
Performance Contracting	278,134	23,178	24,944	24,944	112	253,190
Transfer to other AMPS	0	0		0	0	0
Total Non-Routine Expenses	$ 441,369	$ 36,781	$ 24,944	$ 24,944	**$ 112.36**	$ 416,425
Total-All Expenses	**$ 2,279,000**	**$ 189,918**	**$ 132,990**	**$ 132,990**	**$ 599**	**$ 2,146,010**
PROVISION FOR RESERVE	**$ 14,399**	**$ 1,198**	**$ 30,526**	**$ 30,526**	**$ 138**	**$ 16,127**

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ASSET MANAGEMENT PROJECT (AMP) DETAIL
TX001000007P LAKESIDE
UNITS AVAILABLE - 164
OPERATING REVENUES & EXPENSES
FISCAL YEAR - APRIL 1, 2017 - MARCH 31, 2018

	2017/2018 Budget	YTD Budget	April 2017	Y T D As of 4/30/17	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	$ 466,931	$ 38,911	$ 37,927	$ 37,927	$ 231	$ (429,004)
Nondwelling Rental	34,500	2,875	4,616	4,616	28	(29,884)
Excess Utilities Usage	17,557	1,463	1,768	1,768	11	(15,789)
Other Income	9,231	769	427	427	3	(8,804)
Transfer from other AMPS	0	0		0	0	
Non Federal Donations	8,115	676		0	0	(8,115)
HUD Subsidy	628,746	52,396	47,174	47,174	288	(581,572)
Total Revenues	**$ 1,165,080**	**$ 97,090**	**$ 91,912**	**$ 91,912**	**$ 560**	**$ (1,073,168)**
EXPENSE:						
Administrative:						
Salaries	$ 98,643	$ 8,220	$ 7,236	$ 7,236	$ 44	$ 91,407
Legal - Misc.	15,000	1,250	2,340	2,340	14	12,660
Travel & Training	2,142	179	163	163	1	1,979
Accounting & Audit Fees	2,504	209		0	0	2,504
Management Fee	162,817	13,568	11,928	11,928	73	150,889
Sundry Administrative	22,269	1,856	894	894	5	21,375
Total Administrative	**$ 303,375**	**$ 25,282**	**$ 22,561**	**$ 22,561**	**$ 138**	**$ 280,814**
Maintenance:						
Labor	$ 138,711	$ 11,559	$ 10,556	$ 10,556	$ 64	$ 128,155
Materials	57,358	4,780	2,289	2,289	14	55,069
Contracts	120,800	10,067	5,458	5,458	33	115,342
Total Maintenance	**$ 316,869**	**$ 26,406**	**$ 18,303**	**$ 18,303**	**$ 112**	**$ 298,566**
General Expense:						
Insurance	$ 21,815	$ 1,818	$ 1,616	$ 1,616	$ 10	$ 20,199
Employee Benefit Contributions	124,385	10,365	9,189	9,189	56	115,196
Collection Losses	2,000	167		0	0	2,000
Total General Expenses	**$ 148,200**	**$ 12,350**	**$ 10,805**	**$ 10,805**	**$ 66**	**$ 137,395**
Other Routine Expenses:						
Tenant Services	$ 46,377	$ 3,865	$ 3,234	$ 3,234	$ 20	$ 43,143
Utilities	223,000	18,583	26,523	26,523	162	196,477
Protective Services	85,574	7,131	2,132	2,132	13	83,442
Total Other Routine Expenses	**$ 354,951**	**$ 29,579**	**$ 31,889**	**$ 31,889**	**$ 194**	**$ 323,062**
Non-Routine Expenses:						
Extraordinary Maintenance	$ 0	0	$	$ 0	$ -	$ 0
Capital Expenditures	0	0		0	0	0
Performance Contracting	205,468	17,122	18,359	18,359	112	187,109
Transfer to other AMPS	0	0		0	0	0
Total Non-Routine Expenses	$ 205,468	$ 17,122	$ 18,359	$ 18,359	**$ 111.94**	$ 187,109
Total-All Expenses	**$ 1,328,863**	**$ 110,739**	**$ 101,918**	**$ 101,918**	**$ 621**	**$ 1,226,945**
PROVISION FOR RESERVE	**$ (163,783)**	**$ (13,649)**	**$ (10,006)**	**$ (10,006)**	**$ (61)**	**$ 153,777**

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ASSET MANAGEMENT PROJECT (AMP) DETAIL
TX001000009P GASTON
UNITS AVAILABLE - 100
OPERATING REVENUES & EXPENSES
FISCAL YEAR - APRIL 1, 2017 - MARCH 31, 2018

	2017/2018 Budget	YTD Budget	April 2017	Y.T.D. As of 4/30/17	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	$ 293,353	$ 24,446	$ 21,551	$ 21,551	$ 216	$ (271,802)
Nondwelling Rental	0	0		0	0	0
Excess Utilities Usage	3,831	319	17	17	0	(3,814)
Other Income	9,143	762	792	792	8	(8,351)
Transfer from other AMPS	0	0		0	0	
Non Federal Donations	4,948	412		0	0	(4,948)
HUD Subsidy	277,231	23,103	22,898	22,898	229	(254,333)
Total Revenues	**$ 588,506**	**$ 49,042**	**$ 45,258**	**$ 45,258**	**$ 453**	**$ (543,248)**
EXPENSE:						
Administrative:						
Salaries	$ 66,585	$ 5,549	$ 6,501	$ 6,501	$ 65	$ 60,084
Legal - Misc.	2,665	222		0	0	2,665
Travel & Training	1,088	91	75	75	1	1,013
Accounting & Audit Fees	1,527	127		0	0	1,527
Management Fee	99,279	8,273	6,473	6,473	65	92,806
Sundry Administrative	18,417	1,535	560	560	6	17,857
Total Administrative	**$ 189,561**	**$ 15,797**	**$ 13,609**	**$ 13,609**	**$ 136**	**$ 175,952**
Maintenance:						
Labor	$ 69,880	$ 5,823	$ 5,049	$ 5,049	$ 50	$ 64,831
Materials	9,690	808	2,415	2,415	24	7,275
Contracts	44,345	3,695	3,923	3,923	39	40,422
Total Maintenance	**$ 123,915**	**$ 10,326**	**$ 11,387**	**$ 11,387**	**$ 114**	**$ 112,528**
General Expense:						
Insurance	$ 12,229	$ 1,019	$ 950	$ 950	$ 10	$ 11,279
Employee Benefit Contributions	69,470	5,789	3,639	3,639	36	65,831
Collection Losses	500	42		0	0	500
Total General Expenses	**$ 82,199**	**$ 6,850**	**$ 4,589**	**$ 4,589**	**$ 46**	**$ 77,610**
Other Routine Expenses:						
Tenant Services	$ 40,168	$ 3,347	$ 2,030	$ 2,030	$ 20	$ 38,138
Utilities	101,400	8,450	9,656	9,656	97	91,744
Protective Services	47,041	3,920	1,066	1,066	11	45,975
Total Other Routine Expenses	**$ 188,609**	**$ 15,717**	**$ 12,752**	**$ 12,752**	**$ 128**	**$ 175,857**
Non-Routine Expenses:						
Extraordinary Maintenance	$ 0	$ 0	$	$ 0	$ -	$ 0
Capital Expenditures	0	0		0	0	0
Performance Contracting	125,285	10,440	11,108	11,108	111	114,177
Transfer to other AMPS	0	0		0	0	0
Total Non-Routine Expenses	$ 125,285	$ 10,440	$ 11,108	$ 11,108	**$ 111.08**	$ 114,177
Total-All Expenses	**$ 709,569**	**$ 59,130**	**$ 53,444**	**$ 53,444**	**$ 534**	**$ 656,125**
PROVISION FOR RESERVE	**$ (121,063)**	**$ (10,088)**	**$ (8,186)**	**$ (8,186)**	**$ (82)**	**$ 112,877**

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ASSET MANAGEMENT PROJECT (AMP) DETAIL
TX001000011P THURMOND
UNITS AVAILABLE - 144
OPERATING REVENUES & EXPENSES
FISCAL YEAR - APRIL 1, 2017 - MARCH 31, 2018

	2017/2018 Budget	YTD Budget	April 2017	Y.T.D. As of 4/30/17	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	$ 291,386	$ 24,282	$ 23,651	$ 23,651	$ 164	$ (267,736)
Nondwelling Rental	0	0		0	0	0
Excess Utilities Usage	500	42	134	134	1	(366)
Other Income	13,685	1,140	271	271	2	(13,414)
Transfer from other AMPS	0	0		0	0	
Non Federal Donations	7,126	594		0	0	(7,126)
HUD Subsidy	765,338	63,778	74,437	74,437	517	(690,901)
Total Revenues	**$ 1,078,035**	**$ 89,836**	**$ 98,492**	**$ 98,492**	**$ 684**	**$ (979,543)**
EXPENSE:						
Administrative:						
Salaries	$ 120,480	$ 10,040	$ 7,149	$ 7,149	$ 50	$ 113,331
Legal - Misc.	6,000	500	1,640	1,640	11	4,360
Travel & Training	2,067	172	109	109	1	1,958
Accounting & Audit Fees	2,199	183		0	0	2,199
Management Fee	142,961	11,913	9,019	9,019	63	133,942
Sundry Administrative	17,216	1,435	967	967	7	16,249
Total Administrative	**$ 290,923**	**$ 24,243**	**$ 18,883**	**$ 18,883**	**$ 131**	**$ 272,040**
Maintenance:						
Labor	$ 95,932	$ 7,994	$ 7,735	$ 7,735	$ 54	$ 88,197
Materials	26,884	2,240	223	223	2	26,661
Contracts	64,542	5,379	3,119	3,119	22	61,423
Total Maintenance	**$ 187,358**	**$ 15,613**	**$ 11,078**	**$ 11,078**	**$ 77**	**$ 176,280**
General Expense:						
Insurance	$ 18,364	$ 1,530	$ 1,353	$ 1,353	$ 9	$ 17,011
Employee Benefit Contributions	116,081	9,673	7,615	7,615	53	108,466
Collection Losses	10,000	833		0	0	10,000
Total General Expenses	**$ 144,445**	**$ 12,036**	**$ 8,968**	**$ 8,968**	**$ 62**	**$ 135,477**
Other Routine Expenses:						
Tenant Services	$ 81,617	$ 6,801	$ 1,967	$ 1,967	$ 14	$ 79,650
Utilities	198,926	16,577	18,507	18,507	129	180,419
Protective Services	38,165	3,180	1,141	1,141	8	37,024
Total Other Routine Expenses	**$ 318,708**	**$ 26,558**	**$ 21,616**	**$ 21,616**	**$ 150**	**$ 297,092**
Non-Routine Expenses:						
Extraordinary Maintenance	$ 0	$ 0	$	$ 0	$ -	$ 0
Capital Expenditures		0		0	0	0
Performance Contracting	180,411	15,034	16,097	16,097	112	164,314
Transfer to other AMPS	0	0		0	0	0
Total Non-Routine Expenses	$ 180,411	$ 15,034	$ 16,097	$ 16,097	$ 111.79	$ 164,314
Total-All Expenses	**$ 1,121,845**	**$ 93,484**	**$ 76,642**	**$ 76,642**	**$ 532**	**$ 1,045,203**
PROVISION FOR RESERVE	**$ (43,810)**	**$ (3,648)**	**$ 21,851**	**$ 21,851**	**$ 152**	**$ 65,661**

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, 2017 - MARCH 31, 2018

	2017/2018 Budget	YTD Budget	April 2017	Y.T.D. As of 4/30/17	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	$ 0	$ 0	$ 4,156	$ 4,156	$ 37	$ 4,156
Nondwelling Rental	0	0		0	0	0
Excess Utilities Usage	0	0		0	0	0
Other Income	0	0	332	332	3	332
Transfer from other AMPS	0	0		0	0	0
Non Federal Donations	0	0		0	0	0
HUD Subsidy	34,899	2,908		0	0	(34,899)
Total Revenues	**$ 34,899**	**$ 2,908**	**$ 4,488**	**$ 4,488**	**$ 40**	**$ (30,411)**
EXPENSE:						
Administrative:						
Salaries	$ 0	$ 0	$	$ 0	$ -	$ 0
Legal - Misc.	0	0		0	0	0
Travel & Training	0	0	11	11	0	(11)
Accounting & Audit Fees	0	0		0	0	0
Management Fee	0	0	945	945	8	(945)
Sundry Administrative	0	0	107	107	1	(107)
Total Administrative	**$ 0**	**$ 0**	**$ 1,063**	**$ 1,063**	**$ 9**	**$ (1,063)**
Maintenance:						
Labor	$ 0	$ 0	$	$ 0	$ -	$ 0
Materials	0	0	8	8	0	(8)
Contracts	0	0	520	520	5	(520)
Total Maintenance	**$ 0**	**$ 0**	**$ 528**	**$ 528**	**$ 5**	**$ (528)**
General Expense:	0					
Insurance	$ 0	$ 0	$ 131	$ 131	$ 1	$ (131)
Employee Benefit Contributions	0	0		0	0	0
Collection Losses	0	0		0	0	0
Total General Expenses	**$ 0**	**$ 0**	**$ 131**	**$ 131**	**$ 1**	**$ (131)**
Other Routine Expenses:						
Tenant Services	$ 0	$ 0	$	$ 0	$ -	$ 0
Utilities	0	0	46	46	0	(46)
Protective Services	0	0		0	0	0
Total Other Routine Expenses	**$ 0**	**$ 0**	**$ 46**	**$ 46**	**$ 0**	**$ (46)**
Non-Routine Expenses:						
Extraordinary Maintenance	$ 0	$ 0	$	$ 0	$ -	$ 0
Capital Expenditures		0		0	0	0
Performance Contracting	17,540	1,462	1,595	1,595	14	15,945
Transfer to other AMPS	0	0		0	0	0
Total Non-Routine Expenses	$ 17,540	$ 1,462	$ 1,595	$ 1,595	**$ 14**	$ 15,945
Total-All Expenses	**$ 17,540**	**$ 1,462**	**$ 3,363**	**$ 3,363**	**$ 30**	**$ 14,177**
PROVISION FOR RESERVE	**$ 17,359**	**$ 1,446**	**$ 1,125**	**$ 1,125**	**$ 10**	**$ (16,234)**

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, 2017 - MARCH 31, 2018

	2017/2018 Budget	YTD Budget	April 2017	Y.T.D. As of 4/30/17	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	$ 101,953	$ 8,496	$ 8,992	$ 8,992	$ 57	$ (92,961)
Nondwelling Rental	0	0		0	0	0
Excess Utilities Usage	570	48		0	0	(570)
Other Income	4,062	339	1,076	1,076	7	(2,986)
Transfer from other AMPS	0	0		0	0	0
Non Federal Donations	1,979	165		0	0	(1,979)
HUD Subsidy	205,312	17,109		0	0	(205,312)
Total Revenues	**$ 313,876**	**$ 26,157**	**$ 10,068**	**$ 10,068**	**$ 64**	**$ (303,808)**
EXPENSE:						
Administrative:						
Salaries	$ 29,580	$ 2,465	$ 2,186	$ 2,186	$ 14	$ 27,394
Legal - Misc.	800	67		0	0	800
Travel & Training	675	56	32	32	0	643
Accounting & Audit Fees	611	51		0	0	611
Management Fee	39,711	3,309	2,691	2,691	17	37,020
Sundry Administrative	4,750	396	71	71	0	4,679
Total Administrative	**$ 76,127**	**$ 6,344**	**$ 4,980**	**$ 4,980**	**$ 32**	**$ 71,147**
Maintenance:						
Labor	$ 40,188	$ 3,349	$ 3,260	$ 3,260	$ 21	$ 36,928
Materials	6,720	560	120	120	1	6,600
Contracts	19,501	1,625	1,027	1,027	6	18,474
Total Maintenance	**$ 66,409**	**$ 5,534**	**$ 4,407**	**$ 4,407**	**$ 28**	**$ 62,002**
General Expense:						
Insurance	$ 5,478	$ 457	$ 404	$ 404	$ 3	$ 5,074
Employee Benefit Contributions	38,995	3,250	2,482	2,482	16	36,513
Collection Losses	1,000	83		0	0	1,000
Total General Expenses	**$ 45,473**	**$ 3,790**	**$ 2,886**	**$ 2,886**	**$ 18**	**$ 42,587**
Other Routine Expenses:						
Tenant Services	$ 9,142	$ 762	$ 729	$ 729	$ 5	$ 8,413
Utilities	45,600	3,800	3,085	3,085	20	42,515
Protective Services	8,761	730	281	281	2	8,480
Total Other Routine Expenses	**$ 63,503**	**$ 5,292**	**$ 4,096**	**$ 4,096**	**$ 26**	**$ 59,407**
Non-Routine Expenses:						
Extraordinary Maintenance	$ 0	$ 0	$		$ -	$ 0
Capital Expenditures		0		0	0	0
Performance Contracting	52,620	4,385	4,722	4,722	30	47,898
Transfer to other AMPS	0	0		0	0	0
Total Non-Routine Expenses	$ 52,620	$ 4,385	$ 4,722	$ 4,722	**$ 29.89**	$ 47,898
Total-All Expenses	**$ 304,132**	**$ 25,345**	**$ 21,092**	**$ 21,092**	**$ 133**	**$ 283,040**
PROVISION FOR RESERVE	**$ 9,744**	**$ 812**	**$ (11,024)**	**$ (11,024)**	**$ (70)**	**$ (20,768)**

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PATHWAYS ASSET MANAGEMENT
TX16RD00028 PATHWAYS AT BOULDIN OAKS
UNITS AVAILABLE - 144
OPERATING REVENUES & EXPENSES
BUDGET WORKSHEET

	2017/2018 Approved	YTD Budget	April 2017	Y.T.D. As of 4/30/2017	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	$ 397,773	$ 33,148	$ 37,573	37,573	$ 260.92	$ 360,200
Vacancy	(65,027)	(5,419)	873	873	6.06	(65,900)
Bad Debts	(26,011)	(2,168)	76	76	0.53	(26,087)
Interest Income	0	0		0	-	0
Other Income	19,026	1,586	100	100	0.69	18,926
HUD Subsidy/Grants	883,731	73,644	65,194	65,194	452.74	818,537
Total Revenues	**$ 1,209,492**	**$ 100,791**	**$ 103,816**	**103,816**	**$ 721**	**$ 1,105,676**
EXPENSE:						
Administrative:						
Salaries	$ 115,938	$ 9,662	$ 7,666	7,666	$ 53.24	$ 108,272
Legal - Misc.	17,000	1,417		0	-	17,000
Travel & Training	1,877	156	109	109	0.76	1,768
Accounting & Audit Fees	2,199	183		0	-	2,199
Management Fee	49,420	4,118	4,128	4,128	28.67	45,292
Sundry Administrative	22,581	1,882	698	698	4.85	21,883
Total Administrative	**$ 209,015**	**$ 17,418**	**$ 12,601**	**12,601**	**$ 88**	**$ 196,414**
Maintenance:						
Labor	$ 87,358	$ 7,280	$ 6,708	6,708	$ 46.58	$ 80,650
Materials/Resident Charges	33,880	2,823	1,100	1,100	7.64	32,780
Contracts	64,261	5,355	2,183	2,183	15.16	62,078
Total Maintenance	**$ 185,499**	**$ 15,458**	**$ 9,991**	**9,991**	**$ 69**	**$ 175,508**
General Expense:						
Insurance	$ 18,782	$ 1,565	$ 3,577	3,577	$ 24.84	$ 15,205
Employee Benefit Contributions	122,188	10,182	8,428	8,428	58.53	113,760
Other - Interest on Note		0		0	-	0
Collection Losses	0	0		0	-	0
Total General Expenses	**$ 140,970**	**$ 11,747**	**$ 12,005**	**12,005**	**$ 83**	**$ 128,965**
Other Routine Expenses:						
Tenant Services	$ 196,237	$ 16,353	$ 845	845	$ 5.87	$ 195,392
Utilities	190,300	15,858	18,207	18,207	126.44	172,093
Protective Services	45,485	3,790	902	902	6.26	44,583
Total Other Routine Expenses	**$ 432,022**	**$ 36,001**	**$ 19,954**	**19,954**	**$ 139**	**$ 412,068**
Non-Routine Expenses:						
Extraordinary Maintenance	$ 14,316	$ 1,193	$	0	$ -	$ 14,316
Capital Expenditures	50,000	4,167		0	-	50,000
Interest on Note	210,020	17,502		0	-	210,020
Other		0		0	-	0
Total Non-Routine Expenses	$ 274,336	$ 22,862	$ 0	0	$ 0	$ 274,336
Total-All Expenses	**$ 1,241,842**	**$ 103,486**	**$ 54,551**	**54,551**	**$ 379**	**$ 1,187,291**
PROVISION FOR RESERVE	**$ (32,350)**	**$ (2,695)**	**$ 49,265**	**49,265**	**$ 342**	**$ (81,615)**

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PATHWAYS ASSET MANAGEMENT
TX16RD00029 PATHWAYS CORONADO HILLS
UNITS AVAILABLE - 48
OPERATING REVENUES & EXPENSES
BUDGET WORKSHEET

	2017/2018 Approved	YTD Budget	April 2017	Y.T.D. As of 4/30/2017	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	$ 132,566	$ 11,047	$ 9,896	9,896	$ 206.17	$ 122,670
Vacancy	(17,922)	(1,494)	3,561	3,561	74.19	(21,483)
Bad Debts	(7,169)	(597)		0	-	(7,169)
Interest Income	0	0		0	-	0
Other Income	1,579	132	86	86	1.79	1,493
HUD Subsidy/Grants	224,290	18,691	19,925	19,925	415.10	204,365
Total Revenues	**$ 333,344**	**$ 27,779**	**$ 33,468**	**33,468**	**$ 697**	**$ 299,876**
EXPENSE:						
Administrative:						
Salaries	$ 49,076	$ 4,090	$ 3,384	3,384		$ 45,692
Legal - Misc.	1,000	83		0		1,000
Travel & Training	627	52	36	36		591
Accounting & Audit Fees	733	61		0		733
Management Fee	13,621	1,135	1,339	1,339		12,282
Sundry Administrative	11,553	963	478	478		11,075
Total Administrative	**$ 76,610**	**$ 6,384**	**$ 5,237**	**5,237**	**$ 0**	**$ 71,373**
Maintenance:						
Labor	$ 34,916	$ 2,910	$ 2,710	2,710		$ 32,206
Materials	20,128	1,677	28	28		20,100
Contracts	30,311	2,526	1,380	1,380		28,931
Total Maintenance	**$ 85,355**	**$ 7,113**	**$ 4,118**	**4,118**	**$ 0**	**$ 81,237**
General Expense:						
Insurance	$ 6,542	$ 545	$ 1,057	1,057		$ 5,485
Employee Benefit Contributions	47,856	3,988	4,196	4,196		43,660
Other - Interest on Note		0		0		0
Collection Losses	0	0		0		0
Total General Expenses	**$ 54,398**	**$ 4,533**	**$ 5,253**	**5,253**	**$ 0**	**$ 49,145**
Other Routine Expenses:						
Tenant Services	$ 16,116	$ 1,343	$ 288	288		$ 15,828
Utilities	55,423	4,619	5,909	5,909		49,514
Protective Services	13,885	1,157	369	369		13,516
Total Other Routine Expenses	**$ 85,424**	**$ 7,119**	**$ 6,566**	**6,566**	**$ 0**	**$ 78,858**
Non-Routine Expenses:						
Extraordinary Maintenance	$ 7,901	$ 658	$	0	$ -	$ 7,901
Capital Expenditures	16,800	1,400		0	-	16,800
Other	36,080	3,007		0	-	36,080
Total Non-Routine Expenses	$ 60,781	$ 5,065	$ 0	0	$ 0	$ 60,781
Total-All Expenses	**$ 362,568**	**$ 30,214**	**$ 21,174**	**21,174**	**$ 0**	**$ 341,394**
PROVISION FOR RESERVE	**$ (29,224)**	**$ (2,435)**	**$ 12,294**	**12,294**	**$ 697**	**$ (41,518)**

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PATHWAYS ASSET MANAGEMENT
TX16RD00030 PATHWAYS AT MANCHACA II
UNITS AVAILABLE - 33
OPERATING REVENUES & EXPENSES
BUDGET WORKSHEET

	2017/2018 Approved	YTD Budget	April 2017	Y.T.D. As of 4/30/2017	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	$ 79,122	$ 6,594	$ 4,641	4,641	$ 140.64	$ 74,481
Vacancy	(13,611)	(1,134)	(1,809)	(1,809)	(54.82)	(11,802)
Bad Debts	(5,444)	(454)		0	-	(5,444)
Interest Income	0	0		0	-	0
Other Income	844	70	825	825	25.00	19
HUD Subsidy/Grants	192,245	16,020	15,021	15,021	455.18	177,224
Total Revenues	**$ 253,156**	**$ 21,096**	**$ 18,678**	**18,678**	**$ 566**	**$ 234,478**
EXPENSE:						
Administrative:						
Salaries	$ 28,107	$ 2,342	$ 1,876	1,876	$ 56.85	$ 26,231
Legal - Misc.	700	58		0	-	700
Travel & Training	609	51	25	25	0.76	584
Accounting & Audit Fees	504	42		0	-	504
Management Fee	10,344	862	747	747	22.64	9,597
Sundry Administrative	6,532	544	36	36	1.09	6,496
Total Administrative	**$ 46,796**	**$ 3,899**	**$ 2,684**	**2,684**	**$ 81**	**$ 44,112**
Maintenance:						
Labor	$ 30,699	$ 2,558	$ 2,244	2,244	$ 68.00	$ 28,455
Materials	9,345	779	561	561	17.00	8,784
Contracts	13,950	1,163	440	440	13.33	13,510
Total Maintenance	**$ 53,994**	**$ 4,500**	**$ 3,245**	**3,245**	**$ 98**	**$ 50,749**
General Expense:						
Insurance	$ 4,556	$ 380	$ 708	708	$ 21.45	$ 3,848
Employee Benefit Contributions	34,741	2,895	2,876	2,876	87.15	31,865
Other - Interest on Note		0		0	-	0
Collection Losses	0	0		0	-	0
Total General Expenses	**$ 39,297**	**$ 3,275**	**$ 3,584**	**3,584**	**$ 109**	**$ 35,713**
Other Routine Expenses:						
Tenant Services	$ 10,912	$ 909	$ 224	224	$ 6.79	$ 10,688
Utilities	42,000	3,500	4,118	4,118	124.78	37,882
Protective Services	6,728	561	191	191	5.79	6,537
Total Other Routine Expenses	**$ 59,640**	**$ 4,970**	**$ 4,533**	**4,533**	**$ 137**	**$ 55,107**
Non-Routine Expenses:						
Extraordinary Maintenance	$ 1,941	$ 162	$	0	$ -	$ 1,941
Capital Expenditures	11,550	963		0	-	11,550
Other	32,472	2,706		0	-	32,472
Total Non-Routine Expenses	$ 45,963	$ 3,831	$ 0	0	$ 0	$ 45,963
Total-All Expenses	**$ 245,690**	**$ 20,475**	**$ 14,046**	**14,046**	**$ 426**	**$ 231,644**
PROVISION FOR RESERVE	**$ 7,466**	**$ 621**	**$ 4,632**	**4,632**	**$ 140**	**$ 2,834**

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PATHWAYS ASSET MANAGEMENT
TX16RD00025 PATHWAYS AT GEORGIAN MANOR
UNITS AVAILABLE - 94
OPERATING REVENUES & EXPENSES
BUDGET WORKSHEET

	2017/2018 Approved	YTD Budget	April 2017	Y.T.D. As of 4/30/2017	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	$ 249,937	$ 20,828	$ 25,349	25,349	$ 269.67	$ 224,588
Vacancy	(54,982)	(4,582)	(3,992)	(3,992)	(42.47)	(50,990)
Bad Debts	0	0		0	-	0
Interest Income	0	0		0	-	0
Other Income	5,860	488	16	16	0.17	5,844
HUD Subsidy/Grants	529,525	44,127	39,735	39,735	422.71	489,790
Total Revenues	**$ 730,340**	**$ 60,861**	**$ 61,108**	**61,108**	**$ 650**	**$ 669,232**
EXPENSE:						
Administrative:						
Salaries	$ 68,192	$ 5,683	$ 10,134	10,134	$ 107.81	$ 58,058
Legal - Misc.	6,000	500	565	565	6.01	5,435
Travel & Training	1,228	102	70	70	0.74	1,158
Accounting & Audit Fees	1,435	120		0	-	1,435
Management Fee	29,219	2,435	2,444	2,444	26.00	26,775
Sundry Administrative	16,452	1,371	884	884	9.40	15,568
Total Administrative	**$ 122,526**	**$ 10,211**	**$ 14,097**	**14,097**	**$ 150**	**$ 108,429**
Maintenance:						
Labor	$ 69,603	$ 5,800	$ 5,906	5,906	$ 62.83	$ 63,697
Materials	14,450	1,204	356	356	3.79	14,094
Contracts	46,375	3,865	2,485	2,485	26.44	43,890
Total Maintenance	**$ 130,428**	**$ 10,869**	**$ 8,747**	**8,747**	**$ 93**	**$ 121,681**
General Expense:						
Insurance	$ 12,006	$ 1,001	$ 2,541	2,541	$ 27.03	$ 9,465
Employee Benefit Contributions	76,575	6,381	5,938	5,938	63.17	70,637
Other - Interest on Note		0		0	-	0
Collection Losses	0	0		0	-	0
Total General Expenses	**$ 88,581**	**$ 7,382**	**$ 8,479**	**8,479**	**$ 90**	**$ 80,102**
Other Routine Expenses:						
Tenant Services	$ 0	$ 0	$	0	$ -	$ 0
Utilities	144,000	12,000	12,716	12,716	135.28	131,284
Protective Services	26,633	2,219	738	738	7.85	25,895
Total Other Routine Expenses	**$ 170,633**	**$ 14,219**	**$ 13,454**	**13,454**	**$ 143**	**$ 157,179**
Non-Routine Expenses:						
Extraordinary Maintenance	$ 7,541	$ 628	$	0	$ -	$ 7,541
Capital Expenditures	32,900	2,742		0	-	32,900
Other	95,955	7,996		0	-	95,955
Total Non-Routine Expenses	$ 136,396	$ 11,366	$ 0	0	$ 0	$ 136,396
Total-All Expenses	**$ 648,564**	**$ 54,047**	**$ 44,778**	**44,778**	**$ 476**	**$ 603,786**
PROVISION FOR RESERVE	**$ 81,776**	**$ 6,814**	**$ 16,330**	**16,330**	**$ 174**	**$ 65,446**

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PATHWAYS ASSET MANAGEMENT
TX16RD00034 PATHWAYS AT SHADOWBEND RIDGE
UNITS AVAILABLE - 50
OPERATING REVENUES & EXPENSES
BUDGET WORKSHEET

	2017/2018 Approved	YTD Budget	April 2017	Y.T.D. As of 4/30/2017	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	$ 133,227	$ 11,102	$ 10,674	10,674	$ 213.48	$ 122,553
Vacancy	(21,069)	(1,756)	(3,691)	(3,691)	(73.82)	(17,378)
Bad Debts	(8,427)	(702)		0	-	(8,427)
Interest Income	0	0		0	-	0
Other Income	4,839	403	(20)	(20)	(0.40)	4,859
HUD Subsidy/Grants	283,309	23,609	22,956	22,956	459.12	260,353
Total Revenues	**$ 391,879**	**$ 32,656**	**$ 29,919**	**29,919**	**$ 598**	**$ 361,960**
EXPENSE:						
Administrative:						
Salaries	$ 30,319	$ 2,527	$ 2,264	2,264	$ 45.28	$ 28,055
Legal - Misc.	1,000	83	78	78	1.56	922
Travel & Training	966	81	38	38	0.76	928
Accounting & Audit Fees	794	66		0	-	794
Management Fee	15,675	1,306	1,197	1,197	23.94	14,478
Sundry Administrative	11,476	956	501	501	10.02	10,975
Total Administrative	**$ 60,230**	**$ 5,019**	**$ 4,078**	**4,078**	**$ 82**	**$ 56,152**
Maintenance:						
Labor	$ 45,229	$ 3,769	$ 3,266	3,266	$ 65.32	$ 41,963
Materials	13,105	1,092	93	93	1.86	13,012
Contracts	21,072	1,756	721	721	14.42	20,351
Total Maintenance	**$ 79,406**	**$ 6,617**	$ 4,080	**4,080**	$ 82	**$ 75,326**
General Expense:						
Insurance	$ 6,567	$ 547	$ 1,603	1,603	$ 32.06	$ 4,964
Employee Benefit Contributions	40,474	3,373	3,642	3,642	72.84	36,832
Other - Interest on Note		0		0	-	0
Collection Losses	0	0		0	-	0
Total General Expenses	**$ 47,041**	**$ 3,920**	$ 5,245	**5,245**	$ 105	**$ 41,796**
Other Routine Expenses:						
Tenant Services	$ 0	$ 0	$	0	$ -	$ 0
Utilities	77,700	6,475	6,343	6,343	126.86	71,357
Protective Services	11,490	958	289	289	5.78	11,201
Total Other Routine Expenses	**$ 89,190**	**$ 7,433**	$ 6,632	**6,632**	$ 133	**$ 82,558**
Non-Routine Expenses:						
Extraordinary Maintenance	$ 0	$ 0	$	0	$ -	$ 0
Capital Expenditures	17,500	1,458		0	-	17,500
Other	48,491	4,041		0	-	48,491
Total Non-Routine Expenses	$ 65,991	$ 5,499	$ 0	0	$ 0	$ 65,991
Total-All Expenses	**$ 341,858**	**$ 28,488**	**$ 20,035**	**20,035**	**$ 401**	**$ 321,823**
PROVISION FOR RESERVE	**$ 50,021**	**$ 4,168**	**$ 9,884**	**9,884**	**$ 198**	**$ 40,137**

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PATHWAYS ASSET MANAGEMENT
TX16RD00035 PATHWAYS AT NORTHGATE
UNITS AVAILABLE - 50
OPERATING REVENUES & EXPENSES
BUDGET WORKSHEET

	2017/2018 Approved	YTD Budget	April 2017	Y.T.D. As of 4/30/2017	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	$ 157,259	$ 13,105	$ 10,161	10,161	$ 203.22	$ 147,098
Vacancy	(19,695)	(1,641)	5,283	5,283	105.66	(24,978)
Bad Debts	(7,878)	(657)		0	-	(7,878)
Interest Income	0	0		0	-	0
Other Income	2,151	179	89	89	1.78	2,062
HUD Subsidy/Grants	234,483	19,540	22,638	22,638	452.76	211,845
Total Revenues	**$ 366,320**	**$ 30,526**	**$ 38,171**	**38,171**	**$ 763**	**$ 328,149**
EXPENSE:						
Administrative:						
Salaries	$ 50,838	$ 4,237	$ 3,834	3,834	$ 76.68	$ 47,004
Legal - Misc.	1,600	133		0	-	1,600
Travel & Training	696	58	38	38	0.76	658
Accounting & Audit Fees	983	82		0	-	983
Management Fee	14,653	1,221	1,527	1,527	30.54	13,126
Sundry Administrative	13,585	1,132	482	482	9.64	13,103
Total Administrative	**$ 82,355**	**$ 6,863**	**$ 5,881**	**5,881**	**$ 118**	**$ 76,474**
Maintenance:						
Labor	$ 43,186	$ 3,599	$ 3,194	3,194	$ 63.88	$ 39,992
Materials	16,750	1,396	628	628	12.56	16,122
Contracts	38,635	3,220	1,337	1,337	26.74	37,298
Total Maintenance	**$ 98,571**	**$ 8,215**	**$ 5,159**	**5,159**	**$ 103**	**$ 93,412**
General Expense:						
Insurance	$ 7,080	$ 590	$ 1,355	1,355	$ 27.10	$ 5,725
Employee Benefit Contributions	47,064	3,922	4,556	4,556	91.12	42,508
Other - Interest on Note		0		0	-	0
Collection Losses	0	0		0	-	0
Total General Expenses	**$ 54,144**	**$ 4,512**	**$ 5,911**	**5,911**	**$ 118**	**$ 48,233**
Other Routine Expenses:						
Tenant Services	$ 0	$ 0	$	0	$ -	$ 0
Utilities	62,908	5,242	6,251	6,251	125.01	56,657
Protective Services	15,574	1,298	369	369	7.38	15,205
Total Other Routine Expenses	**$ 78,482**	**$ 6,540**	**$ 6,620**	**6,620**	**$ 132**	**$ 71,862**
Non-Routine Expenses:						
Extraordinary Maintenance	$ 7,768	$ 647	$	0	$ -	$ 7,768
Capital Expenditures	17,500	1,458		0	-	17,500
Other	55,859	4,655		0	-	55,859
Total Non-Routine Expenses	$ 81,127	$ 6,760	$ 0	0	$ 0	$ 81,127
Total-All Expenses	**$ 394,679**	**$ 32,890**	**$ 23,570**	**23,570**	**$ 471**	**$ 371,109**
PROVISION FOR RESERVE	**$ (28,359)**	**$ (2,364)**	**$ 14,601**	**14,601**	**$ 292**	**$ (42,960)**

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PATHWAYS ASSET MANAGEMENT
TX16RD00036 PATHWAYS AT NORTH LOOP
UNITS AVAILABLE - 130
OPERATING REVENUES & EXPENSES
BUDGET WORKSHEET

	2017/2018 Approved	YTD Budget	April 2017	Y.T.D. As of 4/30/2017	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	$ 389,772	$ 32,481	$ 36,815	36,815	$ 283.19	$ 352,957
Vacancy	(50,318)	(4,193)	(5,733)	(5,733)	(44.10)	(44,585)
Bad Debts	(20,127)	(1,677)		0	-	(20,127)
Interest Income	0	0		0	-	0
Other Income	2,151	179	1,865	1,865	14.35	286
HUD Subsidy/Grants	614,440	51,203	46,493	46,493	357.64	567,947
Total Revenues	**$ 935,918**	**$ 77,993**	**$ 79,440**	**79,440**	**$ 611**	**$ 856,478**
EXPENSE:						
Administrative:						
Salaries	$ 85,932	$ 7,161	$ 6,418	6,418	$ 49.37	$ 79,514
Legal - Misc.	4,000	333	119	119	0.92	3,881
Travel & Training	1,614	135	99	99	0.76	1,515
Accounting & Audit Fees	1,985	165		0	-	1,985
Management Fee	37,437	3,120	3,178	3,178	24.44	34,259
Sundry Administrative	20,259	1,688	2,174	2,174	16.72	18,085
Total Administrative	**$ 151,227**	**$ 12,602**	**$ 11,988**	**11,988**	**$ 92**	**$ 139,239**
Maintenance:						
Labor	$ 72,038	$ 6,003	$ 7,612	7,612	$ 58.55	$ 64,426
Materials	14,650	1,221	405	405	3.12	14,245
Contracts	69,158	5,763	2,920	2,920	22.46	66,238
Total Maintenance	**$ 155,846**	**$ 12,987**	**$ 10,937**	**10,937**	**$ 84**	**$ 144,909**
General Expense:						
Insurance	$ 16,009	$ 1,334	$ 1,602	1,602	$ 12.32	$ 14,407
Employee Benefit Contributions	88,175	7,348	5,622	5,622	43.25	82,553
Other - Interest on Note		0		0	-	0
Collection Losses	0	0		0	-	0
Total General Expenses	**$ 104,184**	**$ 8,682**	**$ 7,224**	**7,224**	**$ 56**	**$ 96,960**
Other Routine Expenses:						
Tenant Services	$ 0	$ 0	$	0	$ -	$ 0
Utilities	183,500	15,292	14,786	14,786	113.74	168,714
Protective Services	46,922	3,910	738	738	5.68	46,184
Total Other Routine Expenses	**$ 230,422**	**$ 19,202**	**$ 15,524**	**15,524**	**$ 119**	**$ 214,898**
Non-Routine Expenses:						
Extraordinary Maintenance	$ 0	$ 0	$	0	$ -	$ 0
Capital Expenditures	45,500	3,792		0	-	45,500
Other	104,693	8,724		0	-	104,693
Total Non-Routine Expenses	$ 150,193	$ 12,516	$ 0	0	$ 0	$ 150,193
Total-All Expenses	**$ 791,872**	**$ 65,989**	**$ 45,673**	**45,673**	**$ 351**	**$ 746,199**
PROVISION FOR RESERVE	**$ 144,046**	**$ 12,004**	**$ 33,767**	**33,767**	**$ 260**	**$ 110,279**

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PATHWAYS ASSET MANAGEMENT
TX16RD00037 PATHWAYS AT MANCHACA VILLAGE
UNITS AVAILABLE - 33
OPERATING REVENUES & EXPENSES
BUDGET WORKSHEET

	2017/2018 Approved	YTD Budget	April 2017	Y.T.D. As of 4/30/2017	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	$ 98,940	$ 8,245	$ 12,108	12,108	$ 366.91	$ 86,832
Vacancy	(14,113)	(1,176)	(7,609)	(7,609)	(230.58)	(6,504)
Bad Debts	(5,645)	(470)		0	-	(5,645)
Interest Income	0	0		0	-	0
Other Income	1,425	119	(224)	(224)	(6.79)	1,649
HUD Subsidy/Grants	181,888	15,157	10,902	10,902	330.36	170,986
Total Revenues	**$ 262,495**	**$ 21,875**	**$ 15,177**	**15,177**	**$ 460**	**$ 247,318**
EXPENSE:						
Administrative:						
Salaries	$ 21,977	$ 1,831	$ 1,644	1,644	$ 49.82	$ 20,333
Legal - Misc.	1,000	83		0	-	1,000
Travel & Training	659	55	25	25	0.76	634
Accounting & Audit Fees	758	63		0	-	758
Management Fee	10,500	875	607	607	18.40	9,893
Sundry Administrative	10,162	847	505	505	15.30	9,657
Total Administrative	**$ 45,056**	**$ 3,754**	**$ 2,781**	**2,781**	**$ 84**	**$ 42,275**
Maintenance:						
Labor	$ 31,060	$ 2,588	$ 2,298	2,298	$ 69.64	$ 28,762
Materials	10,485	874	26	26	0.79	10,459
Contracts	18,910	1,576	1,398	1,398	42.36	17,512
Total Maintenance	**$ 60,455**	**$ 5,038**	**$ 3,722**	**3,722**	**$ 113**	**$ 56,733**
General Expense:						
Insurance	$ 4,311	$ 359	$ 909	909	$ 27.55	$ 3,402
Employee Benefit Contributions	27,433	2,286	1,640	1,640	49.70	25,793
Other - Interest on Note		0		0	-	0
Collection Losses	0	0		0	-	0
Total General Expenses	**$ 31,744**	**$ 2,645**	**$ 2,549**	**2,549**	**$ 77**	**$ 29,195**
Other Routine Expenses:						
Tenant Services	$ 0	$ 0	$	0	$ -	$ 0
Utilities	41,300	3,442	4,468	4,468	135.41	36,832
Protective Services	7,628	636	222	222	6.73	7,406
Total Other Routine Expenses	**$ 48,928**	**$ 4,078**	**$ 4,690**	**4,690**	**$ 142**	**$ 44,238**
Non-Routine Expenses:						
Extraordinary Maintenance	$ 4,855	$ 405	$	0	$ -	$ 4,855
Capital Expenditures	11,550	963		0	-	11,550
Other	32,759	2,730		0	-	32,759
Total Non-Routine Expenses	$ 49,164	$ 4,098	$ 0	0	$ 0	$ 49,164
Total-All Expenses	**$ 235,347**	**$ 19,613**	**$ 13,743**	**13,743**	**$ 416**	**$ 221,604**
PROVISION FOR RESERVE	**$ 27,148**	**$ 2,262**	**$ 1,434**	**1,434**	**$ 43**	**$ 25,714**

HOUSING & COMMUNITY DEVELOPMENT

Community Development Report for April 2017

* Due to varying partner reporting and contract dates, some data may reflect services provided during the previous month or two months prior. This report provides information on services delivered in March 2017 and April 2017 (as noted).

Youth Educational Success (YES) Programs

Scholarship Program:

Fifty-five applications for HACA's 2017-18 Austin Pathways Resident Scholarship were received by the March 31, 2017 deadline and have been initially processed. Six (6) residents applied for the PHADA, SW NAHRO and TX NAHRO scholarships; two TX NAHRO scholarships have been awarded, while decisions are still pending on the other scholarships. Workshops were held at seven properties in late January and early February, with one scholarship workshop held at Central for Housing Choice Voucher residents. An internal HACA Scholarship Committee, consisting of representatives from different departments, is currently reviewing this year's applications and will meet to discuss applicants after May 15th. Scholarships given over the past two academic years are noted below.

Scholarship/Academic Year	# of Scholarships	# of Colleges/Universities/Training	Amount
2016-17 Academic Year	56	19	$87,250
2015-16 Academic Year	36	11	$57,750

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. Information is provided below on recipients for the 2016-17 academic year, as well as the total percent eligible who achieved these honors.

GRADING PERIOD	A/B HONOR ROLL	%	PERFECT ATTENDANCE	%
4th 9-weeks 2016-17	TBD	TBD	TBD	TBD
3rd 9-weeks 2016-17	188	11.2	175	10.4
2nd 9-weeks 2016-17	211	12.6	208	12.4
1st 9-weeks 2016-17	119	7.0	160	9.4

Mid-Year School Supply Events:

In an effort to be innovative and plan supportive services and events that fully leverage other community resources, HACA's Community Development team distributed school supplies during the middle of the academic year, rather than prior to the beginning of school year in August. Supplies were distributed to approximately 850 elementary to high school aged youth. While successful, the mid-year events attracted fewer participants than past summer events. The CD team plans to resume school supply events in August to ensure the greatest participation.

Any Baby Can:

Any Baby Can (ABC) provides parenting skills classes to HACA residents, with associated family development activities for parents and children. Using an evidenced-based curriculum, six-week classes meet twice per week at selected properties, including: BTW, Meadowbrook, Georgian, Thurmond, Santa Rita, Chalmers and Rosewood Courts. Program participation numbers are provided in the following table. Please note that the first number in each column refers to the property where classes were held in the afternoon, while the second number refers to the property where evening classes were held.

Location	Time Frame	Parents	Family Development (Kids)
Santa Rita	Jan. - March	10	4
Bouldin Oaks / Meadowbrook	May - July	4 / 12	3 / 21
Thurmond Heights / Georgian Manor	Sept. – Nov.	8 / 10	6 / 7
Rosewood / Booker T. Washington	Feb. - April	7 / 11	5 / 9

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, risk-prevention, technology and recreational activities. HACA's Thurmond Heights, Chalmers Courts and Meadowbrook clubs serve HACA youth ages 5-18, with approximately 300 - 400 participating annually across the three HACA property-based clubs and the community-based East Austin club. Clubs are open Monday – Friday, 3pm – 8pm for afterschool programming, and at 10am during the summer. Average monthly attendance at each of the aforementioned clubs during the 2015-16 academic year and for January - March 2017 is noted below, as is the number of youth at Meadowbrook engaging in Club Tech activities.

Location	Avg. Monthly Attendance 2015-16	Unduplicated Attendance 2015-16	Attendance Jan 2017	Attendance Feb 2017	Attendance Mar 2017
Chalmers Courts	70	88	56	45	44
Thurmond Heights	45	66	55	43	39
Meadowbrook	109	141	111 (58)	117 (84)	103 (73)
East (BTW)	75	103	94	92	57
TOTAL	299	398	316	297	243

Child Inc./Mainspring School:
In June 2016, Meadowbrook's previous management office was transformed into and Early Head Start center for infant to 3-year-old children. Child Inc. administers the federal Head Start grant, Mainspring Schools provides quality teachers and curriculum, and HACA provides the building at no cost. Currently, all 16 slots in the new Early Head Start Classrooms are taken, with 75% of them filled by HACA children. Mainspring has surpassed its target of 70% of slots filled with HACA children, and works to continue to maintain this ratio. An additional 8 pre-school slots are filled by HACA children in Mainspring Schools preschool classrooms, in its original building.

CIS Compass to College (C2C): For the past four years, CIS staff at Travis and Eastside Memorial High Schools have assisted HACA high school students with career exploration, testing, financial aid and scholarship applications, transition planning and college tours through the Compass to College program. During the 2016-17 academic year, there have been 17 continuing high school students (previous participants now in grades 10 -12) that have remained enrolled in the Compass to College, with eight freshman joining as participants since September – for an overall total of 25 participants. Activities that have been undertaken throughout the year include post-secondary goal setting, success coaching, developing financial aid applications, scholarship applications and essays, and three college visits and a visit to Capital IDEA. Seven of eight seniors have completed college applications with three students completing two and four respectively, and all have received one or more acceptance. Currently the seniors are focused on completing any final requirements for graduation as well transition planning for college, with underclassmen focused on leadership, career exploration & extracurricular activities to support their academic success and potential college pursuits.

CIS School-Based Case Management:
CIS provides case management (CM) 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 is the only High School site.

Age Cohort	Unduplicated 2015 -16 School Year	Ongoing CM 2016 -17	Unduplicated 2016-17 to date
Elementary	251	206	213
Middle School	83	62	63
High School	30	40	45
TOTAL	364	308	347

In-school case management focuses on academic progress, social and emotional support, crisis intervention, peer networks and family support. In-School teams conducted needs assessments early in the year, based on student interactions and teacher and parent recommendations, and utilized these assessments to determine groups and individual support services. Similar assessments were conducted in January to ensure ongoing and appropriate supports. Outcome information on absences, academics and behavior will provided for the 3rd academic quarter in the May CD monthly report – similar to the outcomes presented for the 2nd quarter in the February monthly report.

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 2015-16 school year, there were 241 HACA youth that attended SmartKids, with 160 qualifying as "participants" by attending the program 10+ times. SmartKids, which is part of the larger continuum of CIS services, complements the CIS in-school Case Management program, with approximately 75% of participants attending both. For SmartKids participants engaged during the 2015-16 academic year: 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.

Participation Year to Date (YTD) for the **2016-17 academic year** is as follows:

Age Cohort	Bouldin Oaks	Meadowbrook	Santa Rita	BTW	TOTAL
Elementary School	33	36	40	30	139
Middle School	3	4	16	24	47
High School	2	5	4	5	16
TOTAL	38	45	60	59	202

Between September 2016 and March 2017, 125 youth attending SmartKids have qualified as "participants" by attending the program ten or more times. Those qualifying as "participants" are particularly engaged, and generally thriving with regard to academics and social development.

Creative Action Program:
Creative Action provides regular 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. Participation and outcome measures for Santa Rita programming and 2016 summer camp activities (at three properties) are noted below. HACA's YES Manager is currently negotiating services with Creative Action for the summer of 2017, including school-to-summer transition services at Georgian Manor, as RAD construction begins at the property.

Intended Outcome	% Achieved
• Independently generate a piece of art	100% (up from 79%)
• Increase ability to use art to express feelings	75%
• Increase ability to identify unfair treatment	75%
• Increase in use of conflict resolution skills	77%
• Increased ability to work in groups	88%

Summer Program - Negotiations
HACA's YES Manager is currently establishing partnerships for additional youth programming during the summer of 2017, and ongoing. A partnership has been developed with First Tee, a program that provides children with leadership development, social and critical thinking skills while teaching youth

the game and art of golf. Scholarships have been negotiated for 10 HACA youth between the ages of 9 and 14 to attend the program for 6-weeks this summer. Marketing for the program has begun, and HACA has secured transportation for potential youth participants. The First Tee Camp will start in July. HACA's YES Manager is currently reviewing program proposals (informal/unpaid) from the Dr. Polk Academy of Arts (ballet, modern dance, theatre) and HopeStreet (faith-based youth programming) for youth services across various HACA properties.

Flagship Family Self-Sufficiency Programs

Resident Opportunities for Self-Sufficiency Program:
The HUD Resident Opportunities for Self Sufficiency (ROSS) Service Coordination Grant provides funding for resident self-sufficiency through case management, strengthened resident leadership, and high-quality partnerships. For the 2012 ROSS Grant, which ended on September 28, 2016, 97% of the grant benchmarks were met. In contrast to the two previous ROSS awards, the 2015 ROSS Grant funds only one Service Coordinator for the three-year term due to HACA's RAD conversion. EGBI (Economic Growth Business Incubator) is serving as the fiscal agent for CWAB for the ROSS Grant.

Activity	Output or Outcome Benchmark	Actual	Percentage %
Svc. Coord. - Needs Assessment conducted	105	205	195%
Education – GED Obtained	6	11	183%
Post-Secondary Classes Enrolled	45	68	151%
Maintain employment for 3 - 6 months	9	76	840%
Financial Management education	90	111	123%

Total number of residents enrolled in the ROSS program as of *March 31, 2017*: **214**

Family Self-Sufficiency Program:
The table below provides information on enrollees in the public housing FSS program including employment data and information of FSS members with escrow.

Program participation	Number (#)	% of Active participants	Notes
Participants:	**126**	N/A	N/A
Participants with Escrow Accounts:	67 + PBRA = 93	74%	
Participants that accrued escrow this month:	48	38%	% based on total (non-PBRA)
Participants gainfully employed: *Full-time:* *Part-time* *TOTAL:*	 60 39 99	 48% 31% 78%	Work and training history currently being updated in TAAG
Participants not employed but attending school or job training:	14	11%	
Graduates 2016: Graduates 2017 (to date):	2 1	Adrian Hardeman Constance Lattimore Shirley Byrd	Pending completion months = Jessica Campos, Jessica Leibas; plus an additional 8 pending completions in next 6 months

There are approximately 25 FSS members with contacts pending completion or extension in 2017. Currently, the FSS staff is meeting with each of the participants to determine whether they are on track to graduate or whether they will require and potentially seek up to a two-year extension. Additional information will be provided in the May monthly report.

HACA closed out it 2015 FSS grant on December 31, 2016, with its final report submitted to HUD on January 31, 2017. The combined HCV/PH FSS program achieved 91% of the goals in its logic model – with those missed including homeownership, establishment of IDA accounts and enrollment in a GED program. While HACA strives to achieve all of its grant goals, there were relevant justifications for each of these activities. A sampling of outcomes from the 2012 ROSS Grant closeout report follows.

Activity	Output/Outcome Benchmark	Actual	Percent %
Participation in post-secondary classes	16	31	193%
Parenting/Life Skills Classes completed	15	27	180%
Escrow Accounts established	15	60	400%
Promotion/new job with increased wage	9	76	225%

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 previous partner, and to receive the resources necessary to do that. HACA partnered with facilitator, Isaac Rowe (Man in Me), to implement two I-DADS cohorts in 2016, and through a $45,000 grant from the O'Neill Foundation has contracted with Mr. Rowe to implement five additional I-DADS cohorts throughout the next year. The grant has also allowed for the hiring of a part-time I-DADS Coordinator to support outreach, implementation and evaluation of the program. The I-DADS Coordinator was hired in April 2017 and is currently supporting the cohort at Booker T. Washington. Program participation numbers for the cohorts that have been held to date follows:

Location	Total Participation / Program Completion to Date
Meadowbrook (2015) - PILOT	12 / 9
Santa Rita (2016)	11 / 8
Rosewood (2016)	11 / 9
Georgian Manor (2017)	7 / 5
Booker T. Washington (2017)	9 / TBD – Currently in process
TOTAL	50 total participation / 31 completions to date + pending

An extremely innovative program, in that fathers and father figures not living on a HACA property are invited to participate, I-DADS offers a once per week facilitated support group for up to 15 male participants. Sessions focus on healthy relationships, managing anger, making positive choices, developing self-esteem and confidence, and being a role model for your children, among other topics. The group is a safe environment for men to talk about challenging topics among other men. The program also brings partner organizations to share employment, legal and other supportive services.

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. The Jobs Plus Pilot Program kicked off on July 1st, 2016 and includes 10 community partners working collaboratively. Partners provide job readiness, employment, training and job search/placement services to interested residents. Jobs Plus Earned Income Disregard (JPEID) is a strong financial incentive included in the program – whereby residents who go to work do not see a rent increase (from earned income) during the duration of the grant. The 3rd quarter of the Jobs Plus Pilot Program ended March 31, 2017. HACA has a goal to engage 180 "work-able" residents during the first year of the grant and 300 over four years.

Current outcomes from the Jobs Plus Pilot program (Booker T. Washington & Chalmers Courts) follow:

Jobs Plus Activity	**Benchmark**	**Unduplicated Total year to date**
Residents enrolled as Jobs Plus *participants* – (Jobs Plus Needs Assessment conducted)	180 (by June 30, 2017)	195
Participants enrolled in a job readiness program	-	35
Participants enrolled in a certification program	-	8
Participants provided Job Search Assistance	-	60
Participants referred to a partner for WFD services	135	136
Percent of Residents with a Jobs Plus assessment (*participants*) that are employed	-	55%
Percent of Work-able residents who are employed	Target for the end of Year 1 (June 30, 2017) is 53%	60 % (updated 3/31/17)
Participants Employed 90 days or longer (count residents who started work after Jobs Plus began)	-	46
Number of residents who have had earnings disregarded through the JPEID (updated quarterly)	-	113
Total amount of rent disregarded through the JPEID (JPEID disregarded for 7/1/16 – 3/31/17)	-	$183,176
Community Supports for Work:		
Number of Jobs Plus Events	2 per month	19
Number of residents engaged as Community Liaisons (4 at BTW and 3 at Chalmers)	7	8
Hours of service delivered by Jobs Plus Community Liaisons during the month of April 2016	-	187 (March 2017)

Additional Jobs Plus Pilot Program accomplishments - March 2017:

- Community Liaisons conduct outreach to engage their neighbors with Jobs Plus, participate in training programs and host monthly networking events and celebrations at Chalmers and BTW. Community Liaisons serve 6 months to 1 year and earn a modest stipend. The program is designed so new residents will fill positions as the previous Community Liaisons are connected with permanent jobs. In April, two new Community Liaisons were engaged for BTW and several youth were interviewed for the youth Community Liaison position that will start in May.
- The Community Liaison event in April was a combined event between the Liaisons at both Chalmers and BTW. Focus was on continuing to develop the opportunities for youth at BTW and Chalmers. Twenty-three teens attended the April event.
- Jobs Plus staff had two additional consultations with the UT Law Clinic students, their professor and with EGBI regarding the possible business models for a resident run childcare business (co-op options and Texas law). The students will complete their research and Jobs Plus staff will explore the options with residents over the summer.
- In April, the Jobs Plus free ESL training continued at BTW. AISD provides a teacher for ESL classes 2 hours a day/ 4 days per week at no cost to the residents or to HACA. Seventeen students have enrolled in the class and will earn a free textbook upon completion of 60% of the classes.

Support Services

Capital Metro:

HACA provides bus passes to self-sufficiency program participants that need transportation assistance and are employed, seeking employment, attending school, a combination of both, or have been referred

to other self-sufficiency services. Reduced Fare bus passes are also distributed to elderly and/or disabled residents when needed, for transportation to and from medical and benefit appointments.

Bus Pass Type	# Purchased	# Distributed Apr. 2017	# Distributed to Date
1 day	40	0	8
7 day	40	4	6
31 day standard fare	20 (+30 Dropbox)	8	19
31 day *reduced fare*	25	4	12
Metro Access 10 Rides	50	8	16
Total	**205**	**24**	**61**

Childcare: HACA provides childcare assistance to ROSS, FSS and Jobs Plus participants who are employed, attending school and seeking employment, or a combination of these activities. Information follows on the number of residents that utilized childcare services during the month of April, as well as fiscal year to date (April 2016 through March 2017)

Childcare Type	ROSS	FSS	Jobs Plus	Apr.-Total	FY 2016-17
HACA Childcare Voucher Pgm.	10	10	1	21	26
Self Arranged Childcare	5	6	10	21	26
Total	**15**	**16**	**11**	**42**	**52**

Workforce Development Partnerships

Austin Community College:
ACC services are being offered for 2016-2017 at three HACA locations – High School Equivalency Level 1 at Thurmond Heights, Levels 2 and 3 at Georgian Manor, and ESL classes at Meadowbrook.

Workforce Development Continuum:
HACA's Workforce Development Continuum takes an innovative approach to workforce development by significantly emphasizing that one type or approach to services does not fit all residents, and services must be creative and individualized to help support each resident in the accomplishment of their unique goals. Progress of workforce continuum partners has been steady with a gradual increase in utilization across the program year, as HACA residents get familiar with the staff and services provided by HACA's two new providers. HACA's new Workforce Development Coordinator will take on oversight of the Continuum and the management of Workforce partners in May 2017.

Workforce Partner	Active Clients in April	# of new referrals	# outreach events conducted
Austin Area Urban League	4	6	2
AAYHF – BEACON Workforce	10	4	2
Goodwill Industries	16	4	2
Total	**30**	**14**	**6**

Lab Apprentice Program – LAP:
Begun in September 2015 the LAP program offers computer lab assistance and support at property-based 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. Through a 2016 City of Austin GTOPs grant, HACA is currently able to provide the LAP program at 5 properties – Meadowbrook, BTW, Gaston, Lakeside and North Loop,

with 18 LAP apprentices supporting residents at each of the five properties. Since Year 2 program operations began in October 2016, 125 residents have received LAP training and services, with 27 residents participating in the month of April. Participation numbers are lower for the month of April, as services at North Loop had to be moved to Thurmond Heights due to RAD construction.

On March 8th, HACA received notice that it had been awarded a GTOPs grant for a third year in a row to support the LAP Program. This awarded, slated to begin in August, will allow further expansion to two additional properties.

Health and Wellness Partnerships

Family Eldercare / Elders Living Well!

HACA's Elders Living Well program, in partnership with Family Eldercare, promotes 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. In partnership since 2009, services are now maintained through HACA funding, as well as City of Austin Social Service and St. David's Foundation grants to Family Eldercare. Service statistics for the month of April 2017 as provided by Family Eldercare are as follows**:**

Property	**Number Served in April**
North Loop	28 elderly, 8 non-elderly
Gaston	19 elderly, 6 non-elderly
Lakeside	44 elderly, 11 non-elderly
RW/Salina	12 elderly, 4 non-elderly
TOTAL	103 elderly, 29 non-elderly

A total of 366 residents have received services one or more times fiscal year to date. Two clients received direct financial assistance from FE in April and 77 received reduced-fare bus passes – through a program that allows FE to sell the bus passes at a deeply discounted price.

Due to construction at North Loop, residents moving to other properties, and HACA and Family Eldercare working on logistics to keep services running (i.e. establishing a temporary office at Thurmond where a number of North Loop residents are residing temporarily) – there has been slightly lower participation by North Loop residents in service coordination and activities during March and April. Nonetheless, HACA's CD staff developed a comprehensive activity schedule for North Loop to support the transitions that are occurring. To date, the activities have been well received with fair to good attendance. Similar activities will are currently being planned for Gaston, as moves and construction are slated to begin in the coming weeks.

HACA's Grants Manager continues to seek foundation grant funding to bring a Family Eldercare Services Coordinator on board that would serve as a "floater" across HACA's family properties. This position would serve the "hidden elderly" 62+ that often do not readily receive needed services at HACA's family properties due to lack of mobility and social support.

HACA 1st Annual Health Fair

On Saturday, February 25th, HACA held its first annual Health and Wellness Fair open to residents at all HACA properties. Planned and coordinated by HACA's Youth Educational Success Manager, and held at Meadowbrook, the health fair was a resounding success with approximately 40 residents in attendance and 12 vendors providing information, instruction and give-aways. The fair focused not only on physical health and wellness, but also focused on social/emotional health and self-care. Vendors ranged from the Department of Vital Statistics, to Any Baby Can, to Origins Skin Care, to a meditation and Life Coach. Staff are discussing how to replicate the program either later this year or early in 2018.

Central Texas Food Bank:
HACA has expanded its partnership with the Central Texas Food Bank (CTFB) to participate in the federal Senior Grocery Program. This program provides seniors 60+ (at or below 130% of the Federal Poverty Guideline) with 30 pounds of shelf stable groceries and cheese monthly, at 15 HACA properties. Currently, there are 276 residents eligible for this program; since January 2017, 250 or 90% of eligible residents have enrolled. HACA's Resident Wellness Specialists have been trained to complete applications with residents, and both continue to enroll eligible residents as needed.

2017 Annual Senior Mayfest: Planning for HACA's 25 Annual Senior Mayfest began in March 2017. May 5th was the date selected for the event, with a "Fiesta" theme, due to the event falling on Cinco de Mayo. The event will not solely focus on the Hispanic culture, but rather will focus on an atmosphere of celebration and camaraderie. A planning committee of approximately eight HACA staff has been meeting bi-weekly to plan for the venue, transportation, food, decorations, games, prizes, vendors, volunteers, etc. This year's event will feature an interview with Mayor Steve Adler, as well as a Resident Talk Show where six residents will share some of their personal story.

SENIOR WELLNESS SPECIALIST HIGHLIGHTS: LAKESIDE, GASTON & NORTH LOOP

- TX 7: Worked with Lakeside residents to determine interest in Resident Council Officer positions; collected nominations and conducted outreach to share election date and encourage participation.
- TX 9: Attended Gaston Place RAD meetings and helped residents with concerns; worked with Tenant Protection Manager to address specific resident issues and seek necessary items.
- TX 15: Continued "transition" activities with residents at North Loop during RAD construction – including movies, bingo and arts & crafts.
- ALL: Participated on the 2017 Mayfiesta planning committee and provided significant support in negotiating and securing food, compiling RSVPs, shopping and planning for transportation needs.

Recurring or Monthly Resident Wellness Specialist Activities

- Completion of Resident Council Monthly Calendar/Minutes/Meeting Agendas.
- Preparation of driving schedule and refreshments for City-Wide Advisory Board meeting.
- Creation of Lobby Monitor schedules; completion and approval of time logs and check delivery.
- Monthly Resident Council/Board Meetings/AROW/Birthday events.
- Shopping for events and meetings with volunteers.
- Outreach and flyering for various events and trainings.
- Residents assisted with financial assistance = 5 (Gaston -1, Lakeside – 2, North Loop – 2)
- Bus passes for seniors/disabled: 10-Day Metro Access bus pass booklets distributed by HACA = 2 / Reduced Far Bus Passes purchased through Family Eldercare = 77.
- Assistance with Central Texas Food Bank deliveries at Senior and far south properties.

Resident Council Updates

- Elections completed in April: Lakeside.
- Signed bylaws and MOUs are still being completed for a few sites that had March elections.
- Remaining elections to be completed: Northgate (5/10).

Grants Update

Recent Grant Awards Received
Grant for Technology Opportunities (GTOPs) City of Austin Grant; Received 3/8/2017 at 88% of $25,000 ask (or $22,000) for the ongoing expansion of the successful Lab Apprentice Program (LAP) that began in September 2015. The proposal outlined the expansion of the LAP program to two additional properties – which would put the program at a total of 7 HACA properties – as well as the implementation of an Earn-A-Device Passport program that allows residents to earn a refurbished

computer with 60 hours of training. It is expected that program expansion will begin in August 2017.

Applications Submitted –March and April 2017 – Pending Award

Moody Foundation - $60,000; to support a floating Elderly/Disabled Services Coordinator for HACA Family Properties, to complement the continuum of services already provided by Family Eldercare at HACA's elderly/ disabled properties.

Weinberg Foundation-$36,000; Program request for floating Elderly/Disabled Services Coordinator for HACA Family Properties, to help strengthen supportive services currently provided by HACA staff.

Powell Foundation-$16,693; To cover a portion of the salary cost associated with the hiring of a part-time, 1-year grant funded Project Coordinator for the i-DADS program. The O'Neill Foundation previously awarded (Dec 2016) Austin Pathways $45,000 for the i-DADS program, with $17,700 to be allocated for the hiring of a Project Coordinator.

Anderson Foundation - $15,000; Program request is the same as Weinberg Foundation. A representative from the Anderson Foundation will conducted a site visit at Thurmond Heights in March to become more familiar with how funding from Anderson could provide a positive return on investment.

Isla Carroll Turner Friendship Trust - $15,000; Program request is same as Anderson Foundation.

ECG Foundation ($5,000), Pine Foundation ($5,000), Crook Foundation ($5,000), Burdine Johnson Foundation ($5,000), EZCorps Foundation ($5,000), Pellets Foundation ($5,000): To support I-DADS which provides fathers and father-figures with mentorship and supportive services to help strengthen families and youth academic and socio-emotional outcomes.

Texas Capital Bank -$10,000; to provide Jobs Plus participants access to financial experts and financial software to help increase financial literacy knowledge and skills.

A total of $182,693 in grant funds is currently pending award.

HACA Grants Received – April 2016 – April 2017 (rolling 1-year snapshot)

	Date Awarded	Public Housing	HCV	Both
KDK Harman Foundation: Summer STEM Programming	3/30/16	$40,000		
HUD 2015 Resident Opportunities for Self-Sufficiency (ROSS) Grant	3/11/16	$246,000		
City of Austin GTOPs - LAP Program Expansion	3/9/16	$23,000		
HUD 2015 Continuum of Care Project #1 (ATCIC/ASA - Consolidated)	3/8/16		$614,559	
HUD 2015 Continuum of Care Project #2 (Foundation Communities)	3/8/16		$132,462	
2016 Capital Fund Emergency Safety and Security Grant	6/23/16	$248,569		
2016 Family Self Sufficiency Grant (PH and HCV Combined)	7/18/16			$248,317
City of Austin 2016 Austin Energy - Plus 1	9/30/16			$22,000
O'Neill Foundation - I-DADS Program	12/10/16	$45,000		
Lola Wright Foundation - Wheelchair Accessible Van	12/15/16	$15,000		
Transit Demonstration Project- Mobility Ambassadors	1/30/17	$50,000		
City of Austin GTOPs - LAP Program Expansion	3/8/2017	$22,000		
TOTAL = $1,656,907		$689,569	$747,021	$270,317

YES Report March 2017		Boys & Girls Club			Boys & Girls Club Tech			Cross Pointe Tutoring			Girl Scouts			Mt. Nebo			Total Youth Participation		
		#	%	Hrs	#	%	Hrs	#	%	Hrs	#	%	Hrs	#	%	Hrs	∑#	∑Un#	%
Booker T. Washington	E	29	12%	22	0	0%	0	0	0%	0	12	5%	5	0	0%	0	41	39	16%
	M	15	17%	22	0	0%	0	0	0%	0	1	1%	5	0	0%	0	16	16	18%
	H	10	7%	22	0	0%	0	0	0%	0	0	0%	5	0	0%	0	10	10	7%
	Σ	54	12%	22	0	0%	0	0	0%	0	13	3%	5	0	0%	0	67	65	14%
Rosewood Courts	E	1	2%	22	0	0%	0	0	0%	0	0	0%	0	0	0%	0	1	1	2%
	M	2	12%	22	0	0%	0	0	0%	0	0	0%	0	0	0%	0	2	2	12%
	H	0	0%	22	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0%
	Σ	3	3%	22	0	0%	0	0	0%	0	0	0%	0	0	0%	0	3	3	3%
Chalmers Courts	E	21	30%	32	22	31%	8	0	0%	0	0	0%	0	0	0%	0	43	22	31%
	M	3	20%	32	3	20%	8	0	0%	0	0	0%	0	0	0%	0	6	3	20%
	H	9	27%	32	8	24%	8	0	0%	0	0	0%	0	0	0%	0	17	9	27%
	Σ	33	28%	32	33	28%	8	0	0%	0	0	0%	0	0	0%	0	66	34	29%
Santa Rita Courts	E	9	11%	32	8	10%	8	0	0%	0	7	9%	6	36	45%	6	60	42	53%
	M	1	2%	32	1	2%	8	0	0%	0	2	4%	6	14	31%	6	18	15	33%
	H	1	2%	32	1	2%	8	0	0%	0	0	0%	6	9	18%	6	11	10	20%
	Σ	11	6%	32	10	6%	8	0	0%	0	9	5%	6	59	34%	6	89	67	39%
Coronado Hills	E	0	0%	0	0	0%	0	5	31%	4	0	0%	0	0	0%	0	5	5	31%
	M	0	0%	0	0	0%	0	1	25%	4	0	0%	0	0	0%	0	1	1	25%
	H	0	0%	0	0	0%	0	1	25%	4	0	0%	0	0	0%	0	1	1	25%
	Σ	0	0%	0	0	0%	0	7	29%	4	0	0%	0	0	0%	0	7	7	29%
Georgian Manor	E	0	0%	0	0	0%	0	0	0%	0	6	13%	7	27	%	10	33	28	62%
	M	0	0%	0	0	0%	0	0	0%	0	2	10%	7	12	60%	10	14	13	65%
	H	0	0%	0	0	0%	0	0	0%	0	0	0%	7	4	15%	10	4	4	15%
	Σ	0	0%	0	0	0%	0	0	0%	0	8	9%	7	43	47%	10	51	45	49%
Thurmond Heights	E	19	37%	22	12	24%	4	0	0%	0	0	0%	0	18	35%	7	49	27	53%
	M	7	30%	22	1	4%	4	0	0%	0	0	0%	0	7	30%	7	15	10	43%
	H	0	0%	22	0	0%	4	0	0%	0	0	0%	0	3	10%	7	3	3	10%
	Σ	26	25%	22	13	13%	4	0	0%	0	0	0%	0	28	27%	7	67	40	38%
Northgate Apartments	E	0	0%	0	0	0%	0	0	0%	0	8	27%	6	0	0%	0	8	8	27%
	M	0	0%	0	0	0%	0	0	0%	0	1	8%	6	0	0%	0	1	1	8%
	H	0	0%	0	0	0%	0	0	0%	0	0	0%	6	0	0%	0	0	0	0%
	Σ	0	0%	0	0	0%	0	0	0%	0	9	17%	6	0	0%	0	9	9	17%
Bouldin Oaks	E	10	14%	20	9	13%	8	0	0%	0	0	0%	0	0	0%	0	19	10	14%
	M	1	4%	20	1	4%	8	0	0%	0	0	0%	0	0	0%	0	2	1	4%
	H	0	0%	20	0	0%	8	0	0%	0	0	0%	0	0	0%	0	0	0	0%
	Σ	11	8%	20	10	7%	8	0	0%	0	0	0%	0	0	0%	0	21	11	8%
Meadowbrook Apartments	E	63	39%	20	48	30%	8	0	0%	0	0	0%	0	0	0%	0	111	63	39%
	M	22	37%	20	10	17%	8	0	0%	0	0	0%	0	0	0%	0	32	22	37%
	H	7	11%	20	5	8%	8	0	0%	0	0	0%	0	0	0%	0	12	8	12%
	Σ	92	32%	20	63	22%	8	0	0%	0	0	0%	0	0	0%	0	155	93	33%
Goodrich Place	E	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0%
	M	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0%
	H	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0%
	Σ	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0%
Manchaca Village	E	0	0%	0	0	0%	0	0	0%	0	1	9%	5	0	0%	0	1	1	9%
	M	0	0%	0	0	0%	0	0	0%	0	3	38%	5	0	0%	0	3	3	38%
	H	0	0%	0	0	0%	0	0	0%	0	1	10%	5	0	0%	0	1	1	10%
	Σ	0	0%	0	0	0%	0	0	0%	0	5	17%	5	0	0%	0	5	5	17%
Manchaca II	E	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0%
	M	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0%
	H	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0%
	Σ	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0%
Shadow Bend Ridge	E	0	0%	0	0	0%	0	0	0%	0	2	7%	6	0	0%	0	2	2	7%
	M	0	0%	0	0	0%	0	0	0%	0	1	10%	6	0	0%	0	1	1	10%
	H	0	0%	0	0	0%	0	0	0%	0	0	0%	6	0	0%	0	0	0	0%
	Σ	0	0%	0	0	0%	0	0	0%	0	3	5%	6	0	0%	0	3	3	5%
Grand Total	E	152	17%	24	99	11%	7	5	1%	4	36	4%	6	81	9%	8	373	248	28%
	M	51	15%	24	16	5%	7	1	0%	4	10	3%	6	33	10%	8	111	88	26%
	H	27	6%	24	14	3%	7	1	0%	4	1	0%	6	16	3%	8	59	46	9%
	Σ	230	14%	24	129	8%	7	7	0%	4	47	3%	6	130	8%	8	543	382	22%

E=Elementary M=Middle School H=High School ∑ = Total ∑# = Total Participation ∑Un = Total Unduplicated Participation

Housing Authority of the City of Austin

Established in 1937

HOUSING AND COMMUNITY DEVELOPMENT

To: Michael Gerber, President and CEO

From: Pilar Sanchez, Vice-President of Housing and Community Development

Subject: Housing Operations: **April 2017**

Date: May 2, 2017

The following is a summary of activities within the Housing and Community Development Department during the period of **04.01.17 to 04.30.17**

Inspections:

Annual Inspections/Uniform Physical Condition Standards (UPCS): There are a total of 1,257 units within the Public Housing portfolio and 582 units within the RAD/PBRA portfolio. HACA is required to conduct inspections of its properties on an annual basis.

- FY 16-17 UPCS Annual Inspections began on July 18, 2016.
- FY 16-17 UPCS Annual Inspections were completed on January 10, 2017.
- Approximately 25% of the units at each property were inspected on a monthly basis.
- Blueprint staff conducted the inspections.
- We expect to begin 2017 inspections in July.

HUD/REAC Inspections:

- HUD recently rescheduled Chalmers, Lakeside, Meadowbrook, and Rosewood REAC Inspections along with Thurmond, Northgate Scattered Sites (SS), Shadowbend SS, and Gaston. HACA was able to postpone the REAC inspections due to the RAD transition. HACA is preparing for REAC inspections and has plans for each property. We expected 5 properties to be scheduled for their HUD or TDHCA REAC UPCS Inspection in December 2017. If rehabilitation is in progress at any of our properties, that inspection will be delayed. Should HUD attempt to schedule inspections for any non-converted properties, HACA will request to postpone until after the RAD conversion and/or after construction.

- Latest UPCS inspection results from REAC:

Property	Inspection Date	Score
Santa Rita Courts	3/4/16	**95c***
Booker T. Washington	4/22-24/2015	**99b**
Rosewood / Salina	4/7/14	**93b**
Meadowbrook Courts	4/9/14	**91c***
Chalmers Courts	4/10/14	**91c**
Bouldin Oaks	4/11/14	**93c**
Northloop	5/28/14	**99b**
Lakeside	5/29/14	**99b**
Gaston Place	5/30/14	**99b**
Thurmond Heights	6/5/14	**95c**
Northgate / Coronado Hills	6/21/14	**97b***
Georgian Manor	6/26/14	**96b**
Shadowbend, Manchaca Village, Manchaca Village II, and Goodrich	6/30/14	**99b***

Occupancy:

- Elite Data: Current occupancy is **98.52%**, reflecting 6 vacancies. There are also 46 units in Modernization/RAD Hotel status at Thurmond Heights; 4 units offline at Goodrich- 1 approved to be off-line to be used as a RC Non-Dwelling office space and 3 reserved for RAD relocation; 1 unit off-line at Lakeside being used as a Non-Dwelling office space for Family Eldercare; 1 unit off-line at Chalmers being used as a Non-Dwelling office space for the Jobs Plus program; 11 units off-line at Gaston reserved for RAD Rehab; Turnaround time from **04.01.17 – 04.30.17** was **12 days.**

Safety:

Currently, there are **45 Officers** on active contract with HACA and available to patrol our communities.

PIC and EIV Reports:

The Trainer reviewed the following reports this month :

- PIC Reports
  - Occupancy and Aging Reports – An occupancy rate of **98.52%** with 6 active vacancies reported. There are 46 HUD-approved MOD units at Thurmond; 4 unit approved to be offline at Goodrich to be used as a RC Non-Dwelling office spaces (status has not been updated to MOD in PIC). 1 offline unit at Lakeside; 1 offline unit at Chalmers; There are other discrepancies caused by the RAD Conversion and the EIV/PIC System refreshing periods.
  - Delinquency Report – PIC submission rate ending **3.31.17 (most current in PIC)** was **99.83%**
  - Reexamination Report – Effective **3.31.17 (most current in PIC), two (2)** delinquent re-exams; All have been cleared and are expected to be removed once the system refreshes on May 5, 2017;
  - Tenant ID Management Reports
    - Possible Duplicate Tenant Report – **Three (3)-** all being resolved by management;
    - Invalid Tenant ID Reports – **Four (4)-** all being resolved by management;
- EIV System Reports
  - Identity Verification Reports –
    - EIV Pre-Screening Report
      - ➢ **Zero (0)** Cases
        -Report clear
    - SSA Screening Deficiencies Report
      - ➢ **Two (2)** Cases
        - 1 under eviction
        -1 being resolved by management
  - Deceased Tenant Report – **One (1)-** being resolved by management-unauthorized occupant under eviction
  - Immigration Report – **One (1)-** being resolved by management
  - Multiple Subsidy Report – **Twenty Three (23)-** All due to RAD/PBRA residents residing in designated RAD Hotel units on non RAD properties.

EIV Bad Debt Module: Has been updated with current information as of ***5/2/17***

Rent: Rent collection as of **4.28.17** was **97.56%**.

Legal Report: **15** open cases are pending Arthur Troilo's (legal counsel) action and recommendations.

End of Report

HUMAN RESOURCES

HOUSING AUTHORITY OF THE CITY OF AUSTIN

MEMORANDUM

To: Michael Gerber, President/CEO
From: Gloria Morgan, Human Resources Director
Subject: **Monthly Report**
Date: May 7, 2017

For the month April, the Human Resource Department has:

Received and reviewed **417** applications for employment.

Processed and conducted orientation for:

2 new employee(s) for the Austin Housing Authority
0 new employee(s) for Southwest Housing Compliance Corporation

Processed

1 resignation(s)/termination(s)
1 promotion(s)
3 transfer(s)/reassignment(s)
0 title change(s)/salary allocation(s)
3 salary adjustment(s)
16 merit increase(s)

Reviewed **0** employee oral/written guidance's

Reviewed **25** employee evaluations

Distributed **16** evaluations for the upcoming month to the appropriate Vice President and/or Directors. Attached is a list of evaluations that are either past due or upcoming.

PRESIDENT/CEO'S REPORT TO
BOARD OF COMMISSIONERS
By Gloria Morgan, Human Resources Director
Number of Employees as of May 7, 2017 = 244
Regular Full Time – 239
Part Time – 5

NEW HIRES (3) April 8, 2017 – May 7, 2017

Banks, Joshua	IDADS Coordinator	HCD
Corbett, Leander	VASH Coordinator	HCD

TERMINATIONS/ RESIGNATIONS (1) – April 8, 2017– May 7, 2017

R=Resigned T = Terminated L= Lay Off A = Abandonment G =Grant

Gonzalez, Jeannette (R)	Job Plus Career Coach	HCD

The Housing Authority of the City of Austin

OPEN POSITIONS (3) as of May 7, 2017

POSITION	DATE POSTED	DEPARTMENT
Apartment Maintenance Technician	12/22/2016	HCD
Job Plus Career Coach	04/26/2017	HCD
Property Manager II	04/26/2017	HCD

Southwest Housing Compliance Corporation

OPEN POSITIONS (0) as of April 7, 2017

POSITION	DATE POSTED	DEPARTMENT

Annual Evaluations

Employee	Date Due	Department
Sanchez, Pilar	09/23/16	Housing & Community Development
Crawford, Kelly	10/01/16	Compliance and QA
Cabello, Henry	10/25/16	Planning and Development
Cargo, Catherine	12/22/16	Executive
Aguilar, Policarpio	*12/17/16*	*Housing & Community Development*
Teinert, Sarah	01/11/17	Admissions
Hill, Ralph	01/09/17	Housing & Community Development
Schrandt, Eileen	*01/22/17*	*Housing & Community Development*
Mayorga, Guillermo	01/19/17	Housing & Community Development
Winston, Sandra	01/11/17	Housing & Community Development
Trevino, Julissa	01/11/17	Housing & Community Development
Calvo, Benjamin	02/19/17	Housing & Community Development
Hernandez, Melissa	02/17/17	Housing & Community Development
Bodai, Laura	03/07/17	Admissions
Hiroms, Nidia	03/11/17	Executive
Yoke, Miriam	03/17/17	Housing & Community Development
Gomez, Nancy	03/01/17	Housing & Community Development
Juarez, Isa	03/23/17	Housing & Community Development
Garcia, Lisa Maria	04/01/17	Assisted Housing
Serrato, Manuel	04/07/17	Assisted Housing
Fox, Heather	04/01/17	Compliance and QA
Paciocco, Judy	04/01/17	Executive
Merschdorf, James	04/01/17	Housing & Community Development
Neff, Curtis	04/04/17	Housing & Community Development
Morgan, Gloria	04/01/17	Human Resources
Perez, Lydia	04/06/17	Human Resources
Fotinos, Tamara	04/01/17	Southwest Housing Compliance
Campbell, Sabrina	04/14/17	Compliance and QA
Gilliam, Don	05/16/17	Assisted Housing
Gonzales, James	05/16/17	Assisted Housing
Herndon, Brenda	05/27/17	Assisted Housing
Blanco, Sylvia	05/13/17	Executive
Jenkins, Jaquarius	05/23/17	Executive
Dangerfield, Josephine	05/17/17	Finance
Oquendo, Margarita	05/20/17	Housing & Community Development
Robbins, Daniel	05/23/17	Housing & Community Development
Rosales, Christina	05/31/17	Housing & Community Development
Guerrero, Jeannette	05/26/17	Housing & Community Development
Pillay, Payal	05/02/17	Housing & Community Development
Jackson, Barbara	05/11/17	Housing & Community Development
Davis, Clyde	05/16/17	Housing & Community Development
Sadler, Dean	05/20/17	Housing & Community Development
Clayton, Stephen	05/04/17	Housing & Community Development
Quintanilla-Vega, Heriberto	05/30/17	Housing & Community Development
Ponder-Cook, David	05/23/17	Housing & Community Development
Ibarra, Reginaldo	05/29/17	Housing & Community Development
Ibarra, German	05/09/17	Housing & Community Development
Vranes, Nicholas	05/23/17	Southwest Housing Compliance
Cubias, Marilyn	05/23/17	Southwest Housing Compliance
Daywood, Zachary	05/31/17	Southwest Housing Compliance
Stovall, Annissa	05/31/17	Southwest Housing Compliance
Yun, Alvin	05/31/17	Southwest Housing Compliance
Calhoun, Marcy	05/31/17	Southwest Housing Compliance
Immer, Laura	05/31/17	Southwest Housing Compliance
Webb, Helen	05/31/17	Southwest Housing Compliance
Flores, Maria	05/07/17	Southwest Housing Compliance
Fareley, Amanda	05/16/17	Southwest Housing Compliance
Falcon, Diane	06/08/17	Assisted Housing
Garcia, Albino	06/08/17	Assisted Housing
Stallworth, LaPread	06/27/17	Executive
Ballejo, Natalia	06/01/17	Finance
Loera, Monica	06/01/17	Finance
Middleton, Tiffany	06/13/17	Housing & Community Development
Arechiga, David	06/29/17	Housing & Community Development
Vargas, Alejandro	06/29/17	Housing & Community Development
Levell, Kate	06/01/17	Housing & Community Development
Zernick, Anthony	06/01/17	Housing & Community Development
Jones, Felisa	06/08/17	Housing & Community Development
Locklear, Danny	06/06/17	Housing & Community Development
Clark-Brown, Linelle	06/20/17	Housing & Community Development
Huerta, Christina	06/12/17	Planning and Development
Thompson, Madinah	06/13/17	Southwest Housing Compliance
Delcros, Christopher	06/13/17	Southwest Housing Compliance
Nicholas, Chardonnay	06/20/17	Southwest Housing Compliance

90 Day Evaluations

Employee	Date Due	Department
Stallworth, Lapread	09/27/16	Executive
Leftwich, Timothy	*02/29/17*	*Housing & Community Development*
Gaona, Angela	04/09/17	Housing & Community Development
Washington, Brittney	05/13/17	Admissions
DeleCerda, Jorge	05/13/17	Housing & Community Development
Casarez, Tonke	05/13/17	Housing & Community Development
Garrett, Febe	05/06/17	MIS
Rios, Rosmary	*05/06/17*	*Operations*
Allen, Joel Hawkins	05/13/17	Southwest Housing Compliance
Reininger, Allison	05/13/17	Southwest Housing Compliance

Employees Name in italics indicate evaluations that have been submitted to HR for review or the signed original has not been received by HR

MANAGEMENT INFORMATION SYSTEMS

Housing Authority of the City of Austin

Established in 1937

Interoffice Memo

To: **Sylvia Blanco, Executive Vice President**

From: **Andrea Galloway, Director of MIS**

Subject: **MIS Report for April 2017**

Date: **May 3, 2017**

- MIS
  - Work orders completed – 281
  - Security requests completed – 23
  - Working on Annual Report
  - Network and firewall redesign in process
  - Training new MIS Support Specialist
  - Reviewing cyber security proposals
- Security
  - Alarm Incidents – 46
- Laserfiche
  - Posted Business Process Specialist position
  - Completed first draft of Laserfiche implementation plan
  - Working on automating Admission's paperless processes
  - Installed 10.2 update
  - Unpacking P&D scanned plans
- Assisted Housing
  - Completed HQS & SEMAP data request
- Finance
  - Assisting with upgrade issues and training
  - Customizing reports for new system
  - Assisting with new staff setups
  - Ordered computers for staff
- Housing & Community Development
  - Finalizing staff computer order
  - Assisted in staff moves
- Human Resources
  - Assisting with upgrade issues and training
  - Customizing reports for new system

PLANNING & DEVELOPMENT

Housing Authority of the City of Austin

Established in 1937

PLANNING & DEVELOPMENT
MONTHLY REPORT

To: Michael Gerber, President & CEO

From: James Teasdale, Planning & Development Director

Date: May 3, 2017

CFP and Other Funds Status:

CFP Year	Implementation Schedule		Current Status	
	Obligated	*Expended*	*Obligated*	*Expended*
2015-726 CFP $2,370,772.00	**90% 4/12/17 $2,133,694.80**	**100% 4/12/19 $2,370,772.00**	**100% 1/31/17 $ 2,370,772**	**78% 4/30/17 $ 1,838,816.44**
2016-727 CFP $2,454,926.00	**90% 4/15/18 $2,209,433.40**	**100% 4/15/20 $2,454,926.00**	**95% 4/30/17 $ 2,334,505.65**	**18% 4/30/17 $ 447,335.71**
2016-THURMOND ESSG CFP $ 248,569.00	**90% 4/13/2017 $ 223,712.10**	**100% 4/12/2018 $ 248,569.00**	**95% 4/30/2017 $ 235,491.00**	**8% 4/30/2017 $ 19,540.00**
2014-EPC Phase 2 Total Funding $13,700,000.00	**90% (revised) 3/31/16 $12,330,000.00**	**100% (revised) 12/31/17 $13,700,000.00**	**81% of total 4/30/17 $11,131,477.32**	**70% of total 4/30/17 $ 9,581,592.68**

Projects Status:

- **USHUD 2017 Capital Fund Program—**Though HACA is working through RAD conversion on half of its' PH inventory, the 2017-18 FY will still require a CFP Plan, outlining planned improvements to the agency's remaining properties that have not yet undergone RAD planning or actual transition/conversion. Planned work items that were applicable to now-converted sites are being deleted, while work items for the remaining

inventory are being substantially amended to provide the best outcomes for the remaining properties, in light of the probable coming conversions of those sites.
***UPDATE-**The plan has been uploaded with the 2017-18 PHA Plan to USHUD. No response or award information, yet.

- **Interior Renovations, Phase III, Rehab**—*Thurmond Heights*—Scope of work includes, but is not limited to, improved floor plans for better functionality of Units, with adjusted kitchen cabinet layouts, relocating W/D connects, adding cabinets, ceramic tile and vinyl plank floors, new/upgraded trim and case work, utilizing tank-less WH's, for improved efficiencies, all new insulation, replacing & upgrading elec. wiring systems for higher capacity, exterior siding replacements and full exterior re painting, and new, central HVAC systems that include high efficiency air conditioning**. *UPDATE- 40 of 42 Units have been completed and returned to HCD Dept. for occupancy. Final bldg., comprising 2 Units, under work now.** Project value = $2,429,510.00 **In process.**
- **Interior Abatement & Demolition, Final Phase IV**— *Thurmond Heights*—Full interior abatement of all interior surfaces and built-ins in 32 Units, including all drywall, flooring, insulation, cabinetry and millwork, doors, trim, electrical wiring and fixtures, selective plumbing piping and fixtures, in order to bring units down to stud framing only, all prior to the rebuild, by separate contract and contractor. Start of Work began April 10, 2017 and will run through early June, 2017, on the approximately 16 Units currently available. As a result of separate RAD actions, there will be a temporary pause in the work from June through July, then a re-mobilization in late July to complete the balance of all 32 Units. Approx. 120 days for completion, with 75 working days.
- **Interior Renovations, Final Phase IV, Rehab**—*Thurmond Heights*—The final 32 Units of the site that are to undergo the renovations of the scope of work as noted above, in Phase III. 16 Units in 8 bldg's have been provided to the P&D dept, thus far, to begin the abatement work, prior to rehab work. P&D currently awaiting the completion of transfers, move outs, or other actions needed to provide the balance of 16 more Units. The Board of Commissioners has awarded the renovation contract, and parties are ready to commence work on May 15, 2017, with approx. 300 days or less, for completion.
  Project value = $2,070,333.00 **In process.**
- **Parking Lot Renovations, Phase II**—*Thurmond Heights*—P&D Dept. is now in solicitation for Final Phase II of these planned site improvements, including full removal of existing asphalt surfacing in the remaining four of the sites' seven existing resident parking lots and replacement it with new base materials and surfacing, along with ADA parking lot/sidewalk access modifications, and restriping work. Bid opening is scheduled for March 24, 2017 with the Contract being brought before the HACA Board of Commissioners meeting for possible award, thereafter. ***UPDATE**-Bid Opening resulted in only one bid. P&D elected to rebid the project for better participation and pricing. New bid opening date of May 5, 2017. P&D will bring the results to an upcoming Board of Commissioners Meeting for award recommendation. **In process.**
- **Energy Performance Contract Phase II**—All work at all sites is complete, with minor punch item address still underway, as well as final COA inspections, prior to full payout of retainages. All punch work is subject to resident readiness, Austin Energy availability & coordination, weather, City of Austin inspections/corrections, as well as other work needs encountered during the installations, and delays may be encountered.
  Project value = approx. $11,041,277.41 **In final processes before closing out.**
- **Safety & Security Improvements**—*Thurmond Heights*—By competitive grant, HACA will make improvements to safety and security at the *Thurmond* site, also utilizing exterior site LED lighting, fencing improvements, and installing a CCTV system in the

Mgmt. & Community Center. Research into the lighting portion of the project has led to an A/E Contract for the needed electrical upgrades needed to power any additional site lighting. Project value = $ 248,569.00 ***UPDATE- The project was re-bid, resulting in two bids, with the low bid of $163,000.00 being acceptable, within budget, and the work now moving to contract phase and implementation.** Approx. 60 days for completion. **In process**.

- **RAD Phase I Transition Planning & Construction—***Gaston Place, Bouldin Oaks, Georgian Manor, North Loop, Northgate West, Shadowbend Ridge, Manchaca II, Manchaca Village, and Coronado Hills*—Amended Scopes of Work, timelines for construction duration and Contract were finalized for several PH developments for which RAD Phase I Conversion reservations have been provided by USHUD. Work at Manchaca Village, the first development to undergo the renovations, is now complete, less punch work. Shadowbend is approx. 75% complete. Work at North Loop has begun and the first floor has been completed and now being re-occupied by residents. Work will swing to the 5th floor after, with floors 4-2 to follow, as each floor's residents can be relocated. Some site work planning and fine tuning is still underway with the A/E Design/Build team to ensure the best outcomes. **In process.**
- **RAD Phase II Transition Planning—***Chalmers, Rosewood, Santa Rita, Meadowbrook, BTW, Lakeside, Salina, Goodrich, Thurmond Heights and 22 SF Homes*—RAD RPCA reports were reviewed for developing scopes of work for the remaining half of PH inventory that will undergo RAD, in the near future. Also working with the design Group to develop site specific scope for each site, for those developments that may undergo straight conversions. **In process.**
- **Google IT Wiring**—Google Fiber wiring at *Manchaca Village, Meadowbrook* and *Bouldin* is now **COMPLETE.** Work at *Meadowbrook*, to be the first site to receive the Google Fiber 1G High Speed connectivity, is **COMPLETE**. Google Fiber exterior wiring is complete at *Shadowbend*, and the interior portion will resume, as RAD renovations at the site complete. Other 2017 wiring infrastructure plans are currently on hold while HACA works with Google and other IT providers to transition through challenges of build capacity in certain neighborhoods of the Austin metro area. **In process.**
- **HVAC Replacements—HACA Mgmt./Community Centers—**Eleven (11) separate Mgmt. Community Centers in the PH inventory will have their existing HVAC systems fully replaced with higher efficiency equipment, providing superior performances and lower operating costs for HACA. Approx. 45 days to complete. **In process.**

SECTION 8 – HOUSING CHOICE VOUCHER PROGRAM

Housing Authority of the City of Austin

Established in 1937

To: Michael Gerber, President & CEO
From: Lisa Garcia, Vice President of Assisted Housing
Subject: Monthly Report
Date: 5/5/2017

Summary of Total Families Housed for all Rental Assistance Programs for April 2017	
Housing Choice Voucher Program	**5,479**
Mainstream Vouchers for persons with disabilities	**59**
TBRA Homeless Program	**29**
TBRA Homeless 1115 Waiver Program	**23**
Shelter Plus Care Programs	**82**
SRO	**50**
Total Housed all Rental Assistance Programs	**5,722**
Total Rental Assistance Paid all Programs	**$4,485,321**

Housing Choice Voucher Program

ACC	Vouchers Approved	Current Vouchers Leased	Current Monthly HAP	Monthly Funding Approved by HUD 2017
V01	**5253**	**4802**	**$3,847,259**	
VPO	**0**	**136**	**$110,769**	
TPV	**3**	**2**	**$741**	
VASH	**464**	**416**	**$239,807**	
FUP	**85**	**82**	**$81,976**	
NED	**36**	**27**	**$19,100**	
ICV	**14**	**14**	**$10,737**	
Total Leased	**5855**	**5479**	**$4,310,389**	***$4,307,502**
VMS	**59**	**59**	**$44,801**	**$44,271**

VASH *– Homeless Veterans;* ***FUP*** *– Family Unification Program;* ***NED*** *– Non Elderly Disabled;* ***ICV*** *– Conversion Vouchers;* ***VMS*** *– Mainstream Vouchers for non-elderly disabled persons*

*$4,307,502 is the current HAP disbursement - still waiting for HUD's final approval of 2017 HCV funding level

Issued Vouchers By Increment For CY 2017

Month	V01	*Homeless Preference*	*Family Preference*	*Disability Preference*	*Elderly Preference*	VASH	NED	FUP
January	**11**	*4*	*2*	*5*	*0*	**0**	**1**	**0**
February	**5**	3	1	*1*	*0*	**3**	**2**	**0**
March	**28**	9	9	*7*	*3*	**8**	**0**	**0**
April	**8**	8	0	*0*	*0*	**4**	**0**	**0**
Total by Increment	**52**	*24*	*12*	*13*	*3*	**15**	**3**	**0**

Total Voucher issued: **70**

Applicants on Housing Choice Voucher Waiting List**: 1,195**

Issued Vouchers By Increment For CY 2016								
Month	**V01**	*Homeless Preference*	*Family Preference*	*Disability Preference*	*Elderly Preference*	**VASH**	**NED**	**FUP**
January	**25**	*14*	*10*	*1*	*0*	**17**	**1**	**0**
February	**20**	*14*	*4*	*2*	*0*	**9**	**2**	**1**
March	**15**	*5*	*8*	*2*	*0*	**7**	**0**	**0**
April	**20**	*6*	*10*	*2*	*2*	**11**	**2**	**0**
May	**15**	*3*	*7*	*0*	*5*	**7**	**0**	**0**
June	**24**	*9*	*6*	*8*	*1*	**19**	**0**	**0**
July	**36**	*6*	*17*	*12*	*1*	**6**	**0**	**0**
Aug	**28**	*4*	*11*	*11*	*2*	**6**	**1**	**0**
Sept	**20**	*2*	*8*	*10*	*0*	**2**	**0**	**0**
Oct	**45**	*18*	*11*	*10*	*6*	**4**	**0**	**0**
Nov	**32**	*0*	*24*	*5*	*3*	**7**	**0**	**0**
Dec	**46**	*4*	*26*	*15*	*1*	**3**	**0**	**0**
Total by Increment	**326**	*85*	*142*	*78*	*21*	**98**	**6**	**1**

Total Voucher issued: **431**

Applicants on Housing Choice Voucher Waiting List**: 1,195**

Homeless Assistance Programs

SRO (Single Room Occupancy)

***** 50 units approved
* Partnership with Foundation Communities
* Serves homeless individuals at Garden Terrace

ACC	Total Leased	Checks Paid (HAP)
SRO	**50**	**$23,090**

TBRA (Tenant Based Assistance Program)

***** Partnership with the City of Austin, Salvation Army and Passages Collaboration.
* Temporary rental assistance for homeless families; up to 24 months maximum
  * **Expiration Date of Contract:** **9/30/2017**
  * **Budget for Rental Assistance** **$475,800**

ACC	Total Leased	Checks Paid (HAP)
TBRA	**29**	**$31,818**

TBRA (Tenant Based Assistance Program)
1115 Waiver Program

***** Partnership with the City of Austin and Austin Travis County Integral Care (ATCIC).
* Temporary rental assistance for chronically homeless individuals

ACC	Total Leased	Checks Paid (HAP)
TBRA	**23**	**$14,221**

Shelter Plus Care #1 and #2 combined

* Grant renewed for an additional year for **$614,559**
* **5/1/2016 to 4/30/2017**
* Partnership with ATCIC and ASA
* Serves homeless individuals or families with mental illness, substance abuse issues and/or HIV related disease.

ACC	Total Leased	Checks Paid (HAP)
S08	**75**	**$55,675**

Shelter Plus Care #3 Grant

* 10 units approved
* Partnership with Foundation Communities to serve homeless families

ACC	Total Leased	Checks Paid (HAP)
S04	**7**	**$5,327**

AUSTIN AFFORDABLE HOUSING CORPORATION

SOUTHWEST HOUSING COMPLIANCE CORPORATION

DATE: May 5, 2017

TO: Michael Gerber – President/CEO

FROM: Michael Cummings – Vice President

FOR: HACA Board of Commissioners

RE: April 2017 Monthly Report (Texas)

Below is SHCC's Monthly Report for the above referenced period. SHCC met all Incentive Based Performance Standards (IBPS) requirements and is requesting all eligible basic fees earned.

SECTION I – INCENTIVE BASED PERFORMANCE STANDARDS

Management & Occupancy Reviews (IBPS 1)
SHCC completed 15 MORs (Management and Occupancy Reviews sent to Owner) in the month of April.

Tasks	# of MORs Performed this Month	# of MORs Sent to Owner this Month	# of MORs Closed this Month
Totals	**16**	**15**	**5**

Processing of Rental Adjustments (IBPS 3)
SHCC is currently processing or has processed 168 requests for rent adjustment.

- 125 are currently being processed. None have exceeded the IBPS 30-day deadline.
- 43 have been completely processed. All were completed within the IBPS 30-day deadline.

Review, Verify, and Authorize Monthly Vouchers (IBPS 6)
SHCC processed all incoming vouchers for the month of May 2017 and paid subsidy on 563 contracts in the amount of $26,080,018.07 on May 1, 2017. 1 contract received their March 2017 HAP in the amount of $22,415.00. 1 contract was funded with a net amount of $0 after deduction of the HUD mortgage offset.

Life Threatening Health & Safety Issues (IBPS 9)
1 Life-Threatening call was received this month regarding a collapsed ceiling, and it was processed in accordance with IBPS established guidelines. *NOTE: A Life-Threatening call is one regarding a condition that could cause injury, loss of life, threaten health or cause serious property damage.*

Non-Life Threatening Health & Safety Issues (IBPS 10)
SHCC received 20 Non-Life Threatening calls during this reporting period. All calls were processed in accordance with IBPS established guidelines.

A total of 21 calls were received this month, and a total of 32 calls were closed: 18 from this reporting period and 14 from previous months. A total of 4 calls remain open: 3 from this reporting period and 1 from the previous month.

Renewals of Expiring Contracts (IBPS 14)
SHCC is currently processing or has processed 35 requests for contract renewal.

- 27 are currently being processed. None have exceeded the IBPS 30-day deadline.
- 8 have been sent to HUD for approval and/or funding. All were completed within the IBPS 30-day deadline.

General Reporting Requirements (IBPS 15)
None to report.

SECTION II - GENERAL

Updated Work Plan Status Report
None to report.

Training
On April 12, 2017, SHCC's leadership team, including the Vice President; the Directors of Property Standards, Compliance, and Housing Assistance Payments; the Contracts and HAP Managers; and the Operations Manager, attended a meeting with the HUD Southwest Region Asset Management leadership team. During the meeting, SHCC and HUD exchanged ideas on communication, coordination, and creating efficiencies between the two agencies. HUD staff at the meeting included the Multifamily Regional Director, the Management Analyst, the Ft. Worth Asset Management Division Director, and three Forth Worth Asset Management Branch Chiefs.

SHCC's Vice President and Directors attended and presented at the SW-AHMA Spring Conference held in Ft. Worth on April 13-14, 2017. Multiple SHCC managers and staff members also participated in the conference. Topics presented by SHCC's Directors included contract renewal options, resolving EIV discrepancies, advance compliance scenarios, and Management and Occupancy Reviews (MORs).

On April 25, 2017, the Contracts Managers and Director of Contracts conducted an internal staff meeting and provided guidance on Utility Allowance Analysis processing and factor-based Utility Allowance processing.

Quality Control Activities
None to report.

END OF REPORT

DATE: May 5, 2017

TO: Michael Gerber – President/CEO

FROM: Michael Cummings – Vice President

FOR: HACA Board of Commissioners

RE: April 2017 Monthly Report (Arkansas)

Below is SHCC's Monthly Report for the above referenced period. SHCC met all Incentive Based Performance Standards (IBPS) requirements and is requesting all eligible basic fees earned.

SECTION I – INCENTIVE BASED PERFORMANCE STANDARDS

Management & Occupancy Reviews (IBPS 1)
SHCC completed 8 MORs (Management and Occupancy Reviews sent to Owner) in the month of April.

Tasks	# of MORs Performed this Month	# of MORs Sent to Owner this Month	# of MORs Closed this Month
Totals	**8**	**8**	**0**

Processing of Rental Adjustments (IBPS 3)
SHCC is currently processing or has processed 38 requests for rent adjustment.

- 28 are currently being processed. None have exceeded the IBPS 30-day deadline.
- 10 have been completely processed. All were completed within the IBPS 30-day deadline.

Review, Verify, and Authorize Monthly Vouchers (IBPS 6)
SHCC processed all incoming vouchers for the month of May 2017 and paid out the May subsidy on 214 contracts in the amount of $4,656,455.40 on May 1, 2017. 3 additional contracts were funded with a net amount of $0 after deduction of the HUD mortgage offset.

Life Threatening Health & Safety Issues (IBPS 9)
No Life-Threatening calls were received during this reporting period. *NOTE: A Life-Threatening call is one regarding a condition that could cause injury, loss of life, threaten health or cause serious property damage.*

Non-Life Threatening Health & Safety Issues (IBPS 10)
2 Non-Life Threatening calls were received during this reporting period, all of which were processed in accordance with IBPS established guidelines.

A total of 2 calls were received this month, and a total of 2 calls were closed: 1 from this reporting period and 1 from the previous month. 2 calls remain open: 1 from this reporting period and 1 from the previous month.

Renewals of Expiring Contracts (IBPS 14)
SHCC is currently processing or has processed 16 requests for contract renewal.

- 13 are currently being processed. None have exceeded the IBPS 30-day deadline.
- 3 have been sent to HUD for approval and/or funding. All were completed within the IBPS 30-day deadline.

General Reporting Requirements (IBPS 15)
None to report.

SECTION II - GENERAL

Updated Work Plan Status Report
None to report.

Training
On April 12, 2017, SHCC's leadership team, including the Vice President; the Directors of Property Standards, Compliance, and Housing Assistance Payments; the Contracts and HAP Managers; and the Operations Manager, attended a meeting with the HUD Southwest Region Asset Management leadership team. During the meeting, SHCC and HUD exchanged ideas on communication, coordination, and creating efficiencies between the two agencies. HUD staff at the meeting included the Multifamily Regional Director, the Management Analyst, the Ft. Worth Asset Management Division Director, and three Forth Worth Asset Management Branch Chiefs.

SHCC's Vice President and Directors attended and presented at the SW-AHMA Spring Conference held in Ft. Worth on April 13-14, 2017. Multiple SHCC managers and staff members also participated in the conference. Topics presented by SHCC's Directors included contract renewal options, resolving EIV discrepancies, advance compliance scenarios, and Management and Occupancy Reviews (MORs).

On April 25, 2017, the Contracts Managers and Director of Contracts conducted an internal staff meeting and provided guidance on Utility Allowance Analysis processing and factor-based Utility Allowance processing.

Quality Control Activities
None to report.

END OF REPORT