

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD OF COMMISSIONERS

Chairperson - Carl S. Richie, Jr.

Charles Bailey

Tyra Duncan-Hall

Isaac Robinson

Edwina Carrington

Michael G. Gerber, President & CEO



BOARD OF COMMISSIONERS Regular Meeting

Thursday, January 21, 2016
at 12:00 noon

Booker T. Washington
905 Bedford
Austin, TX 78702

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

**TO BE HELD AT
Booker T. Washington
905 Bedford
Austin, TX 78702
(512.477.4488)**

COMMENCING AT 12:00 NOON ON THURSDAY, JANUARY 21, 2016, TO CONDUCT BUSINESS AS FOLLOWS:

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

Carl S. Richie, Jr., Chairperson

Pledge of Allegiance

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

Citywide Advisory Board Update

Program Partner Updates

- *Communities In Schools*
- *Economic Growth Business Incubator*

CONSENT AGENDA

APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS:

ITEM 1: Presentation, Discussion, and Possible Action regarding the Approval of a Board Minutes Summary for the Board Meeting held on December 17, 2015

Michael Gerber
President & CEO

ACTION ITEMS

APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS:

ITEM 2: Presentation, Discussion, and Possible Action regarding Resolution No. 2431: Adoption of the Housing Choice Voucher Program's Payment Standards

Lisa Garcia
VP, Assisted Housing

ITEM 3: Presentation, Discussion and Possible Action regarding Resolution No. 2432: Approval of a Contract for Security Lighting Upgrades to the Lakeside Apartments

Jimi Teasdale
Director of Planning & Dev.

ITEM 4: Presentation, Discussion and Possible Action regarding Resolution No. 2433: Approval of a Contract Renewal for Comprehensive Youth Development Clubs

Pilar Sanchez
VP, Housing & Comm. Dev.

EXECUTIVE SESSION

Carl S. Richie, Jr., Chairperson

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

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

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

REPORTS

The Board accepts the following reports:

*The Housing Authority of the City of Austin (HACA) Board of Commissioners reserves the right to discuss and consider items out of order on the agenda on an as needed basis.

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

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

ADJOURNMENT

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

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

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

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

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

**CALL TO ORDER
AND
ROLL CALL**

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

**January 21, 2016
Regular Meeting**

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

United States Pledge of Allegiance

**January 21, 2016
Regular Meeting**

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

Citizens Communication

**January 21, 2016
Regular Meeting**

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

Citywide Advisory

**January 21, 2016
Regular Meeting**

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

PROGRAM PARTNER UPDATES

- **Communities In Schools**
- **Economic Growth Business Incubator**

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

CONSENT AGENDA

AGENDA ITEM NO. 1

Presentation, Discussion, and Possible Action regarding the Approval of a Board Minutes Summary for the Board Meeting held on December 17, 2015

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

DECEMBER 17, 2015

SUMMARY OF MINUTES

The HOUSING AUTHORITY OF THE CITY OF AUSTIN (HACA) Board of Commissioners Public Hearing and Regular Board Meeting Notice was posted for 12:00 noon for Thursday, DECEMBER 17, 2015, to be held at HACA's Central Office, located at 1124 S. IH 35 Austin, Texas.

CALL TO ORDER, ROLL CALL, CERTIFICATION OF QUORUM

The Board of Commissioners meeting held on December 17, 2015, for the Housing Authority of the City of Austin (HACA) was called to order at 12:18 p.m. by Carl S. Richie, Jr., Chairperson. The meeting was held at 1124 S. IH 35 in Austin, Texas.

Roll call certified a quorum was present.

MEMBERS PRESENT:

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

MEMBER(S) ABSENT:

Charles Bailey, Vice Chairperson

STAFF PRESENT:

Andrea Galloway, Ann Gass, Barbara Jackson, Gloria Morgan, Jimi Teasdale, Judy Paciocco, Justin Breaux, Kelly Crawford, Lisa Garcia, Michael Cummings, Michael Gerber, Michael Roth, Monica Garcia, Nidia Hiroms, Nora Morales, Pilar Sanchez, Ron Kowal, Suzanne Cowper, Suzanne Schwertner, Sylvia Blanco and Thomas Cherian.

Mr. Gerber acknowledged HACA Grants Manager **Justin Breaux**, for his outstanding work in the Grants area of HACA. **Mr. Breaux** was instrumental in securing the Jobs Plus grant, and has been a perfect fit for HACA. **Mr. Breaux** will be leaving HACA to join his wife, as she assumes a new position outside of the Austin area. **Pilar Sanchez**, HACA VP of Housing & Community Development, thanked **Mr. Breaux** for his dedication and all that he has done in his short time with HACA. We wish him well.

CITIZENS COMMUNICATION – NONE

CITYWIDE ADVISORY BOARD REPORT – **Bill Alexander** reported on behalf of the Citywide Advisory Board (CWAB). **The CWAB** met on Tuesday, December 8, at Northloop. **Commissioner Carrington** attended the CWAB and spoke about how proud she is of HACA and the resident leadership. **Michael Gerber**, HACA President/CEO, gave an update on ongoing work being done at several HACA properties and discussed the Rental Assistance Demonstration Program (RAD). **Mr. Gerber** reported that HACA's One-Year Plan and Five-Year Plan are being updated and presented to the Board of Commissioners at the next meeting. **Eileen Schrandt**, Director of Community Development, discussed computer training at various properties. **Ms. Schrandt** advised that HACA summer camp is now at six properties instead of the previous eight properties. **Ms. Schrandt** announced that HACA staff has undergone active shooter training which prepared staff on how to respond to shooting incidents at HACA properties. **Barbara Jackson**, HACA ROSS/FSS Director, announced the scholarships to high school seniors and adults returning to college will be available in January. **Ms. Jackson** reported that there will be an early Head Start Program at Meadowbrook starting in February. **Michelle Akers**, HACA Resident Wellness Manager/Workforce Coordinator, spoke about the expansion of the LAP Apprentice Program enlargement. **Property Reports** were tabled until the January meeting. **Mr. Alexander** thanked the staff for allowing him to attend the RAD training and reported that the session was very informative and he learned a lot.

CONSENT AGENDA

APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS:

ITEM 1: Presentation, Discussion, and Possible Action regarding the Approval of a Board Minutes Summary for the Board Meeting held on November 23, 2015

Commissioner Robinson moved to approve the Board Minutes Summary for the Board Meeting held on November 23, 2015 as presented. **Commissioner Duncan-Hall** seconded the motion. The motion passed. (4-Ayes and 0-Nays).

ITEMS WERE TAKEN OUT OF ORDER.

ACTION ITEMS

APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS:

ITEM 7: Presentation, Discussion and Possible Action regarding Resolution No. 2426: Approval of a Contract Renewal for School-Based Case Management, Property-Based Tutoring Services and College Readiness Services

This item is for the approval of a Contract Renewal for School-Based Case Management, Property-Based Tutoring Services and College Readiness Services. The Scope of Work is to include in-school case management services at seven schools, on-site tutoring programs at four public housing sites, and college readiness and support services at two high schools, for students who are residents of HACA communities.

Suki Steinhauser, President & CEO, Communities In Schools (CIS) introduced **Cami Warren**, CIS Senior Coordinator. **Ms. Steinhauser** announced that CIS received a KDK Harman Foundation Grant to augment their work in the summer to lengthen the time that they can provide services and to enhance the services already in place. **Ms. Steinhauser** also reported that the Compass to College program will start again in the spring with a student mentoring project.

Commissioner Duncan-Hall moved to approve Resolution No. 2426: Approval of a Contract Renewal for Communities in Schools In-School Case Management and Tutoring Services contract from December 1, 2015 through November 30, 2016, in the amount of \$600,000. **Commissioner Carrington** seconded the motion. The motion passed. (4-Ayes and 0-Nays).

ITEM 9: Presentation, Discussion and Possible Action regarding Resolution No. 2428: Approval of a Contract for Thurmond Heights Phase I Parking Renovations

The Scope of Work for this item includes demolition and removal of parking lot asphalt in four areas to be replaced with new asphalt at the noted site. Additionally, curbs and sidewalks are to be replaced or repaired in designated areas and new striping will be provided for all spaces including the addition of new handicap parking areas to comply with ADA requirements.

Commissioner Carrington moved to approve Resolution No. 2428: Approval of a Contract for Thurmond Heights Phase I Parking Renovations to Smith Paving Inc. in the amount of \$127,600.00. **Commissioner Robinson** seconded the motion. The motion passed. (4-Ayes and 0-Nays).

ITEM 10: Presentation, Discussion and Possible Action regarding Resolution No. 2429: Approval of a Contract for Thurmond Heights Phase III Interior & Exterior Renovations

The Scope of Work for this item includes full interior & exterior renovation of forty (40) existing apartments of the Thurmond Heights Community, including, but not limited to: complete re-insulation of all wall/attic areas to higher thermal efficiencies; new drywall installed throughout; tape, float, texturing and new painting to all surfaces; ceramic tile flooring; all new interior doors, trim, cabinetry and millwork; exterior doors; high efficiency double insulated windows; efficient light fixtures; bath facilities and fixtures; plumbing fixtures; electrical wiring, outlets and switches; new 125A capacity service panels; fire alarm systems; tank less water heaters; and HVAC/furnace systems including energy efficient 14.5 SEER air conditioning units. Exterior work includes the removal and replacement of the existing siding; trim on all buildings; and painting of all buildings.

Commissioner Duncan-Hall moved to approve Resolution No. 2429: Approval of a Contract for Thurmond Heights Phase III Interior & Exterior Renovations to Unity Contractor Services, Inc. in the amount of \$2,237,777.00. **Commissioner Robinson** seconded the motion. The motion passed. (4-Ayes and 0-Nays).

ITEM 11: Presentation, Discussion and Possible Action regarding Resolution No. 2430: Approval of a Contract for Santa Rita Courts Exterior Renovations

The Scope of Work for this item includes the renovation of twenty-six (26) multifamily, one and two story buildings, one management office and a community center. Repair needs pursuant to this contract will consist of: replacement of deteriorated fascia trim; siding repair of cracks and holes in the exterior surfaces; repair or replacement of deteriorated door frames; replace doors on water heater closets as needed; full paint of all exterior surfaces (including brick and wood siding, rails and fence); and replacement of existing roofing, decking, flashing, and metal edging on hot water heater enclosures.

Commissioner Carrington moved to approve Resolution No. 2430: Approval of a Contract for Santa Rita Courts Exterior Renovations to Myelyn Contractors, LLC. in the amount of \$287,500.00. **Commissioner Robinson** seconded the motion. The motion passed. (4-Ayes and 0-Nays).

ITEM 2: Presentation, Discussion, and Possible Action regarding Resolution No. 2418: Approval of the 2016 Public Housing Agency (PHA) Annual Plan and the Five Year Plan

To be in compliance with the Quality Housing Work Responsibility Act of 1998, HACA has updated the 2015-2019 Five-Year Plan and completed the 2016 Public Housing Agency Plan. To meet the requirements for public notification, HACA posted the notices with both the County and the City, advertised the announcement of the draft plans through the local media, sent notices of the draft plans to various community service providers, and conducted three public hearings. To meet the requirements for the public comment period, HACA made available copies of the draft plan at its Administration Building, all public housing management offices and on the agency's internet site for a forty-five day public comment period ending December 11, 2015. HACA has completed the requirements to submit the 2016 Agency Plan and update the 2015-2019 Five-Year Plan to the U.S. Department of Housing and Urban Development for final approval and adoption.

Commissioner Duncan-Hall moved to approve Resolution No. 2418: Approval of the 2016 Public Housing Agency (PHA) Annual Plan and the Five Year Plan. **Commissioner Robinson** seconded the motion. The motion passed. (4-Ayes and 0-Nays).

ITEM 3: Presentation, Discussion, and Possible Action regarding Resolution No. 2422: Approval of the Housing Choice Voucher Administrative Plan

The revised Housing Choice Voucher Administrative Plan went out for public comment on October 28, 2015 with comments due by December 11, 2015. Written comment letters were received from Tracey Fine with National Church Residences, Mitchell Gibbs with

Front Steps, and John B. McFarland with Graves Dougherty Heaton & Moody. One of the proposed changes is to add a Project-Based Voucher (PBV) policy stating that HACA may operate a project-based voucher program that utilizes up to 200 tenant-based vouchers. The availability of the PBV vouchers would be advertised and made available to affordable housing developers committed to providing affordable housing and support services to low-income homeless individuals, families, veterans, or other special populations. For any development that receives project-based vouchers, HACA would establish and manage separate project-based voucher waiting lists and establish additional preferences. HACA would enter into a Memorandum of Understanding (MOU) with the organization or agency that receives project-based vouchers. In the MOU, the two organizations would identify the preferences and referral criteria. Applicants on the HCV tenant-based waiting list would be notified and could apply for project-based voucher opportunities. Additionally, referrals would come directly from the collaborating agency to be added to the projects waiting list. Currently, there are 1,822 applicants on the HCV waiting list including 144 applicants who identify themselves as homeless. Prior to the initiation of any project-based HCV program, staff will conduct a work session with Commissioners to identify issues and program challenges, as well as the implications for our existing tenant based program.

Commissioner Duncan-Hall spoke on behalf of **Commissioner Bailey** who was unable to attend the Board Meeting.

Commissioner Bailey has met with staff and **Mr. Gerber** to outline his concerns about the potential “project basing” of up to 200 Housing Choice Vouchers as outlined in the proposed Administrative Plan. Based upon that discussion, **Commissioner Bailey** would like to propose the following motion.

I move to approve Agenda Item Number 3, Resolution No. 2422, adopting the December 2015 revised Housing Choice Voucher Administrative Plan. Further, I move that staff be directed to hold a work session for Commissioners in early 2016 to discuss and identify approaches for the project basing of any of HACA’s Housing Choice Vouchers, as proposed in the Administrative Plan. Staff is instructed to provide information on the populations to be served through such project basing of vouchers, the administrative costs associated with this program, and to clearly identify the implications of this policy on our existing tenant based program. Further, I move that staff be directed to bring forward to the Board any Request for Proposals (RFP) or Request for Qualifications (RFQ) associated with the project basing of Housing Choice Vouchers prior to such an RFP or RFQ being released to the public. This will ensure that the Board has a final opportunity to review our policy on this matter.

Chairperson Richie clarified that action must be taken on the original motion before a substitute motion can be presented.

Commissioner Carrington moved to approve Resolution No. 2422: Approval of the Housing Choice Voucher Administrative Plan. **Commissioner Robinson** seconded the motion. The motion passed. (4-Ayes and 0-Nays).

On behalf of **Commissioner Bailey**, a substitute motion has been presented by **Commissioner Duncan-Hall** to approve Agenda Item Number 3, Resolution No. 2422, adopting the December 2015 revised Housing Choice Voucher Administrative Plan. Further, that staff be directed to hold a work session for the Board in early 2016 to discuss and identify approaches for the project basing of any of HACA’s Housing Choice Vouchers, as proposed in the Administrative Plan. Staff was instructed to provide information on the populations to be served through such project basing of vouchers, the administrative costs associated with this program, and to clearly identify the implications of this policy on our existing tenant based program. Further, staff was directed to bring forward to the Board any Request for Proposals (RFP) or Request for Qualifications (RFQ) associated with the project basing of Housing Choice Vouchers prior to such an RFP or RFQ being released to the public. **Commissioner Robinson** seconded the motion. The substitute motion takes precedent. **Commissioner Duncan-Hall** confirmed that the WHEREAS language from the original motion should stay intact and the substitute language would replace the RESOLVED portion of the motion. The motion passed. (4-Ayes and 0-Nays).

ITEM 4: Presentation, Discussion and Possible Action regarding Resolution No. 2423: Approval of the Proposed Changes to the Admissions and Continued Occupancy Policy

HACA’s Admissions and Continued Occupancy Policy (ACOP) was last revised and formally adopted on May 21, 2015. Since that time, clarifying language has been added regarding a number of policy items. The revised ACOP was posted for public comment on October 28th through November 27th and is being presented to the Board for approval today. Revisions to the ACOP are made in the following areas: **Other Permitted Reasons for Denial of Admissions** - This change will allow HACA to deny an application from a family that vacated from Public Housing in lieu of an eviction within the past two or five years, depending on the reason for the pending eviction. This will require documentation that the eviction was started and that there are grounds for an eviction. This section is also changed to allow for HACA to use a third party vendor to provide the criminal history reports. This change will remove a burden from applicants having to get the report as well as reduce the cost for HACA. The third party vendor background search is also a national search as opposed to the state wide search currently being used. **Accessible Units** - This change will allow HACA to offer a preference and admittance onto the HCV waiting list for families that have waited for their first housing offer or a transfer offer for more than 9 months due to a specific accommodation need. This will be offered only when HACA is either unable to meet the requested accommodation need, or the units with this accommodation are occupied by families in need of that accommodation. The total number of families that can receive this option will be capped at 10 per year. **Payments Under the Lease** - This change adds all the different types of payments that are actually being made. It also provides guidance for how to handle credit balances on tenant accounts. The additions reflect the reality of how HACA is currently operating. **Inspection Results** - This change provides guidance and definition for how to handle situations in which the resident is required to be out of the unit in order to allow HACA to make repairs. For repairs of less than 2 weeks, HACA will seek alternative accommodations for the resident. For repairs of

more than 2 weeks, HACA will seek to transfer the family to another Public Housing unit. **Changes Affecting Income or Expenses** - This change will increase the threshold for when the family is required to report an increase to their income from \$480 / month to \$600 / month. Also, when the family reports an increase in income within 4 months of their next annual, HACA will not process the interim re-examination. Instead, HACA will wait until the annual re-examination and capture the income then. **Community Service and Self-Sufficiency Requirement** - The HUD PIH Notice 2015-12 provided updates to the language related to CSSR. It also provided clarification that receipt of SNAP assistance (Food Stamps) exempts the entire family from the CSSR requirement. **Other Authorized Reasons for Termination** - This change states that HACA will terminate over income families when their annual income is at or above 125% of the income limit for 6 consecutive months and there are no disabled family members. If there is a disabled family member, HACA will not terminate unless the family is at or above 145% of the income limit for 6 consecutive months. In all cases, HACA will not terminate if the family is participating in FSS or a HACA home ownership program, or if any family member is receiving the Earned Income Disallowance. **Flat Rents** - This change allows HACA to use the Small Area Fair Market Rents when determining the flat rents for each unit. Per HUD policy, the flat rent must be at or above 80% of the Fair Market Rent (FMR) or the Small Area Fair Market Rents. It is HACA's recommendation to approve and adopt the changes to the Admissions and Continued Occupancy Policy.

Commissioner Duncan-Hall moved to approve Resolution No. 2423: Approval of the Proposed Changes to the Admissions and Continued Occupancy Policy. **Commissioner Carrington** seconded the motion. The motion passed. (4-Ayes and 0-Nays).

ITEM 5: Presentation, Discussion and Possible Action regarding Resolution No. 2424: Approval of the 2016 Flat Rent, Ceiling Rent and Maximum Rent Schedules for Public Housing

On May 19, 2014, the US Department of Housing and Urban Development (HUD) issued PIH Notice 2014-12 regarding a change in federal law related to Public Housing Flat Rents. Prior to this notice, PHAs were required to establish flat rents based on the market rent of comparable units in the private, unassisted rental market. Under the 2014 Appropriations Act, HUD has amended its implementation of Section 210 of the Housing Act of 1937 to establish new parameters that PHAs must use when determining the flat rent amounts. Specifically, flat rents must now be set at no less than 80 percent of the applicable Fair Market Rent (FMR). On September 8, 2015, HUD issued PIH Notice 2015-13 which further clarified that housing authorities can use the Small Area Fair Market Rents (SAFMR) to meet the requirement of 80% of the FMR. For the Austin area, the SAFMRs are set at the zip code level, allowing for a more accurate reflection of the actual market rate in the location of each of our Public Housing properties. HACA has consistently reviewed its flat rents annually, and has followed HUD guidance to adjust rents based on local market comparability. With this change allowing HACA to use the SAFMRs, HACA decided to set the Flat Rents at 90% of the SAFMR. With this rate, 43% of the units will decrease the Flat Rents, 31% will increase less than 10%, and 26% will increase more than 10%, with the largest increase being 22%. It is important to note that the new flat rent and ceiling rent schedule will impact only 16 households (1% of overall households) with higher household income. Through Austin Affordable Housing Corporation, HACA will be working with these households to determine if homeownership is also a viable option. HACA is also required to review and set the maximum rent schedule on an annual basis. Maximum rents are used when prorating the assistance for a family with members that do not have eligible citizenship or immigration status. The maximum rent is set at the 95th percentile of the Total Tenant Payments for all households. To ensure full compliance, and to address inconsistencies in the rule with public comment and hearing requirements, HACA posted a 30-day public comment period, which commenced on October 28th, 2015 and ended at 5:00 p.m. on November 27th, 2015. The proposed schedules were posted at each HACA public housing community and the HACA administration office. Copies were sent to Texas Rio Grande Legal Aid and to the Austin Tenants Council. Copies of the proposed revisions to the HACA Flat Rent Schedule were made available for review and inspection at the HACA Central Office located at 1124 S. IH-35 Austin, TX 78704 and HACA property management offices. It is HACA's recommendation to update the Flat, Ceiling and Maximum Rent schedules to comply with HUD requirements as outlined in PIH Notice 2014-12 and PIH Notice 2015-13.

Commissioner Carrington moved to approve Resolution No. 2424: Approval of the 2016 Flat Rent, Ceiling Rent and Maximum Rent Schedules for Public Housing. **Commissioner Robinson** seconded the motion. The motion passed. (4-Ayes and 0-Nays).

THE BOARD OF COMMISSIONERS BROKE FOR RECESS AT 1:25 P.M. AND RETURNED FROM RECESS AT 1:42 P.M. COMMISSIONER CARRINGTON DID NOT REJOIN THE MEETING.

ITEM 6: Presentation, Discussion and Possible Action regarding Resolution No. 2425: Approval of the Amended Utility Allowance Schedule for Public Housing

On October 23, 2015 the City of Austin notified HACA of a change in the utility billing for drainage fees at HACA's family properties. Previously a drainage fee appeared on the utility bill for all residents at these properties. Effective November 1, 2015, this fee would be dropped from the residents' bill and would be assessed directly to HACA. HACA currently provides a \$9 allotment for the drainage fee in the calculation of the Utility Allowance. The utility allowance is used as part of the rent calculation. This is done so that families pay 30% of their adjusted income for rent and utilities. It is important to note that this does not reflect an increase for the families. The family's total tenant payment (TTP) has always been equal to the sum of the rent and utility allowance. This change simply moves the \$9 from the utility allowance portion to the rent portion. However, the TTP for each family remains the same. Again, the tenant will see no increase in rent because of this action. If HACA does not recoup this fee, it will cost HACA \$12,708 per month or \$152,496 per year. It is appropriate for HACA to recoup this fee as the families are no longer paying this amount on their utility bills. The Code of Federal Regulations and HACA's Admissions and Continued Occupancy Policy allows for revisions of the utility allowance between formal reviews when there is a rate change (24 CFR 965.507). HACA provided notice to the residents of

this change by posting the amended utility allowance schedule at each property on October 28, 2015 and mailing a notice to each resident family on December 1, 2015. If adopted, the amended utility allowance schedule will become effective January 1, 2016. It is HACA's recommendation to amend the utility allowance schedule to reflect the rate change related to the drainage fee.

Commissioner Duncan-Hall moved to approve Resolution No. 2425: Approval of the Amended Utility Allowance Schedule for Public Housing. **Commissioner Robinson** seconded the motion. The motion passed. (3-Ayes and 0-Nays).

ITEM 8: Presentation, Discussion and Possible Action regarding Resolution No. 2427: Approval to Submit an amendment to the Demolition Application DDA0004463 to Request Disposition of Rio Lado Apartments and to sell Rio Lado to Austin Affordable Housing Corporation at Fair Market Value

In August 2011, HACA submitted an application to the HUD Special Applications Center (SAC) office to approve disposition of Rio Lado. In November 2011, the HUD SAC office approved only demolition of Rio Lado, not disposition. In December 2012, HACA applied for and was subsequently awarded a Rental Assistance Demonstration (RAD) Commitment to enter into a HAP contract (CHAP) to explore redevelopment of the Rio Lado site. After engaging the services of a developer partner in early 2013, numerous efforts were made to redevelop the site, first as a family affordable housing project, then as a senior affordable housing project. Unfortunately, due to the fact that the majority of the land is in a flood plain, only a minimal number of units could be developed, thus making the project financially unfeasible. Additionally, the 9% tax credit application submitted to the Texas Department of Housing and Community Affairs in August 2014 did not score competitively enough to be considered for an award. This resulted in too large a gap (approximately \$2 million) in the financing of the project with a 4% tax credit and bond structure. Rio Lado has remained vacant since 2010 and is uninhabitable. With HACA's permission, the Austin Fire Department performed training exercises at the property that entailed creating large holes in the sides of the property's buildings. The buildings in their current condition are unsightly to the neighborhood and HACA has received numerous code violation notices from the City of Austin as a result of the current condition of the property. HACA recently engaged a firm to complete an appraisal on Rio Lado. The appraisal is expected to be submitted to HACA on December 17, 2015. The appraisal report will determine the Fair Market Value of the property. HACA is requesting approval to sell the Rio Lado property at Fair Market Value to its nonprofit subsidiary AAHC. The proceeds of the sale will be held in escrow until a use for the funds is identified and approved by the HUD SAC office and the San Antonio field office concurs with such use. Most likely, these funds will be requested to be used for purposes of extensive rehabilitation at one of HACA's other public housing properties as we begin the RAD conversion process for the remainder of our public housing portfolio in fiscal year 2016-2017. The timeline for HUD SAC office review and approval of the request for disposition of the properties may be 60 to 90 days. Upon approval of the disposition request, HACA will rescind the RAD CHAP for Rio Lado Apartments and proceed with demolition of the property's buildings at AAHC's expense.

Commissioner Duncan-Hall moved to approve Resolution No. 2427: Approval to submit an amendment to the Demolition Application DDA0004463 to Request Disposition of Rio Lado Apartments and to sell Rio Lado to Austin Affordable Housing Corporation at Fair Market Value. **Commissioner Robinson** seconded the motion. The motion passed. (3-Ayes and 0-Nays).

EXECUTIVE SESSION

The Board did not recess into Executive Session.

REPORTS

The Board accepts the following reports:

- **President's Report**
 - **Mr. Gerber** reported that the Austin Area Urban League received a \$75,000 check from HACA to be used for an Economic Opportunity Study.
 - HACA received a 98 PHAS score which qualifies HACA as a high performer for another year.
 - Santa Rita will be having a REAC inspection early in 2016. Staff is prepared and the property is being made ready.
 - An all staff training was held at HACA to discuss RAD, Ethics, Customer Service, AAHC and changes in insurance premiums for staff who smoke.
- **Status Update on the Rental Assistance Demonstration (RAD) – Ann Gass**, Director of Strategic Housing Initiatives, reported that HACA hosted a training from Nan McKay & Associates on the conversion from Public Housing rules to the RAD PBRA program. PBRA is Project Based Rental Assistance – the program under which HACA will be working if HACA converts to RAD. Approximately 50 HACA staff members, CWAB members representing all 9 properties in the first phase of conversion, as well as **Commissioner Duncan-Hall** and **Commissioner Carrington** were in attendance.

Financing Plan

- HACA continues to work with consultants gathering information needed for submission of HACA's Financing Plan to HUD.
- In the past 30 days HACA has received environmental reports and market studies and has been working through the Physical Condition Assessments for each of the properties.

Committee/Next Steps

- HACA has an active RAD team made up of 11 committees. Committee meetings will start happening regularly and tasks and timelines will be firmed up.

Other Staff Reports -

- **Sylvia Blanco** – HACA Executive Vice President, provided a status update on Austin Community College's (ACC) decision to provide technical support services for HACA residents who earn a device through the HACA Digital Inclusion initiative. A meeting was held recently and ACC is preparing to launch a tech support group by this coming summer. ACC will identify students who will provide tech support to

HACA residents. The tech support group will follow a team approach, similar to a “Geek Squad” model.

- **Michael Cummings** reported on Management Occupancy Reviews (MORs). Upon invitation from HUD, SHCC intends to submit a quote to HUD to perform limited MORs within SHCC’s portfolio.

On behalf of the Board of Commissioners, **Commissioner Robinson** congratulated HACA staff for an outstanding year and stated that the Board of Commissioners would like to reward staff for an exceptional year; therefore, **Commissioner Robinson** moved to present a one-time end of year bonus to every full and part time employee of HACA in the amount of \$1,000.00. Further move that this is a true \$1,000.00 amount with HACA paying taxes associated with this payment. **Commissioner Duncan-Hall** seconded the motion.

Chairman Richie advised that this item was not on the Agenda, therefore formal action cannot be taken on it and asked **Commissioner Duncan-Hall** to withdraw her second and asked **Commissioner Robinson** to withdraw his motion. The motion was withdrawn. The Board of Commissioners granted **Mr. Gerber** the authority and direction to award a one-time end of year bonus to every full and part time employee of HACA in the amount of \$1,000.00. HACA will pay taxes associated with this payment and every employee will receive a true \$1,000.00.

COMMISSIONER CARRINGTON RETURNED TO THE MEETING AT 2:20 P.M.

ADJOURNMENT

The meeting adjourned at 3:04 p.m.

Carl S. Richie, Jr., Chairperson

Michael G. Gerber, Secretary

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

AGENDA ITEM NO. 2

**Presentation, Discussion, and Possible Action regarding
Resolution No. 2431: Adoption of the Housing Choice
Voucher Program's Payment Standards**

**January 21, 2016
Regular Meeting**

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

Resolution No. 2431

AGENDA ITEM No. 2

MEETING DATE: January 21, 2016

STAFF CONTACT: Lisa Garcia, Vice President of Assisted Housing

TITLE: Presentation, Discussion, and Possible Action of Resolution No. 2431: Approval of the Adoption of the Housing Choice Voucher Program's Payment Standards

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

RECOMMENDATION:

On December 11, 2015, new fair market rents (FMRS) were published. The new fair market rents reflect a 7 to 9 % increase over last year's published FMRS, with efficiency units increasing by 9%, one bedrooms increased 8.5% and two, three and four bedrooms increased approximately 7%.

On November 18, 2014, the payment standards were approved by the Board at 105% of the October 1, 2014 published fair market rents and on May 21, 2015, the Board approved payment standards at 110% of the published FMRS.

The rising Austin rental rates continue to make it difficult for housing choice voucher families to locate affordable homes. In analyzing the factors outlined below, staff's recommendation is to adjust the payment standards to 110% of the currently published fair market rents for efficiency, 1 bedroom, and 2 bedroom unit sizes. It is recommended to maintain payment standards for the 3 bedroom, 4 bedroom, and 5 bedroom unit sizes at the amount approved on May 21, 2015. Staff will continue to exercise the flexibility to approve payment standards up to 110% of the published fair market rents as a reasonable accommodation for persons with disabilities for 3, 4 and 5 bedroom unit sizes.

The recommendation is proposed in consideration of the following information:

- Families issued efficiency, 1 bedroom and 2 bedroom vouchers have struggled to locate affordable units. Participants with 3, 4 and 5 bedroom vouchers have been able to locate housing with the current payment standards.
- By adjusting the payment standards for efficiency, 1 bedroom and 2 bedrooms unit sizes to 110% of the currently published fair market rents, HACA is helping to ensure that rental assistance provided is competitive with the rising rents in the Austin metropolitan area and that families can locate affordable housing.
- The Austin Multi-Family Trend Report 3rd quarter 2015
- Average rental amounts from available units in Austin's Multiple Listing Service to include single family homes and duplex/semi-detached units

Proposed Payment Standards Chart

No. of bedrooms	0 br	1 br	2 br	3br	4 br	5 br
Current Payment Standards	\$749	\$917	\$1155	\$1563	\$1895	\$2179
Proposed Payment Standards	\$814	\$992	\$1239	\$1563	\$1895	\$2179
FMRs 12-11-2015	\$740	\$902	\$1126	\$1523	\$1845	\$2122

The New Payment Standards, if approved, will go into effect April 1, 2016.

ATTACHMENTS:

Attachment 1: Federal Register published FMRS

Attachment 2: The Austin Multi-Family Trend Report – 3rd quarter 2015

Attachment 3: Average rental amounts from Austin’s Multiple Listing Service

RESOLUTION NO. 2431

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

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

WHEREAS, the Housing Authority of the City of Austin requests approval to adopt payment standards at 110% of the currently published fair market rents for efficiency, 1 bedroom and 2 bedroom unit sizes, 102.6% for 3 bedroom unit sizes and 102.7% for 4 and 5 bedroom unit sizes.

The proposed payment standards are as follows:

No. of bedrooms	Eff.	1 br	2 br	3br	4 br	5 br
Payment Standards	\$814	\$992	\$1239	\$1563	\$1895	\$2179

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

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

Carl S. Richie, Jr, Chairperson

Michael Gerber, Secretary

SCHEDULE B - FY 2016 FINAL FAIR MARKET RENTS FOR EXISTING HOUSING

TEXAS continued

METROPOLITAN FMR AREAS	0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE
Austin-Round Rock, TX MSA.....	740	902	1126	1523	1845	Bastrop, Caldwell, Hays, Travis, Williamson
Beaumont-Port Arthur, TX HMFA.....	506	661	805	1036	1103	Hardin, Jefferson, Orange
Brazoria County, TX HMFA.....	703	707	870	1149	1519	Brazoria
Brownsville-Harlingen, TX MSA.....	482	523	678	878	1024	Cameron
College Station-Bryan, TX MSA.....	654	703	862	1250	1449	Brazos, Burleson, Robertson
Corpus Christi, TX HMFA.....	737	792	996	1311	1487	Nueces, San Patricio
Dallas, TX HMFA.....	667	796	986	1337	1692	Collin, Dallas, Denton, Ellis, Hunt, Kaufman, Rockwall
El Paso, TX HMFA.....	552	669	817	1164	1386	El Paso
Falls County, TX HMFA.....	468	492	658	825	1092	Falls
Fort Worth-Arlington, TX HMFA.....	624	718	913	1249	1562	Johnson, Parker, Tarrant
Hood County, TX HMFA.....	610	614	822	1096	1435	Hood
Houston-The Woodlands-Sugar Land, TX HMFA.....	684	773	948	1291	1650	Chambers, Fort Bend, Galveston, Harris, Liberty, Montgomery, Waller
Hudspeth County, TX HMFA.....	470	618	725	900	1257	Hudspeth
Kendall County, TX HMFA.....	661	855	1025	1494	1790	Kendall
Killeen-Temple, TX HMFA.....	581	585	783	1117	1367	Bell, Coryell
Lampasas County, TX HMFA.....	542	556	658	959	1068	Lampasas
Laredo, TX MSA.....	539	585	756	996	1109	Webb
Longview, TX HMFA.....	643	651	781	988	1279	Gregg, Upshur
Lubbock, TX HMFA.....	543	627	798	1163	1393	Crosby, Lubbock
Lynn County, TX HMFA.....	449	533	658	899	902	Lynn
Martin County, TX HMFA.....	406	525	658	883	902	Martin
McAllen-Edinburg-Mission, TX MSA.....	528	561	729	905	1099	Hidalgo
Medina County, TX HMFA.....	425	492	658	955	1061	Medina
Midland, TX HMFA.....	775	982	1256	1559	1722	Midland
Newton County, TX HMFA.....	430	569	658	899	902	Newton
Odessa, TX MSA.....	645	844	1024	1271	1550	Ector
Oldham County, TX HMFA.....	453	549	735	954	1283	Oldham
Rusk County, TX HMFA.....	460	495	662	877	907	Rusk
San Angelo, TX MSA.....	546	681	881	1246	1375	Irion, Tom Green
San Antonio-New Braunfels, TX HMFA.....	597	739	929	1222	1430	Bandera, Bexar, Comal, Guadalupe, Wilson
Sherman-Denison, TX MSA.....	503	625	788	1072	1211	Grayson
Somervell County, TX HMFA.....	445	531	658	959	1129	Somervell
Texarkana, TX-Texarkana, AR HMFA.....	446	563	712	893	976	Bowie
Tyler, TX MSA.....	598	692	846	1111	1160	Smith
Victoria, TX MSA.....	681	685	856	1140	1298	Goliad, Victoria
Waco, TX HMFA.....	490	584	779	1055	1247	McLennan
Wichita Falls, TX MSA.....	474	608	769	1072	1343	Archer, Clay, Wichita
Wise County, TX HMFA.....	556	674	902	1119	1236	Wise

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Anderson.....	527	596	700	896	1222	Andrews.....	613	627	814	1172	1291
Angelina.....	553	627	726	953	1040	Bailey.....	495	521	658	865	1044
Baylor.....	488	492	658	865	1044	Bee.....	576	579	733	1068	1145
Blanco.....	594	595	789	1104	1378	Borden.....	520	548	691	908	1096
Bosque.....	495	548	658	885	951	Brewster.....	561	565	756	938	1199
Briscoe.....	495	521	658	830	1044	Brooks.....	495	521	658	842	1044
Brown.....	435	551	689	915	1195	Burnet.....	556	605	755	1100	1318



The Austin Multi-Family

TREND REPORT

3RD Quarter 2015

COPYRIGHTED REPORT

TC 324315

Just the Facts...

Average Occupancy:	94.8%
Average Rent:	\$1,150
Average Square Feet:	855
Average \$/SF:	\$1.34
New Units Added (conventional):	2,022
Average Sales Price/Unit:	\$122,171

Did you know?

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

3Q15 Affordable Housing Stats:
17,400 Units - 97.4% - \$.97 psf

3Q15 Student Housing Stats:
11,702 Units - 99% - \$1.61 psf

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

Inside...

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

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The Apartment Market is on Fire

No matter what the product type, the Austin apartment market has sparked an interest in its broad tenant base and statistics are on the rise. From the high-rises of downtown to the contemporary podium-wraps to the traditional garden styles, all areas reported heightened revenue culminating in the largest third quarter occupancy and absorption gains seen since 2010.

Over the past year, the Austin area has seen small flickers of up/down movement in occupancy that were barely noticeable as new inventory reached monumental heights, close to 10,500 new units added, that was last seen in the mid 1980s. Yet the flicker became a flame this quarter and occupancy rose 1.3%, to reach 94.8%, with absorption reaching almost 4,000 units - far above any quarter seen in our 20+ years of covering this market. Rental rates also reflected positive movement, with a 2.4% gain over the quarter and a 6.7% gain annually. Of this annual figure, 4.5% was shown as an actual rent increase vs higher priced new product.

While the third quarter is typically the trend setter for the year and gains are expected, this quarter's exceptional gains are especially notable since new development is expected to increase near 30% in the coming year, to reach over 14,500 new units added (of all product types). Unfortunately, because of construction delays, nearly half of these units are expected to deliver during the next two slower quarters.

The sales arena has also been hot, with 19 reported transactions for the quarter and over 87 for the year. Buyers include investors of all types, with emphasis on institutional buyers/sellers. Class C, value-added opportunities have been a norm, but this quarter reflects an even division among classes with an average sale price at \$122,171 per unit.

While the third quarter was remarkable, if expected new unit completions stay on schedule, expect the fourth and first quarters to struggle, as the onslaught of new units hits during a notoriously slow period.

In an effort to provide the most accurate reflection of the new Austin area geographic boundaries that have significantly changed in our 20+ years covering the market, our submarket distribution maps are in process of changing and will be effective 1Q16. If you would like to review this map with us and provide your feedback, please reference the attached map at the back of the report.

Published By:



Austin San Antonio
(877) APT-DATA or (877) 278-3282
E-mail: customerservice@apartmenttrends.com

Multi-Family Market

OCCUPANCY & RENTAL RATES

3Q15	CLASS A		STAB CLASS A		CLASS B		CLASS C		TOTALS		QTR CHANGE		ANN CHANGE	
	OCC	RENT	OCC	RENT	OCC	RENT	OCC	RENT	OCC	RENT	OCC	RENT%	OCC	RENT%
BAS	93.6%	\$1.11	93.6%	\$1.11	100.0%	\$1.12	96.9%	\$0.78	96.3%	\$0.99	-0.9%	-0.4%	-2.5%	7.4%
C	89.2%	\$2.03	96.4%	\$1.93	93.2%	\$1.89	96.9%	\$1.63	92.9%	\$1.87	4.8%	3.8%	2.8%	7.4%
CBD	87.3%	\$2.57	95.0%	\$2.47	95.5%	\$2.38	100.0%	\$1.53	88.6%	\$2.53	5.4%	0.4%	-0.9%	5.1%
CP/L	95.7%	\$1.29	97.7%	\$1.25	96.9%	\$1.15	97.5%	\$1.05	96.4%	\$1.21	-0.8%	3.9%	4.7%	5.6%
FN	90.3%	\$1.37	96.2%	\$1.34	96.4%	\$1.18	96.4%	\$1.26	94.3%	\$1.26	0.6%	0.8%	-1.5%	6.4%
FNW	82.2%	\$1.28	95.2%	\$1.30	95.9%	\$1.12	-	-	93.8%	\$1.15	2.3%	5.0%	-0.2%	7.6%
N	94.8%	\$1.53	94.8%	\$1.53	-	-	97.4%	\$1.18	97.2%	\$1.21	0.3%	2.6%	1.2%	7.1%
NE	88.3%	\$1.79	96.4%	\$1.69	95.5%	\$1.26	96.3%	\$1.15	94.2%	\$1.34	1.3%	3.8%	-0.5%	9.2%
NW	92.9%	\$1.24	97.0%	\$1.27	96.0%	\$1.20	96.8%	\$1.19	95.5%	\$1.21	0.4%	1.5%	-1.0%	5.0%
NWH	84.0%	\$1.41	94.9%	\$1.31	95.9%	\$1.38	96.7%	\$1.31	95.2%	\$1.34	0.4%	1.5%	-0.8%	6.3%
RR	95.2%	\$1.21	95.7%	\$1.20	97.0%	\$1.14	96.8%	\$1.12	96.3%	\$1.16	-0.3%	2.4%	1.1%	5.0%
S	92.9%	\$1.44	96.5%	\$1.42	96.4%	\$1.25	95.6%	\$1.38	94.7%	\$1.38	-0.1%	1.3%	-0.8%	5.4%
SE	94.4%	\$1.61	94.4%	\$1.64	95.2%	\$1.24	96.5%	\$1.29	96.0%	\$1.34	1.3%	4.6%	3.0%	7.6%
SM	93.7%	\$1.25	96.8%	\$1.26	98.5%	\$1.24	97.3%	\$1.09	96.2%	\$1.19	1.7%	1.5%	1.0%	5.6%
SW	88.9%	\$1.43	94.7%	\$1.43	96.1%	\$1.38	96.9%	\$1.56	94.5%	\$1.41	3.3%	3.0%	-0.4%	4.2%
WMS	84.6%	\$1.23	96.0%	\$1.23	97.0%	\$1.11	97.3%	\$1.23	89.5%	\$1.20	3.0%	3.4%	-6.6%	3.8%
TRAVIS	90.4%	\$1.64	95.7%	\$1.61	95.9%	\$1.30	96.6%	\$1.30	94.8%	\$1.40	1.6%	2.3%	0.1%	6.9%
AUSMSA	91.0%	\$1.52	96.0%	\$1.49	96.2%	\$1.26	96.7%	\$1.27	94.8%	\$1.34	1.3%	2.4%	0.1%	6.7%
% of Total	182 props (25%) 47,224 uts (29%)		128 props (18%) 35,414 uts (21%)		178 props (25%) 53,857 uts (33%)		350 props (50%) 62,380 uts (39%)		710 props 163,461 units					

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

During the third quarter, occupancy gained back the losses seen in the prior three quarters, rising 1.3% to meet last year's high of 94.8%.

Effective rental rates reached \$1.34 psf, reflecting a 2.4% increase over the quarter. Half of this gain was attributable to new unit additions. Annual rents rose 6.7%, however only a third of the increase was related to the new, higher-priced inventory.

Unstabilized new product reported a 4% reduction in rents during the quarter, yet occupancy gains were superb, rising 10% to reach 76%.

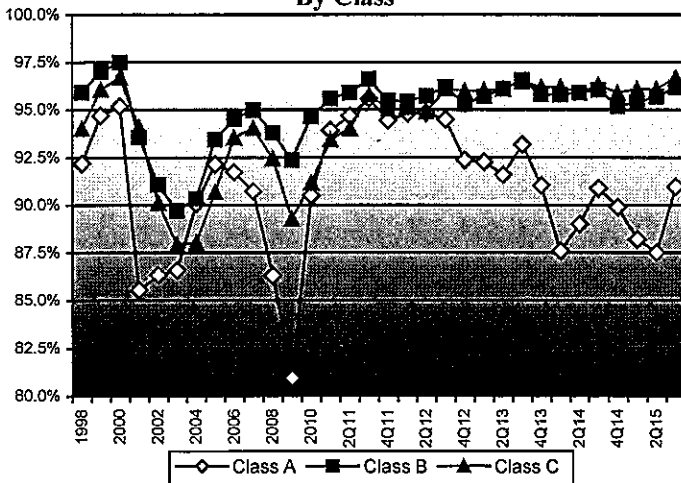
On the other hand, stabilized Class A units sported a 1.1% boost in occupancy, reaching 96%, and reported an impressive quarterly rent hike of 3.7% to reach \$1.49 psf.

Top performers during the quarter were found in areas that contain both affordability and little new construction including the N, RR, SE and SM sectors. Each of these areas had an occupancy level above 96% and increased rents 1.5-4%. However, most impressive may be the CP/L area that added over 20% of it's inventory in the last 2 years and has consistently maintained a 96% hold on occupancy along with a 4% rise in rents over the quarter. This sector is currently poised to receive a 25% increase in inventory over the next year.

The lower occupancy rates continue to be found in the Central and CBD areas that received a ~30% increase in inventory in the last 24 months. However, third quarter occupancy gains at 5%, made up for the last two quarters loss.

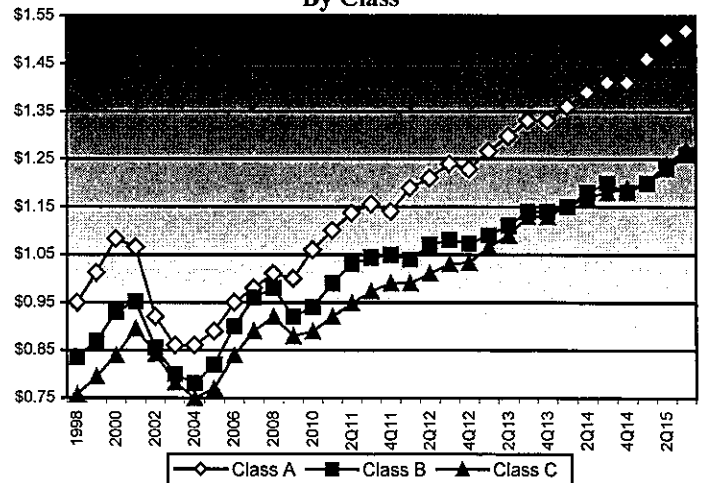
HISTORICAL OCCUPANCY

By Class



HISTORICAL RENTAL RATES

By Class



Multi-Family Market

UNIT MIX AVERAGES

3Q15	Efficiency		1 Bedroom		2 Bedroom		3 Bedroom		4+ Bedroom		Overall		Concess Adjust	# Props.
	SF	RENT	SF	RENT	SF	RENT	SF	RENT	SF	Rent	SF	Rent		
BAS	-	-	684	\$805	956	\$889	1,224	\$1,204	-	-	883	\$877	0.0%	7
C	480	\$1,082	708	\$1,355	1,038	\$1,821	1,307	\$2,546	1,490	\$2,992	812	\$1,517	-2.0%	71
CBD	565	\$1,639	819	\$2,075	1,299	\$3,245	2,063	\$5,023	-	-	984	\$2,487	-1.7%	16
CP/L	530	\$877	748	\$977	1,070	\$1,244	1,279	\$1,402	1,395	\$1,180	923	\$1,121	-0.4%	18
FN	550	\$1,028	714	\$965	1,063	\$1,225	1,335	\$1,507	1,910	\$2,539	854	\$1,078	-0.5%	68
FNW	507	\$876	804	\$1,001	1,131	\$1,236	1,427	\$1,588	2,146	\$2,076	1,030	\$1,180	-1.1%	14
N	411	\$646	638	\$819	920	\$1,008	1,089	\$1,137	-	-	725	\$876	-0.9%	57
NE	434	\$830	674	\$991	982	\$1,172	1,302	\$1,542	1,500	\$1,025	792	\$1,063	-1.3%	53
NW	447	\$671	733	\$966	1,072	\$1,209	1,431	\$1,482	1,910	\$2,495	898	\$1,085	-1.0%	61
NWH	431	\$803	713	\$1,004	1,042	\$1,328	1,410	\$1,823	1,800	\$2,112	852	\$1,145	-0.7%	52
RR	586	\$808	743	\$911	1,025	\$1,146	1,279	\$1,451	1,691	\$1,757	911	\$1,061	-0.6%	42
S	449	\$873	691	\$1,030	1,006	\$1,287	1,277	\$1,499	1,417	\$1,679	822	\$1,139	-0.4%	74
SE	471	\$901	667	\$970	990	\$1,200	1,326	\$1,517	1,267	\$1,423	794	\$1,065	-1.8%	65
SM	431	\$678	663	\$862	929	\$1,013	1,171	\$1,368	1,578	\$2,150	831	\$988	-0.8%	45
SW	445	\$915	766	\$1,143	1,098	\$1,469	1,338	\$1,779	-	-	920	\$1,299	-0.7%	50
WMS	447	\$629	716	\$964	1,031	\$1,158	1,362	\$1,463	1,707	\$1,749	903	\$1,086	-1.8%	17
TRAVIS	457	\$898	709	\$1,057	1,039	\$1,339	1,343	\$1,696	1,811	\$2,124	845	\$1,179	-1.1%	540
AUSMSA	468	\$887	712	\$1,030	1,034	\$1,288	1,330	\$1,597	1,707	\$1,996	855	\$1,150	-1.0%	710
% of TTL	5,166 Units 3%		89,675 Units 54.9%		60,607 Units 37.1%		7,354 Units 4.5%		659 Units .4%		Please refer to ApartmentTrends.com for property specifics.			

While gains were widespread throughout the Central core, the highest priced products for the Austin area are freshly-built, CBD assets, with rents ranging from \$2.69 to \$3.16 psf. Overall, these upper-end properties saw an 11% jump in occupancy during the quarter, to reach 71%, with rising rents that averaged \$2.91 psf.

The Northeastern region of the central core includes The Mueller District that also performed well, with a 10% rise in occupancy to reach 91%, coupled with a 6% increase in rents that averaged a more affordable \$1.90 psf.

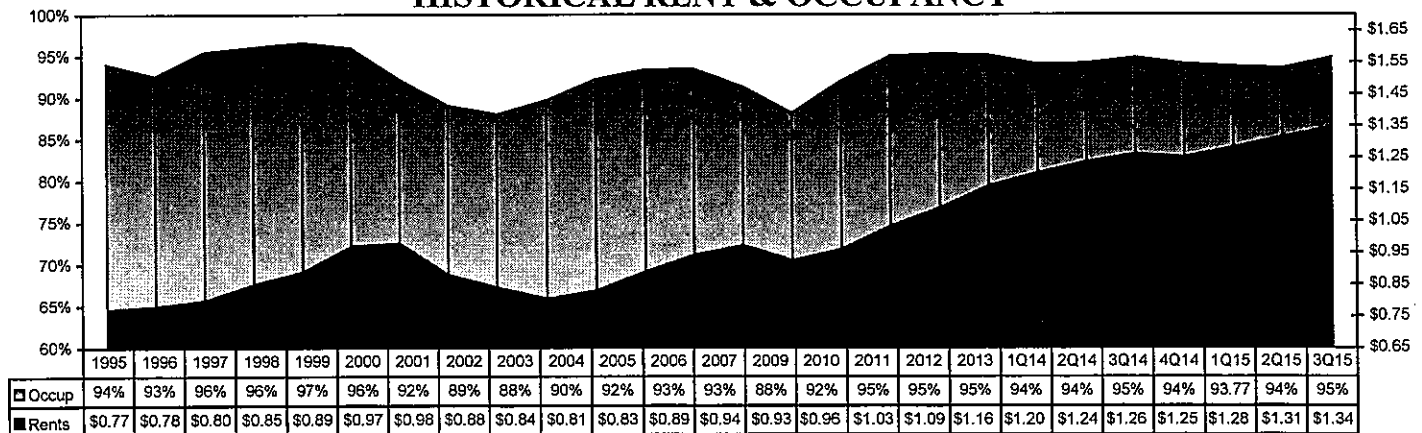
Higher-end apartments just East of the CBD/IH-35 that have added the majority of their units in the last 24 months didn't fare quite as well over the quarter. Occupancy was reduced 3% to rest at 66% while rents declined slightly from \$2.04 to \$2.02 psf. This area was found offering concessions that averaged 6 weeks free.

Overall, concessions were down 4% over the quarter, with specials offered in 27% of properties despite an effective monthly rent increase of 2.4% during the quarter. At \$1,150/mo, this represents an annual increase of \$80/mo, or 7% over this time last year.

Overall, Class A rents were up 1.7%, to reach \$1.52 psf, with occupancy up 3% to 91%. Class B and C rents rose ~2.5% in both classes to reach \$1.26 psf and \$1.27 psf, respectively, while occupancy rose a mere .5% in both, yet maintained impressive levels above 96%.

All bedroom types reflected a quarterly increase, however one- and two-bedrooms were the main contributors to price increases at 2.5%, while efficiencies and three-bedrooms increased 1.5% and 1%, respectively. Four bedrooms felt little movement with less than a .8% increase over the quarter.

HISTORICAL RENT & OCCUPANCY



Multi-Family Construction

Conventional New Construction:	Submarket	2,547 units
1 - Alexan E. 6th	NE	208 units
2 - Kenney Crossing	RR	250 units
3 - Kyle Vista Park	SM	207 units
4 - Lakeline Commons Ph. I & II	CP/L	501 units
5 - NXNE	FN	375 units
6 - Parkway Crossing Ph. I & II	CP/L	480 units
7 - Standard at Domain, The (Blk. C)	FN	218 units
8 - West Park	SW	308 units

Continued Conventional Construction:	Submarket	15,972 units
1 - 300 Riverside	C	264 units
2 - 422 at the Lake	C	207 units
3 - 7 East	NE	186 units
4 - Addison at Kramer Station	FN	388 units
5 - Affinity Wells Branch (Senior)	FN	154 units
6 - Altis at Lakeline	CP/L	354 units
7 - AMLI Covered Bridge Ph. I	SW	230 units
8 - AMLI Covered Bridge Ph. II	SW	130 units
9 - Aria Steiner Ranch	FNW	302 units
10 - Arnold, The	NE	346 units
11 - Arrington Ridge	RR	312 units
12 - Aspen Heights Downtown	CBD	200 units
13 - Aspen Heights South Austin	SE	346 units
14 - Aura 33Hundred	FN	348 units
15 - Azul Lakeshore	SE	295 units
16 - Belterra Springs	SW	152 units
17 - Broadstone 8 One Hundred	NW	376 units
18 - Burnet Market Place	N	340 units
19 - Carrington Oaks	SM	303 units
20 - Catherine	C	300 units
21 - Cielo South Lamar	S	357 units
22 - Eastside Station	NE	332 units
23 - Green at Plum Creek Ph. I	SM	246 units
24 - Green Spring	SM	100 units
25 - Highline	NW	256 units
26 - IMT RIATA Ph. IX	NW	307 units
27 - IO-Austin	FN	351 units
28 - Lakeline West	CP/L	344 units
29 - Lamar Union	C	442 units
30 - Ledge Stone Senior	SW	180 units
31 - Legacy at Southpark	S	250 units
32 - Lenox Creekside	S	276 units
33 - Lenox Parkview	S	285 units
34 - Mansions at Lakeway	SW	350 units
35 - Michael, The	NW	415 units
36 - Millenium Rainey	CBD	325 units
37 - MLK & Alexander Multifamily	NE	355 units
38 - North Shore	CBD	439 units
39 - Oaks at Kyle	SM	204 units
40 - Pearl Lantana	SW	444 units
41 - Post South Lamar Ph. II	C	344 units
42 - Republic Square	CBD	216 units
43 - Rise	SE	338 units
44 - Rivery Park	WMS	228 units
45 - Standard at Domain, The (Blk. W & Z)	FN	346 units
46 - Standard at Leander Station	CP/L	225 units
47 - Still Waters Ph. I	SE	256 units
48 - Sur 512	S	352 units
49 - Tecoma Ph. I	SW	236 units
50 - Thornton	S	104 units
51 - Townes on 10 th	FN	93 units
52 - Trillium Terrace	S	168 units
53 - UPTown	C	269 units
54 - Urban North	NW	179 units
55 - View at Cedar Town Center	CP/L	166 units
56 - Villas at Spring Trails Ph. I	FN	270 units
57 - Vista at Plum Creek Ph. II	SM	181 units
58 - West Koenig Flats	C	210 units

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

Once again, the precarious development pipeline reflects another conundrum. While the last quarter indicated a potential slowing, the current reflects a number of submittals twice the amount of the last. In all, another 3,521 units were filed for permit over the third quarter, which brought the total to 11,548 units awaiting permit.

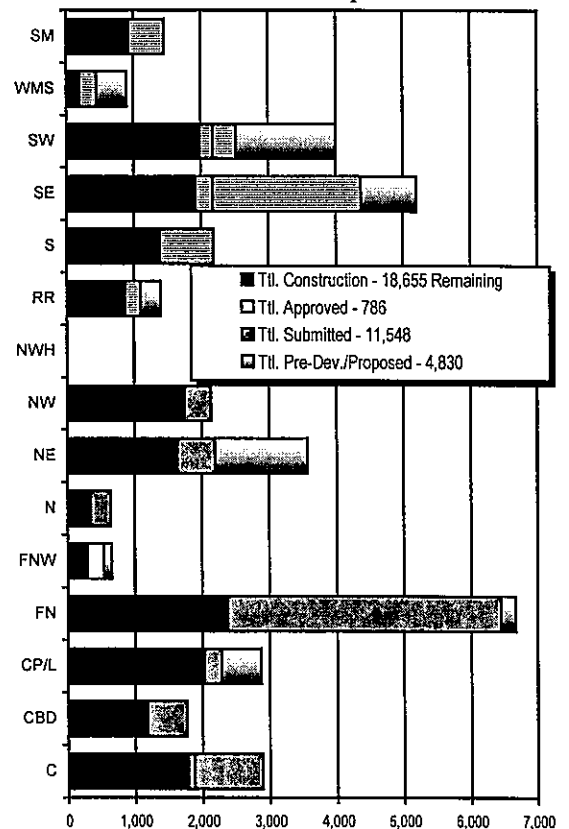
New starts were also previously on a downward trend, yet this quarter made up the difference as eight new projects, totaling 2,547 units, broke ground. These units, coupled with those already in process, total 66 projects, with 18,419 units. Of these conventional units, 2,945 have already completed and have been added to the rentable inventory leaving 15,727 units to come.

In addition to the conventional projects listed on the left, there are 16 affordable housing projects, with 2,945 units, and one student housing project, totaling 188 units, currently under construction.

In all, the majority of remaining construction is located in the FN, CP/L, SW, SE and C.

CURRENT NEW CONSTRUCTION

Conventional and Non-conventional Units Under Construction, Submitted, Approved and in Pre-Development



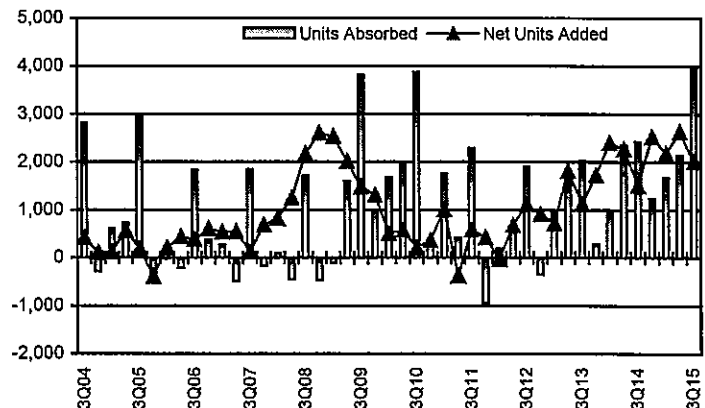
Multi-Family Construction

Projected new starts for the next 12 months total 5,503 units in 21 properties. As seen in the chart below, distribution is narrowing significantly, however the FN/Domain area will remain a hot spot for new product. If delays are not an issue, over 3,700 of these should start within 90 days. In addition, 810 affordable housing units expect to start within the year.

Delays continued during the quarter with fewer units added than expected. There were only 2,022 unit deliveries during the third quarter, bringing the 12-month total to 9,322 new units, an increase of 13% over the prior year.

If completions stay on target, the next year will see 12,447 new units added. This number may increase considering the plethora of proposed projects gearing up to break ground in the near term. The FN/Domain, CP/L, C and all southern sectors

OVERALL ABSORPTION



3Q15	3Q15				CNV: New Development Summary			
	CNV HSG: Absorption & Units Added				Last 12 Months		Next 12 Months	
	Rentable Units	New Uts Added*	Net Unit Change*	Absrbd Units	New Units Added	Occ-in New Units	Est Starts	Est Complete
BAS	734	-	-	-7	-	-	-	-
C	10,420	114	69	560	1,751	79.0%	328	1,046
CBD	3,478	42	42	222	713	55.0%	-	864
CP/L	4,991	40	40	1	197	91.6%	-	1,249
FN	21,393	579	579	678	1,482	75.3%	2,611	1,477
FNW	5,296	81	81	197	245	73.0%	246	252
N	10,763	-	3	37	-	-	300	340
NE	10,297	62	35	165	618	72.4%	318	866
NW	17,742	339	155	216	900	77.1%	-	958
NWH	13,572	-	6	63	274	52.1%	-	-
RR	10,752	-	-	-29	364	92.9%	-	437
S	14,823	227	208	189	606	68.4%	490	1,220
SE	14,759	-	-126	160	123	94.2%	765	1,235
SM	6,987	249	632	713	425	77.0%	-	756
SW	14,044	101	95	547	961	76.5%	189	1,476
WMS	3,410	188	188	266	663	63.9%	256	271
TRAVIS	125,883	1,545	1,144	3,041	7,673	76.4%	4,852	9,734
TOTAL	163,461	2,022	2,007	3,977	9,322	75.8%	5,503	12,447

will receive the bulk of the new supply in the coming year.

Absorption was extremely strong, with 3,977 more units occupied than in the second quarter. This is the highest quarterly rate seen since before 2004.

As reflected in the summary chart on page 7, many areas with heightened construction over the last 12-24 months have performed extremely well, with absorption rates nearly equal to, or exceeding, the level of new development. These areas include the CP/L, NE, RR, SE, SM and S submarkets.

Conversely, the NWH, NW, FN, WMS and CBD areas continued to lag behind, with absorption totals that were a bit lower because of recent new additions in some of these areas.

**Only conventional numbers are reflected in the charts of this report. New units added reflects only those units that have been added from new construction during the quarter. Net unit change includes new units added and existing units that have been added or deleted from inventory. Completions and starts are rough estimates of developer expectations. Occupancy may include units completed prior to the 12 months shown. Please refer to www.apartmenttrends.com for property specific information.*

HISTORICAL CONSTRUCTION ACTIVITY

Quarter-by-Quarter Comparisons

Activity	3Q12	4Q12	1Q13	2Q13	3Q13	4Q13	1Q14	2Q14	3Q14	4Q14	1Q15	2Q15	3Q15
Starts (TTL)	2,659	4,965	1,445	2,170	3,175	1,364	2,140	3,480	2,963	2,639	3,947	1,424	2,547
Submittals (TTL)	2,628	5,837	2,441	3,281	2,301	3,061	1,049	798	1,835	2,575	3,766	1,781	3,521
New Units Added (CNV)	1,128	961	1,101	1,645	1,338	1,794	2,081	2,134	2,066	2,507	2,175	2,618	2,022
Net Unit Change (CNV)	1,121	908	823	1,817	1,128	1,727	2,399	2,269	1,504	2,522	2,264	2,632	2,007
Absorption (CNV)	1,901	-345	1,093	1,696	2,028	296	996	2,356	2,431	1,243	1,677	2,142	3,977
Occupancy (CNV)	95.8	94.9	95.1	95.1	95.8	94.8	94.0	94.1	94.7	94.0	93.8	93.6	94.8

Multi-Family Sales

During the third quarter, sales remained robust from investors throughout. While there were a few locals, the majority of buyers were large institutional investors.

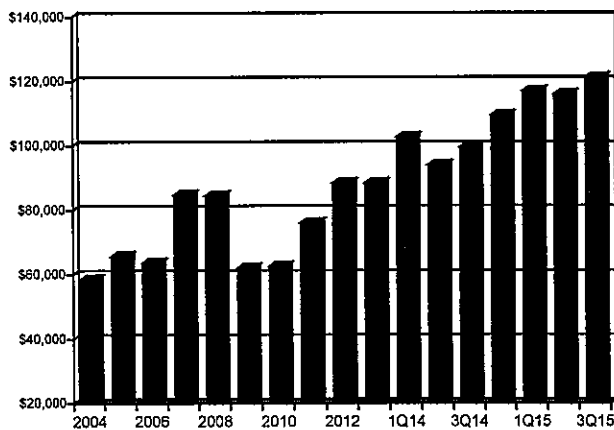
Overall, the third quarter included 19 sales, totaling 4,855 units. Of the sales prices obtained, the average price per unit was \$122,171 or \$140 psf.

For the first time in many quarters, sales were fairly evenly divided amongst classes. Class A activity averaged \$146,222 per unit or \$163 psf. Class B held an average of \$119,609/unit or \$130 psf, and Class C sold at \$63,489 per unit or \$88 psf.

Among older properties, upgrades were prominent upon sale and condo/building conversion were notable but not the norm.

At quarter's end, there were 33 properties actively listed for sale with over 33% listed as Class C units. Over a third of these were already under contract.

HISTORICAL SALES PRICE/UNIT

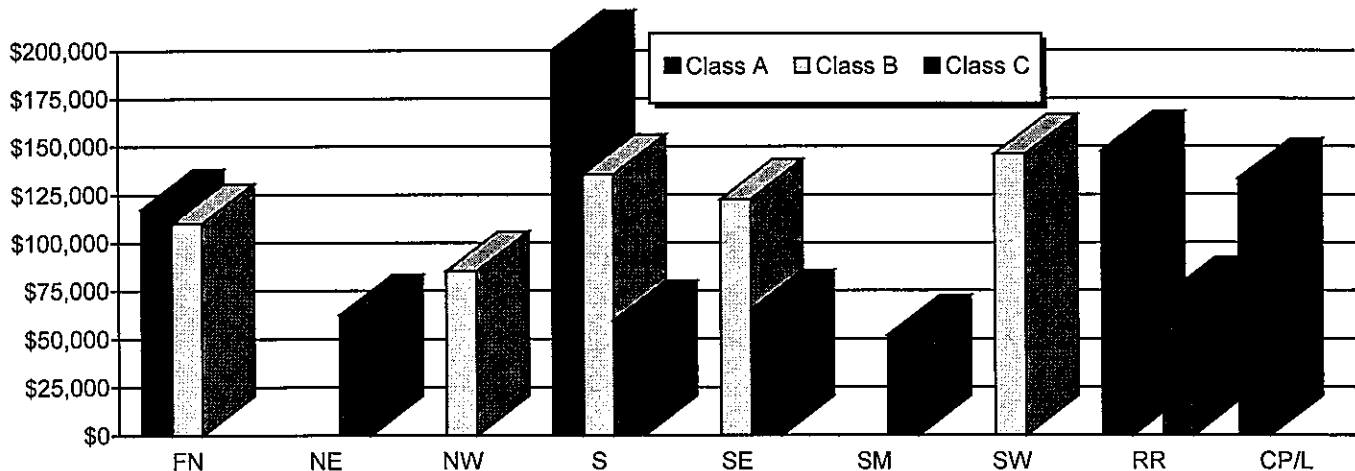


3RD QUARTER SALES

Project	Submarket	Units
1 - 704, The	S	378
2 - Bexley at Silverado	CP/L	300
3 - Bexley at Tech Ridge	FN	348
4 - Bridge at Center Ridge	FN	348
5 - Bridge at Tech Ridge	FN	294
6 - Bristol Square	SE	336
7 - Broadmoor	FN	200
8 - Brookfield Apt. Homes	RR	144
9 - Chesapeake	NW	124
10 - Cityview	SE	308
11 - Curve on the River	SM	116
12 - Falcon Ridge	S	296
13 - Falls at Bull Creek, The	NWH	341
14 - Lone Oak	RR	304
15 - Mueller Place	NE	86
16 - River Oaks-Brodie	SW	291
17 - Riverton at Davis Springs	NW	312
18 - Southfork	S	59
19 - Wyndhaven at Wells Branch	FN	276

Due to sales confirmation delays, some sales may not be reported. Access all sales back to the 1990's at www.apartmenttrends.com through your subscription or on a pay-per-report basis.

ANNUAL SALES PRICE PER UNIT BY SUBMARKET



Market Snapshot

3Q15	CURRENT CONSTRUCTION		CNV COMPLETIONS		ABSORPTION		OCCUPANCY		RENTAL RATES		ANNUAL SALES \$ Per Unit
	Rentable Units	CNV Const Remaining	12 MOS	24 MOS	12 MOS	24 MOS	3Q15	Annual Change	3Q15	Annual Change	
BAS	734	-	-	-	-19	-17	96.3%	-2.5%	\$0.99	7.4%	-
C	10,420	1,786	1,751	2,826	1,832	2,353	92.9%	2.8%	\$1.87	7.4%	\$184,116
CBD	3,478	1,180	713	1,256	485	919	88.6%	-0.9%	\$2.53	5.1%	\$240,417
CP/L	4,991	2,030	197	1,086	414	1,142	96.4%	4.7%	\$1.21	5.6%	\$133,333
FN	21,393	2,376	1,482	2,434	1,100	1,842	94.3%	-1.5%	\$1.26	6.4%	\$114,374
FNW	5,296	292	245	474	222	309	93.8%	-0.2%	\$1.15	7.6%	\$116,554
N	10,763	340	0	200	125	240	97.2%	1.2%	\$1.21	7.1%	\$132,681
NE	10,297	1,637	618	1,406	554	1,340	94.2%	-0.5%	\$1.34	9.2%	\$89,394
NW	17,742	1,743	900	1,376	511	1,120	95.5%	-1.0%	\$1.21	5.0%	\$111,157
NWH	13,572		274	274	158	-319	95.2%	-0.8%	\$1.34	6.3%	\$131,087
RR	10,752	862	364	884	468	864	96.3%	1.1%	\$1.16	5.0%	\$117,446
S	14,823	1,386	606	1,550	506	1,577	94.7%	-0.8%	\$1.38	5.4%	\$143,884
SE	14,759	1,920	123	884	678	1,287	96.0%	3.0%	\$1.34	7.6%	\$100,033
SM	6,987	924	425	764	692	987	96.2%	1.0%	\$1.19	5.6%	\$98,750
SW	14,044	1,987	961	1,320	827	1,007	94.5%	-0.4%	\$1.41	4.2%	\$131,370
WMS	3,410	192	663	663	487	469	89.5%	-6.6%	\$1.20	3.8%	\$99,432
TRAVIS	125,883	14,647	7,673	14,000	7,020	10,425	94.8%	0.1%	\$1.40	6.9%	\$121,115
AUSMSA	163,461	18,655	9,322	17,397	9,038	15,117	94.8%	0.1%	\$1.34	6.7%	\$119,187

PRODUCTS, SERVICES and PRICING

Apartment DataOnline "Our Database at your Fingertips" Annual Subscription **\$750/Quarter or \$1600/year**

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

Multi-Family Trend Report Quarterly Publication **\$200/single issue or \$500/year**

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

Sales Comparables Updated Quarterly **\$15/Comp or unlimited access \$700/year**

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

New Construction Updated Quarterly **\$600/year or \$250/Qtr.**

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

Management or Ownership Data Updated Quarterly **\$350/Qtr. or \$650/year**

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

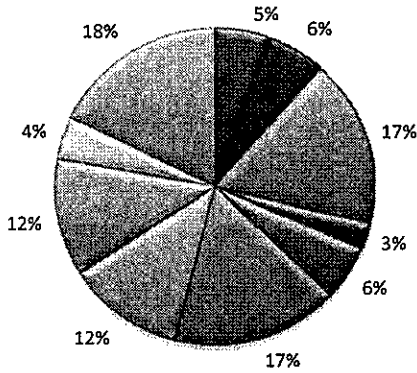
Apartment Map Annual Publication Available with Apartment Data Online Subscription

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

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

(Bastrop, Caldwell, Hays, Travis, Williamson)

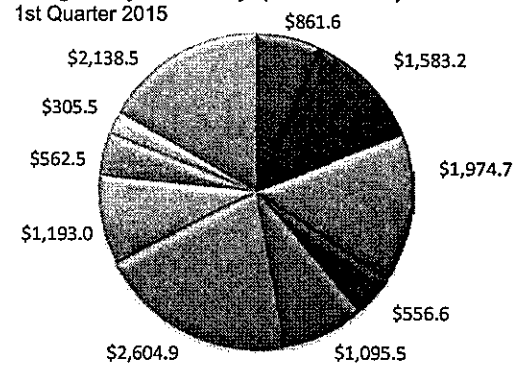
Industry Composition



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

Wages by Industry (in millions)

1st Quarter 2015



Employment by Industry

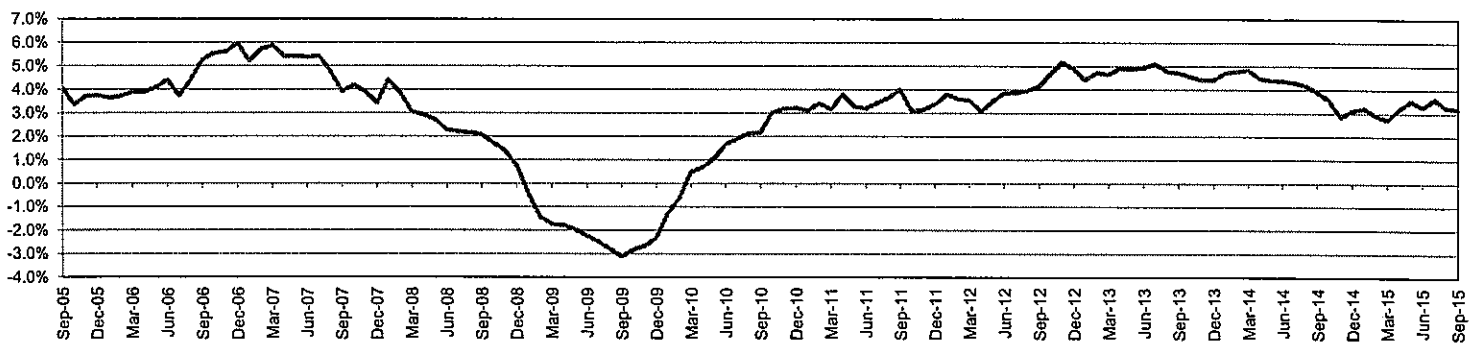
				Monthly Change		Annual Change	
	Sep-15	Aug-15	Sep-14	Actual	%	Actual	%
Total Nonfarm	948,500	945,100	919,200	3,400	0.4%	29,300	3.2%
Mining, Logging, and Construction	52,500	52,300	51,700	200	0.4%	800	1.6%
Manufacturing	56,800	57,500	57,200	-700	-1.2%	-400	-0.7%
Trade, Transportation, and Utilities	162,000	161,900	158,200	100	0.1%	3,800	2.4%
Information	26,200	26,200	25,300	0	0.0%	900	3.6%
Financial Activities	53,500	54,500	52,200	-1,000	-1.8%	1,300	2.5%
Professional and Business Services	161,500	160,500	151,300	1,000	0.6%	10,200	6.7%
Education and Health Services	111,900	112,200	107,200	-300	-0.3%	4,700	4.4%
Leisure and Hospitality	113,700	114,300	108,900	-600	-0.5%	4,800	4.4%
Other Services	41,000	41,400	39,800	-400	-1.0%	1,200	3.0%
Government	169,400	164,300	167,400	5,100	3.1%	2,000	1.2%

Industry Size Class

March 2015

Size Class	Employees per firm	Number of Firms	Employment in Size Class	% Total Employment
9	1000+	92	267,675	29.5%
8	500-999	115	79,306	8.7%
7	250-499	275	93,486	10.3%
6	100-249	846	127,002	14.0%
5	50-99	1,289	89,591	9.9%
4	20-49	3,478	106,885	11.8%
3	10-19	4,576	62,068	6.8%
2	5-9	6,480	42,967	4.7%
1	1-4	20,932	39,645	4.4%
0	0	5,307	0	0.0%
Total		43,390	908,625	100.0%

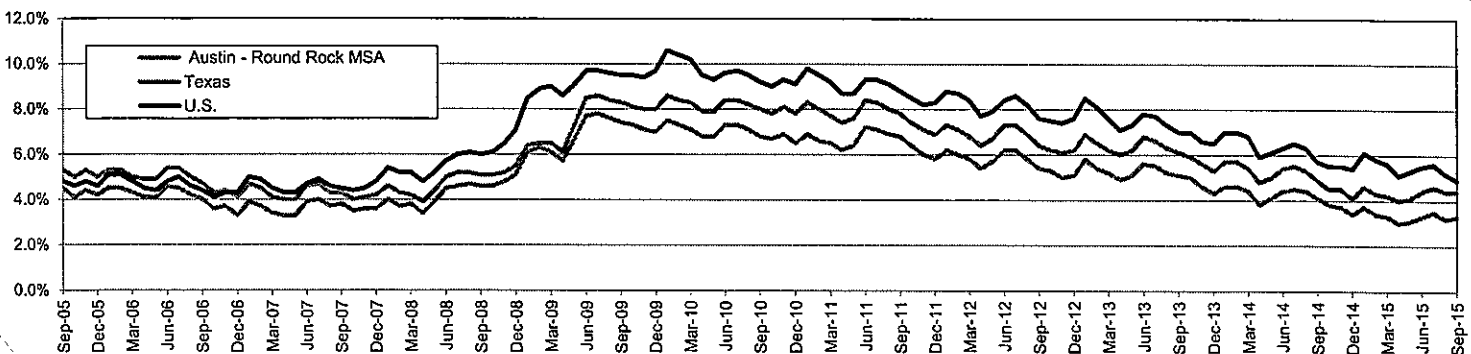
Annual Growth Rate for Total Nonagricultural Employment

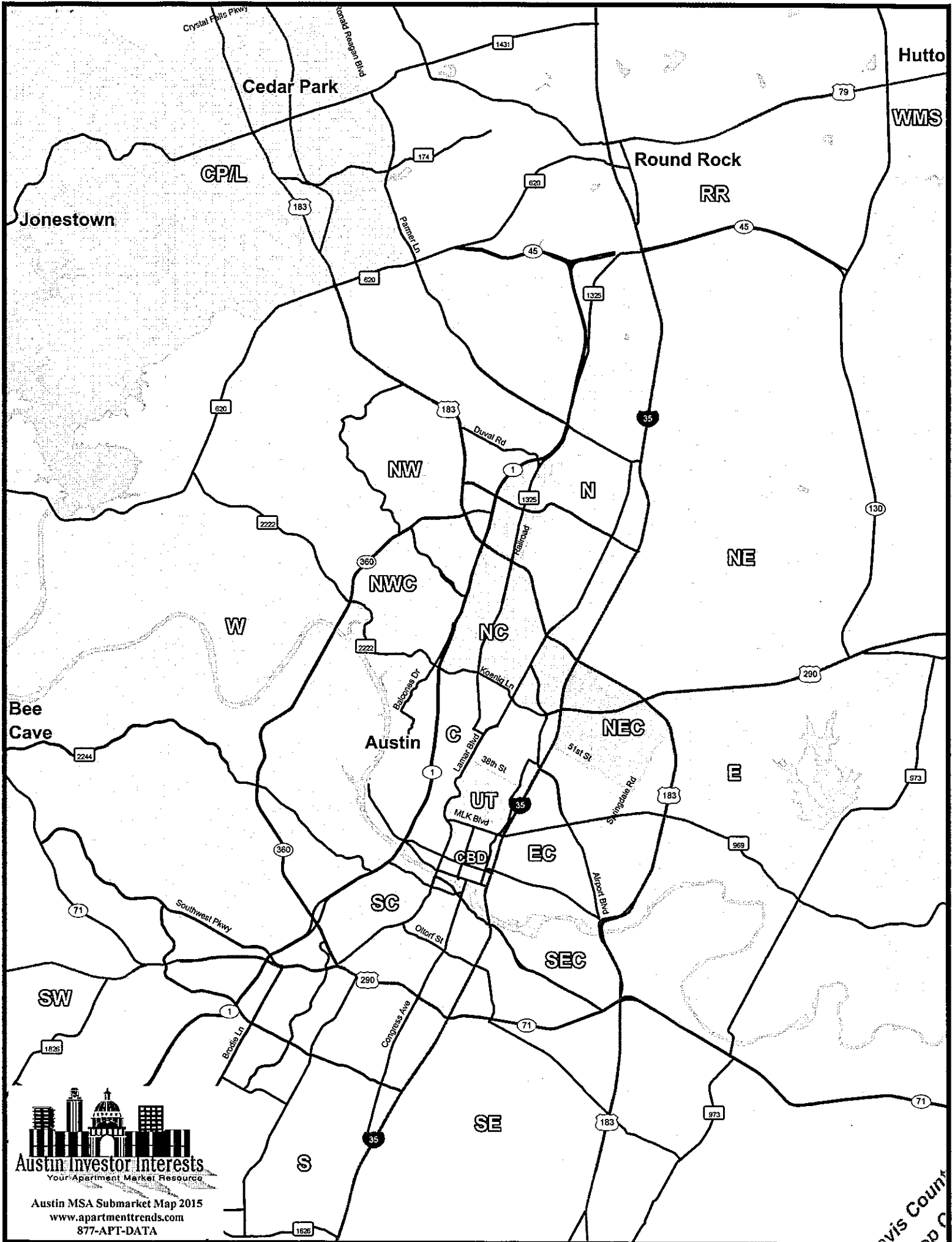


Unemployment Information (all estimates in thousands)

	Austin - Round Rock MSA				Texas (Actual)				United States (Actual)			
	C.L.F.	Emp.	Unemp.	Rate	C.L.F.	Emp.	Unemp.	Rate	C.L.F.	Emp.	Unemp.	Rate
Sep-15	1,053.1	1,018.6	34.4	3.3	13,045.6	12,477.6	568.0	4.4	156,607.0	148,980.0	7,628.0	4.9
Aug-15	1,051.6	1,017.5	34.1	3.2	13,030.4	12,460.9	569.6	4.4	157,390.0	149,228.0	8,162.0	5.2
Sep-14	1,054.8	1,011.7	43.1	4.1	13,144.7	12,506.3	638.4	4.9	155,903.0	146,941.0	8,962.0	5.7

Historical Unemployment Rates





Austin MSA Submarket Map 2015
www.apartmenttrends.com
877-APT-DATA

avis Count
D C

Housing Authority of the City of Austin

Housing Choice Voucher Program

Average Rental Amounts from the Austin Multiple Listing Service
Rent Survey conducted 12/11/15 for units leased from 12/1/14 through 11/30/15.

The figures used in this table were gathered using the leased data maintained in the Austin Multiple Listing Service. Each area of Austin is represented in this survey. This list is comprised of single family and duplex/semi-detached units, no apartment complexes were included in this survey.

Total units included in this survey = 11,493

Single Family Units

(w/ HUD-52667 SF9 – Single Family Detached)

Unit Type	Average Rent w/ Tenant paid utilities	Average Rent w/ Landlord paid Utilities (Gas)	Average Rent w/ Landlord paid Utilities (Electric)
Efficiencies	\$873	\$1,058	\$1,047
1 Bedroom	\$1,125	\$1,323	\$1,312
2 Bedroom	\$1,613	\$1,854	\$1,845
3 Bedroom	\$1,688	\$1,979	\$1,973
4 Bedroom	\$2,050	\$2,393	\$2,387
5 Bedroom	\$2,667	\$3,066	\$3,064

Duplex/Semi-detached Units

(w/ HUD-52667 SD9 – Duplex, Semi Detached)

Unit Type	Average Rent w/ Tenant paid utilities	Average Rent w/ Landlord paid Utilities (Gas)	Average Rent w/ Landlord paid Utilities (Electric)
Efficiencies	\$783	\$983	\$969
1 Bedroom	\$1,063	\$1,275	\$1,259
2 Bedroom	\$1,197	\$1,449	\$1,438
3 Bedroom	\$1,378	\$1,669	\$1,662
4 Bedroom	\$2,480	\$2,810	\$2,805
5 Bedroom	\$2,835	\$3,205	\$3,205

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

AGENDA ITEM NO. 3

**Presentation, Discussion and Possible Action regarding
Resolution No. 2432: Approval of a Contract for Security
Lighting Upgrades to the Lakeside Apartments**

**January 21, 2016
Regular Meeting**

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

Resolution No. 2432

MEETING DATE: January 21, 2016

STAFF CONTACT: James Teasdale, Planning & Development Director

TITLE: Discussion, Consideration, and Possible Action regarding Resolution No. 2432: Approving a Contract for Security Lighting Upgrades to the AMP/TX1-7 Lakeside Apartments

ACTION: Motion to approve Resolution No. 2432, Award of a Contract to Merrigan Electric, in the amount of \$58,611.00.

SUMMARY:

Through a competitive safety grant awarded by the U.S. Department of Housing and Urban Development (HUD), HACA is making safety and security improvements to the Lakeside Apartments. HACA has worked with the Lakeside Resident Council and Austin Police Department (APD), to identify measures that could be implemented to the site, and upgraded exterior night lighting was suggested by both APD and the Resident Council as a positive improvement. HACA Planning & Development Department selected three electrical firms and toured the site to develop a scope of work, then negotiated a common scope of work to be bid by all three firms.

SCOPE OF WORK: The work will remove 27 existing light poles of sizes ranging from 6' tall to 8' tall on the rear grounds and around the parking area and property line along the Waller Creek side of the property. These poles currently have a variety of lighting types, including compact fluorescent light 75w equivalent bulbs and 100-150W sodium vapor bulbs. The new LED light fixtures will provide approximately 3 times the lighting lumens, last longer than typical bulbs/fixtures, and be more efficient to operate. All pole light locations will receive a new 10' lamp pole, with a new LED fixture mounted on top. Light poles located at the rear of the building will receive shoebox fixtures, reflecting a more commercial style of modern property lighting, while the parking areas and property line poles will receive Cobra Head style fixtures, typically used in and around streets and parking areas. Lights will be oriented to spread light out more to the grounds and not to the sky. Additionally, existing Wall-Pack fixtures, mounted on the building itself, will be upgraded to LED, providing approximately twice the light as current fixtures. Two additional Wall-Pack lights will be provided on the Waller Creek side of the property where little to no lighting currently exists. Finally, the existing single light pole in the middle of the parking lot will be fitted with a taller 16' pole and two Cobra Head LED fixtures, oriented to spread light out across the parking area.

BID PROCESS: Per procurement policies, the project, valued at less than \$100,000 and budgeted by the grant fund, requires a minimum of three bids. Three local electrical firms were invited to tour the site and bid on the project. The summary of those three bids is as follows:

Plan Holder	Bid Amount	MBE/WBE
Hood Electric 4102 Crockett Ave. Lago Vista, TX 78645 512-577-6704 Contact: Geoffrey Hood	<u>\$92,000.00</u> Completion Time: 21 Calendar Days	No
Merrigan Electric 1115 Antelope Ridge Cedar Park, TX 78613 512-944-3217 Contact: Chad Merrigan	<u>\$58,611.00</u> Completion Time: 21 Calendar days	Yes
Kris Hagan Electric 19903 Dos Amigos Dr. Lago Vista, TX 78645 512-350-3119 Contact: Kris Hagan	<u>38,642.00</u> <u>*Unable to provide Workers Compensation Insurance coverage.</u> Completion Time: 30 Calendar Days	No

- **AWARD OF CONTRACT:** Bids were received by James Teasdale, Planning & Development Director.
- Selected Bidder was determined to be responsive and responsible, with all requirements for contracting with HACA met and satisfactory.
- Reference verifications were performed, with all positive results. Prior performance for HACA was satisfactory.

Staff Recommendation: Contract award to Merrigan Electric, in the amount of \$58,611.00.

Fiscal Impact:

- None
- Budgeted** **Name of Fund(s)** **ESSG Capital Fund** **Dollar Amount(s)**
Expenditure **or Account(s)** **Program 2015/16** **\$ 58,611.00**
- Not Budgeted, Will result in expenditures indicated below:**

STAFF ANALYSIS SUMMARY

PRESIDENT & CEO:

Michael G. Gerber, President & CEO

FINANCE REVIEW:

- Proposed action does not require Finance Department review.**
- Fiscal Impact was approved by _____**
- The listed attachments have the signature of the Vice-President of Finance as noted and/or require the budget action listed below:**
- Financial Resolution for \$58,611.00**

Thomas Cherian
Vice-President of Finance & CFO

REFERENCE VERIFICATION:

COMPANY: Merrigan Electric

PROJECT: Lakeside Apartments Security Lighting Upgrades

Source:

1. Lakeway Municipal Utility District Program - Phone: 512-658-7157
Contact: Mr. John Hastings in the amount of approximately \$70K+.

Comments:

Merrigan has performed several projects and jobs for us from replacing large wire, 200 HP motors to emergency lighting and new conduit systems and obstruction lighting. We have been working with Merrigan about 2/3 years. Handled administrative duties with no problems. No problems with change orders, work performance or quality of work. Very pleased with Merrigan on every level. Would absolutely work with contractor again.

2. Manville Water Supply - Phone: 979-775-0200
Contact: Mr. Ed Wilkerson (General Contractor) - in the amount of approximately \$84K+.

Comments:

Merrigan was a subcontractor for our company Water Treatment Construction Company on a project consisting of electrical & controls installation on a booster pump control panel that was built and installed. We have worked with Merrigan on only this one project. Administrative duties were handled well. They were professional. No significant change order request. Performance and quality of work was good. Crew worked well with all involved. No problems. Timely start and completion of work. No safety issues on project/jobsite. Would work with Merrigan again.

3. Brushy Creek Regional Utility Authority – Phone: 210-340-9998
Contact: Mr. Sam Montoya (General Contractor) - in the amount of approximately \$118K+

Comments:

Merrigan was a subcontractor for our company S.J. Louis on a project consisting of electrical modifications and installation of electrical instrumentation for a new water distribution center and SCADA system. Worked with Merrigan on only this project thus far which ended summer 2012. Administrative duties were great consisting of submittals, manuals etc. They were professional. No significant change order requests. All requests were per owner. Performance and quality of work was great. Crew worked well with all involved. No problems. Great communication between both contractors despite the difficulty of the owner. Timely start and completion of work. No safety issues on project/jobsite. Merrigan was above standard all aspects of the project and very reliable Would absolutely work with Merrigan again.

4. Housing Authority of the City of Austin- Phone 512-477-4488 -X1124
Contact: Mr. James Teasdale in the amount of approximately \$177,000

Comments:

Past performance with the Housing Authority was very satisfactory.

RESOLUTION NO. 2432

**RESOLUTION APPROVING AN AWARD OF CONTRACT FOR
SECURITY LIGHTING UPGRADES TO THE AMP/TX1-7
LAKESIDE APARTMENTS**

WHEREAS, In October 2015, the Housing Authority of the City of Austin solicited bids for Security Lighting Upgrades at AMP/TX1-7 Lakeside Apartments;

WHEREAS, HACA received three bids as a result of the solicitation;

WHEREAS, it is the recommendation of the President & CEO that the bid submitted by Merrigan Electric in the amount of \$58,611.00 be accepted as the most responsible and responsive bid;

NOW, THEREFORE BE IT RESOLVED that the Housing Authority of the City of Austin Board of Commissioners authorizes the President & CEO to accept the bid as submitted by Merrigan Electric, and award such contract.

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

Carl S. Richie, Jr., Chairperson

Michael G. Gerber, Secretary

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

AGENDA ITEM NO. 4

**Presentation, Discussion and Possible Action regarding
Resolution No. 2433: Approval of a Contract Renewal for
Comprehensive Youth Development Clubs**

**January 21, 2016
Regular Meeting**

HOUSING AUTHORITY OF THE CITY OF AUSTIN BOARD OF COMMISSIONERS

Resolution No. 2433

MEETING DATE: January 21, 2016

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

TITLE: Discussion, Consideration and Possible Action of Resolution No. 2433: Contract Renewal for Comprehensive Youth Development Clubs

ACTION: Motion to Approve Resolution No. 2433: Renewal Funding for Comprehensive Youth Development Clubs, consisting of a Contract with the Boys and Girls Clubs of the Austin Area in the amount of \$180,000

SUMMARY:

Scope of Work:

Scope includes comprehensive youth development clubs for students who are residents of HACA public housing communities. The program will be part of the Housing Authority’s ongoing effort to improve the education and economic well being of its residents. Engaging youth in activities that build academic, social and interpersonal skills, while fostering positive relationships with caring adults is an important part of HACA’s dropout prevention and youth educational success strategy. The Boys and Girls Clubs of the Austin Area provide afterschool clubs Monday – Friday at three HACA Properties – Meadowbrook, Thurmond Heights and Chalmers Courts. During the summer months, the clubs are open from 10am – 6pm, Monday – Friday. This contract will be reviewed annually to reassess programming and cost.

Boys and Girls Clubs of the Austin Area Performance

Outcome Targets	Results
<p>Membership enrollment of HACA children as of July 2015 (This is most current report including new Meadowbrook Club at the Flores Education and Training Center; BGC outcomes are reported only semi-annually)</p>	<p>Chalmers Courts Club:84 Meadowbrook Club: 177 Thurmond Heights Club: 52 Enrollment has increased 49% over last year with the addition of the Meadowbrook Club</p>
<p>70% of members will complete at least one prevention program.</p>	<p>As of January 1, 2015 to July 15, 2015, 81% of members from Chalmers, Meadowbrook and Thurmond (84 from Chalmers, 177 from Meadowbrook, and 52 from Thurmond) have attended the following prevention programs, Be Proud (health education program), Smart Girls, Passport to Manhood, Date Smart. From our healthy lifestyles pre and post-test survey we’ve seen a 10% increase of knowledge of healthy behaviors.</p>

75% will report a decrease in risky behaviors	Please see table below for results from the National Youth Outcome Initiative (NYOI). NYOI surveys are given to members in the fourth grade and higher. Thirty-eight (38) youth from both Chalmers and Thurmond participated in the NYOI. (Meadowbrook did not participate NYOI as this was their first year of operations).
80% actively involved in tutoring/homework help programs	82% of members were actively involved in homework help. (259 members in total were involved in tutoring or homework help).
30% of parents will be actively involved in the afterschool program (10-20 times per year)	Between January and July of 2015 the Chalmers, Meadowbrook and Thurmond heights clubs hosted a combined 19 family events, with 240 parents attending. Percentages are not available for this outcome yet as only 6 months are included on the report).
80% of registered members will matriculate the next grade	Information is not available at this time as only 6 months of programming are included on this most recent report (matriculation to the next grade will not be determined until the end of the 2015-2016 school year in May 2016).

NYOI Survey Results

2015 Results

<u>BGC Experience</u>	Overall Experience	Sense of Belonging	Overall Safety	Emotional Safety	Physical Safety	Fun	Adult Connections	Recognition
Doing Great or Fine	84%	95%	76%	5%	79%	89%	84%	100%
Room to Grow	16%	5%	24%	5%	21%	11%	16	0%

2014 Results

<u>BGC Experience</u>	Overall Experience	Sense of Belonging	Overall Safety	Emotional Safety	Physical Safety	Fun	Adult Connections	Recognition
Doing Great or Fine	84%	95%	77%	5%	79%	90%	85%	92%
Room to Grow	16%	5%	23%	5%	21%	10%	15%	8%

Avoidance of risky behaviors	Abstained	
	2014	2015
Drinking	83%	88%
Marijuana use	83%	88%
Cigarette Smoking / Chewing Tobacco / Cigars	100%	98%

In addition to meeting goals and objectives in HACA's overall Youth Educational Success and Dropout Prevention plan, the services provided by the Boys and Girls Clubs of the Austin Area also meet required outcomes and benchmarks for the HUD Resident Opportunities for Self-Sufficiency grant, which was renewed on September 1, 2013 and ends on August 31, 2016 – with the 2016 grant renewal currently pending.

STAFF RECOMMENDATION:

The Boys and Girls Clubs of the Austin Area have provided services to HACA for nearly 15 years. They provide afterschool clubs Monday – Friday at three HACA properties and are open during the summer months from 10am – 6pm, Monday – Friday. The property-based Boys and Girls Clubs, as well as the East Club located near Booker T. Washington, provide a safe, stimulating place for youth to learn, play and grow. Additional youth are served at clubs at several public schools across Austin. The Boys and Girls Club has consistently met or exceeded their contracted outcomes and has shown commitment to serving children living in HACA public housing by leveraging funding for this contract, which included the start up of and expansion to the Meadowbrook Club. They have also provided considerable matching funds over the years, as required for grants and programming. The program is well supported by the residents, parents and the greater Austin Community. Staff recommends the renewal of the Boys and Girls Clubs of the Austin Area Comprehensive Youth Development Club contract in the amount of \$180,000.

Fiscal Impact:

None

<input checked="" type="checkbox"/> Budgeted Expenditure	Name of Fund(s) or Account(s)	Dollar Amount(s)
		\$180,000
	Public Housing Operating Fund	
	Community Development Non-profit Funds (SHCC and AAHC donations)	
	Capital Fund Program (CFP)	

Not Budgeted, Will result in expenditures indicated below:

STAFF ANALYSIS SUMMARY

PRESIDENT & CEO

Michael G. Gerber, President/CEO

FINANCE REVIEW:

Proposed action does not require Finance Department review.

Fiscal Impact was approved by _____

The listed attachments have the Vice President of Finance's signature as noted and/or require the budget action listed below:

Financial Resolution for \$180,000

Thomas Cherian, Chief Financial Officer /Vice President of Finance

RESOLUTION NO. 2433

**RESOLUTION APPROVING CONTRACT RENEWAL FOR
COMPREHENSIVE YOUTH DEVELOPMENT CLUBS**

WHEREAS, the Housing Authority of the City of Austin provides programming focused on youth educational success and dropout prevention for children living at HACA public housing developments;

WHEREAS, HACA will contract with the Boys and Girls Clubs of the Austin Area to provide comprehensive youth development programs for youth ages 6-18 at three HACA public housing communities – Meadowbrook, Thurmond Heights and Chalmers Courts;

WHEREAS, Boys and Girls Clubs of the Austin Area will focus on character and leadership development; education and career development; health and life skills; the arts; and sports, fitness and recreation.

WHEREAS, the September 19, 2013 resolution (Resolution #2329) stipulated that funding was being provided to Boys and Girls Clubs of the Austin Area to operate for one year, with the option for the contract to be extended for up to four years through an annual renewal process

NOW, THEREFORE, BE IT RESOLVED, that the Housing Authority of the City of Austin approves the renewal of the Boys and Girls Clubs of the Austin Area Comprehensive Youth Development Club contract in the amount of \$180,000 from January 1, 2016 through December 31, 2016.

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

Carl S. Richie, Jr., Chairperson

Michael G. Gerber, Secretary

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

EXECUTIVE SESSION

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

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

Return to Open Session for discussion, consideration and possible action of matters discussed in Executive Session

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

REPORTS

**January 21, 2016
Regular Meeting**

HOUSING AUTHORITY OF THE CITY OF AUSTIN



DECEMBER 2015
MONTHLY
FINANCE REPORT



Housing Authority of the City of Austin

Established in 1937

INTEROFFICE MEMORANDUM

DATE: January 8, 2016
TO: Board of Commissioners
Michael G. Gerber, President & CEO
FROM: Thomas Cherian, CPA, Vice President & CFO

SUBJECT: DECEMBER 2015 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 nine months ended December 31, 2015.

ALL PROGRAMS COMBINED

All programs combined produced excess revenue of \$5,082,706 compared to the budgeted excess revenue of \$2,845,997 for the nine months ended December 31, 2015.

CENTRAL OFFICE

The Central Office took in excess fees over expenses of \$2,519,557 for the nine months ended December 31, 2015. Central Office has an estimated reserve balance of \$715,534 as of the end of the month after drawing down \$5,901,976 for Tech ridge and Think East projects.

LOW RENT PUBLIC HOUSING

The Low Rent Public Housing program with all Asset Management Projects (AMPs) combined produced excess revenue of \$228,230 compared to the budgeted deficit of \$603,192 for the nine months ended December 31, 2015. Operating Revenue and Expenses by AMP is also included.

HOUSING CHOICE VOUCHER PROGRAM

The Housing Choice Voucher Programs produced no excess revenue or deficit for the nine months ended December 31, 2015 as budgeted. \$135,398 Management Fee was paid to the central Office.

SHCC PROGRAMS COMBINED

SHCC Programs combined produced excess revenue of \$1,105,904 for the nine months ended December 31, 2015 compared to the budgeted no excess revenue or deficit. \$5,204,341 Management Fee was paid to the Central Office.

AAHC PROGRAMS COMBINED

AAHC programs combined produced excess revenue of \$1,506,786 for the nine months ended December 31, 2015 compared to the budgeted excess revenue of \$2,088,982 after paying \$1,761,988 Management Fee to the Central Office.

BLUEPRINT HOUSING SOLUTIONS

Blueprint Housing Solutions produced a deficit of \$232,928 for the nine months ended December 31, 2015 compared to the budgeted excess revenue of \$75,367.

AUTIN PATHWAYS

Austin Pathways generated total revenue of \$285,107 from donations and HACA contributions and \$285,107 was expended as of December 31, 2015.

RAD COVERSION

We have budgeted \$350,000 toward RAD Conversion expenses and \$42,409 was expended as of December 31, 2015.

ANALYSIS OF OPERATING RESERVES FOR ALL PROGRAMS

We ended this past fiscal year with an Operating Reserve balance of \$24,763,546 for all programs. Based on the \$5,082,706 excess revenue produced by all programs and paying for Center Ridge and Tech Ridge down payment and Think East payment, reserve decreased to \$23,944,276. Out of the reserve balance, \$5,926,842 is restricted for program use only and \$18,017,434 is unrestricted.

CAPITAL FUND PROGRAM (CFP)

The 2013 Capital Fund Program (CFP) for \$2,291,947 was awarded with a program year from September 8, 2013 to September 8, 2017. The 2014 CFP for \$2,292,896 was awarded with a program year from May 13, 2014 to May 12, 2018. Capital Fund Emergency Safety and Security program for \$250,000 was awarded with program year May 20, 2015 to June 7, 2017.

RESIDENT OPPORTUNITIES AND SELF SUFFICIENCY (ROSS GRANT)

The 2012 ROSS Service Coordinator Grant for \$486,000 was awarded by the department of HUD with a grant period from September 01, 2013 to August 31, 2016. The 2014 ROSS Public Housing FSS Grant for \$246,246 was awarded by the department of HUD with a grant period from January 1, 2015 to December 31, 2015.

HOME - TENANT BASED RENTAL ASSISTANCE (TBRA) PROGRAM

The TBRA grant was awarded by the City of Austin with a total budget of \$527,000 and the grant period from October 1, 2015 to September 30, 2016. \$500,000 was also received from the City of Austin for a short term Rental Assistance Pilot program with grant period from March 1, 2014 to February 28, 2017.

S8 Mod Rehab SRO PROGRAM

The SRO HAP contract was awarded by the department of HUD with a total budget of \$284,568 and with the contract period from April 1, 2015 to March 31, 2016.

CONTINUUM OF CARE (SNAP)

The Continuum of Care Program was awarded by the Department of HUD for \$561,204 with grant period from April 1, 2015 to March 31, 2016. The Annual Grants for \$123,726 was awarded with a grant period from September 1, 2015 to August 31, 2016.

HOUSING AUTHORITY OF THE CITY OF AUSTIN

December 31, 2015

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HOUSING AUTHORITY OF THE CITY OF AUSTIN

SCHEDULE 1
ALL PROGRAMS
OPERATING REVENUES AND EXPENSES
FISCAL YEAR - APRIL 1, 2015 - MARCH 31, 2016

	2015/2016 Budget	YTD Budget	Dec 2015	Y.T.D. As of 12/31/15	Budget Balance
REVENUE:					
Rental & Rental Related Income	\$ 12,071,965	\$ 9,053,974	\$ 1,114,128	\$ 9,831,675	\$ 2,240,290
Interest	50,000	37,500	4,352	31,548	18,452
HAP Reimbursements	46,199,998	34,649,999	3,963,099	34,982,332	11,217,666
HUD Subsidy, Fees and Grants	24,830,941	18,623,206	2,052,348	18,619,016	6,211,925
COCF Fees and Revenues	8,813,194	8,953,036	1,123,713	9,055,622	(242,428)
Public Donations	335,000	251,250	4,785	70,561	
HACA/SHCC Donations	390,000	360,750	99,085	214,546	175,454
Inter AMPS Transfer					
Other Income/Donations	3,819,797	2,864,848	399,688	1,880,461	1,939,336
Total Revenues	\$ 96,510,895	\$ 74,794,563	\$ 8,761,198	\$ 74,685,761	\$ 21,560,695
EXPENSE:					
Administrative:					
Salaries	\$ 9,762,999	\$ 7,322,250	\$ 1,329,492	\$ 7,447,193	\$ 2,315,806
Performance Incentive			232,207	232,207	(232,207)
Legal	269,742	202,307	51,152	261,529	8,213
Travel & Training	298,976	224,233	12,559	162,681	136,295
Audit Fees	70,001	52,501		70,000	1
Office Rent/Utilities	216,288	162,216	18,024	162,216	54,072
Sundry Administrative	2,693,574	2,020,182	160,636	1,443,656	1,249,918
Property General & Admin. Costs	1,638,300	1,228,725	153,832	1,216,333	421,967
Mgmt Fees & Commissions	9,102,894	9,170,086	1,078,819	8,266,949	835,945
Promotions & Advertising	72,500	54,375	8,367	68,403	4,097
Total Administrative	\$ 24,125,274	\$ 20,436,875	\$ 3,044,888	\$ 19,331,167	\$ 4,794,107
Maintenance:					
Labor	\$ 1,265,903	\$ 949,427	\$ 191,170	\$ 1,078,480	\$ 187,423
Materials	668,218	501,164	26,447	331,261	336,957
Contracts	2,717,700	2,038,275	250,897	2,319,697	398,003
Total Maintenance	\$ 4,651,821	\$ 3,488,866	\$ 468,514	\$ 3,729,438	\$ 922,383
General Expense:					
Insurance	\$ 773,274	\$ 579,957	\$ 55,620	\$ 488,349	\$ 284,925
Employee Benefit Contributions	5,266,878	3,950,159	590,017	3,690,785	1,576,093
Collection Losses	64,600	48,450	(79)	54,434	10,166
Performance Contracting	2,413,723	1,810,292	194,125	1,722,561	691,162
Interest Expense	1,210,000	907,500	93,644	863,044	346,956
Property Taxes	88,107	66,080	7,342	66,080	22,027
Total General Expenses	\$ 9,816,582	\$ 7,362,438	\$ 940,669	\$ 6,885,253	\$ 2,931,329
Other Routine Expenses:					
Tenant Services	\$ 1,256,336	\$ 942,252	\$ 160,626	\$ 787,352	\$ 468,984
Utilities	3,695,276	2,771,457	281,378	2,813,843	881,433
Protective Services	638,274	478,706	51,594	408,622	229,652
Total Other Routine Expenses	\$ 5,589,886	\$ 4,192,415	\$ 493,598	\$ 4,009,817	\$ 1,580,069
Non-Routine Expenses:					
Capital Expenditures	375,000	281,250	37,380	70,082	304,918
Other Non-Routine	1,199,000	899,250	20,295	151,851	1,047,149
Transfer to other AMPS					
Total Non-Routine Expenses	\$ 1,574,000	\$ 1,180,500	\$ 57,675	\$ 221,933	\$ 1,352,067
Housing Assistance Payments	\$ 46,199,998	\$ 34,649,999	\$ 3,963,099	\$ 34,982,332	\$ 11,217,666
Scholarships/ Digital Inclusion	499,500	374,625	8,134	178,988	320,512
Utility Assistance	2,500	1,875	262	5,029	(2,529)
Employee Contributions Match	15,000	11,250		15,000	
Fin. Lit. ED & Hm. ownership	7,000	5,250	254	886	6,114
Down payment Assistance	80,000	60,000	10,000	40,000	40,000
Community Initiatives	154,964	116,223	80,471	203,212	(48,248)
Donation to Public Housing/Other	91,000	68,250			91,000
Other Expenses/Donations	\$ 47,049,962	\$ 35,287,472	\$ 4,062,220	\$ 35,425,447	\$ 11,624,515
Total-All Expenses	\$ 92,807,525	\$ 71,948,566	\$ 9,067,564	\$ 69,603,055	\$ 23,204,470
PROVISION FOR RESERVE	\$ 3,703,370	\$ 2,845,997	\$ (306,366)	\$ 5,082,706	\$ (1,643,775)

HOUSING AUTHORITY OF THE CITY OF AUSTIN

SCHEDULE 1A CENTRAL OFFICE BUDGET ANALYSIS

FISCAL YEAR - APRIL 1, 2015 - MARCH 31, 2016

	2015/2016 Budget	YTD Budget	Dec 2015	Y.T.D. As of 12/31/15		Budget Balance
REVENUE:						
COCC Fees and Revenue	\$ 11,937,381	\$ 8,953,036	1,123,713	\$ 9,055,622		\$ 2,881,759
Interest	50,000	37,500	4,273	31,457		18,543
Other Income						
Total Revenues	\$ 11,987,381	\$ 8,990,536	\$ 1,127,986	\$ 9,087,079		\$ 2,900,302
EXPENSE:						
Administrative:						
Salaries	\$ 4,055,914	\$ 3,041,936	584,995	\$ 3,149,561		\$ 906,353
Performance Incentive			232,207	232,207		(232,207)
Legal	53,350	40,013	6,310	88,391		(35,041)
Travel & Training	154,100	115,575	8,664	87,418		66,682
Audit Fees	24,496	18,372		24,496		
Sundry Administrative	1,742,945	1,307,209	81,220	879,686		863,259
Total Administrative	\$ 6,030,805	\$ 4,523,105	\$ 913,396	\$ 4,461,759		\$ 1,569,046
Maintenance:						
Labor	\$	\$	\$	\$		\$
Materials	26,600	19,950	897	11,446		15,154
Contracts	27,500	20,625	4,671	30,799		(3,299)
Total Maintenance	\$ 54,100	\$ 40,575	\$ 5,568	\$ 42,245		\$ 11,855
General Expense:						
Insurance	\$ 176,118	\$ 132,089	10,594	\$ 86,424		\$ 89,694
Employee Benefit Contributions	1,640,958	1,230,719	218,208	1,203,091		437,867
Scholarships	4,000	3,000				4,000
Utility Assistance	2,500	1,875	262	5,029		(2,529)
HACA Rsdnt Scholarship Mrkting						
Employee Contributions Match	15,000	11,250		15,000		
Collection losses						
Fin. Lit. ED & Hm. ownership	7,000	5,250	254	886		6,114
Down payment Assistance	80,000	60,000	10,000	40,000		40,000
Homeownership Center						
Interest on Notes	300,000	225,000	20,425	180,902		119,098
Total General Expenses	\$ 2,225,576	\$ 1,669,183	\$ 259,743	\$ 1,531,332		\$ 694,244
Other Routine Expenses:						
Utilities	\$ 250,000	\$ 187,500	16,658	\$ 204,322		\$ 45,678
FSS Banquet	118,000	88,500		197		117,803
Protective Services	69,000	51,750	624	24,553		44,447
Community Initiatives	47,500	35,625	80,000	128,220		(80,720)
Total Other Routine Expenses	\$ 484,500	\$ 363,375	\$ 97,282	\$ 357,292		\$ 127,208
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 1,099,000	\$ 824,250	\$ 20,295	\$ 137,514		\$ 961,486
Capital Expenditures	168,000	126,000	37,380	37,380		130,620
Donation/Transfer						
Total Non-Routine Expenses	\$ 1,267,000	\$ 950,250	\$ 57,675	\$ 174,894		\$ 1,092,106
Total-All Expenses	\$ 10,061,981	\$ 7,546,488	\$ 1,333,664	\$ 6,567,522		\$ 3,494,459
PROVISION FOR RESERVE	\$ 1,925,400	\$ 1,444,048	\$ (205,678)	\$ 2,519,557		\$ (594,157)

HOUSING AUTHORITY OF THE CITY OF AUSTIN

SCHEDULE 1B LOW RENT PUBLIC HOUSING OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2015 - MARCH 31, 2016

	2015/2016 Budget	YTD Budget	Dec 2015	Y.T.D. As of 12/31/15	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 4,148,800	\$ 3,111,600	\$ 408,712	\$ 3,584,438	\$ 206	\$ 564,362
Nondwelling Rental	36,500	27,375	4,987	44,349	3	(7,849)
Excess Utilities Usage	40,925	30,694	3,859	37,484	2	3,441
Interest					-	
Other Income	323,169	242,377	16,924	296,421	17	26,748
Transfer from other AMPS					-	
SHCC/ AAHC Donation	91,000	68,250			-	91,000
HUD Subsidy	9,321,347	6,991,010	760,176	6,974,166	402	2,347,181
Total Revenues	\$ 13,961,741	\$ 10,471,306	\$ 1,194,658	\$ 10,936,858	630	\$ 3,024,883
EXPENSE:						
Administrative:						
Salaries	\$ 1,097,089	\$ 822,817	\$ 133,406	\$ 911,003	\$ 52	\$ 186,086
Legal	108,399	81,299	27,957	114,648	7	(6,249)
Travel & Training	7,895	5,921	933	8,033	0	(138)
Audit Fees	28,081	21,061		28,080	2	1
Management Fee	1,756,678	1,317,507	129,402	1,165,222	67	591,454
Sundry Administrative	218,937	164,203	22,800	161,325	9	57,612
Total Administrative	\$ 3,217,077	\$ 2,412,808	\$ 314,498	\$ 2,388,311	138	\$ 828,766
Maintenance:						
Labor	\$ 1,265,903	\$ 949,427	\$ 191,170	\$ 1,078,480	\$ 62	\$ 187,423
Materials	627,411	470,558	24,847	311,606	18	315,805
Contracts	1,156,776	867,582	99,044	841,520	48	315,256
Total Maintenance	\$ 3,050,090	\$ 2,287,567	\$ 315,061	\$ 2,231,606	129	\$ 818,484
General Expense:						
Insurance	\$ 239,586	\$ 179,690	\$ 18,222	\$ 163,078	\$ 9	\$ 76,508
Employee Benefit Contributions	1,374,609	1,030,957	126,112	922,904	53	451,705
Collection Losses	61,100	45,825	(79)	46,828	3	14,272
Total General Expenses	\$ 1,675,295	\$ 1,256,472	\$ 144,255	\$ 1,132,810	65	\$ 542,485
Other Routine Expenses:						
Tenant Services	\$ 1,134,736	\$ 851,052	\$ 160,543	\$ 784,327	\$ 45	\$ 350,409
Utilities	2,681,501	2,011,126	222,011	2,085,870	120	595,631
Protective Services	471,574	353,681	47,415	316,104	18	155,470
Total Other Routine Expenses	\$ 4,287,811	\$ 3,215,859	\$ 429,969	\$ 3,186,301	184	\$ 1,101,510
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 100,000	\$ 75,000	\$	\$ 14,337	\$ 1	\$ 85,663
Capital Expenditures	22,000	16,500		32,702	2	(10,702)
Performance Contracting	2,413,723	1,810,292	194,125	1,722,561	99	691,162
Transfer to other AMPS					-	
Total Non-Routine Expenses	\$ 2,535,723	\$ 1,901,792	\$ 194,125	\$ 1,769,600	102	\$ 766,123
Total-All Expenses	\$ 14,765,996	\$ 11,074,498	\$ 1,397,908	\$ 10,708,628	617	\$ 4,057,368
PROVISION FOR RESERVE	\$ (804,255)	\$ (603,192)	\$ (203,250)	\$ 228,230	13	\$ (1,032,485)

HOUSING AUTHORITY OF THE CITY OF AUSTIN

SCHEDULE 1C HOUSING CHOICE VOUCHER PROGRAM OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2015 - MARCH 31, 2016

	2015/2016 Budget	YTD Budget	Dec 2015	Y.T.D. As of 12/31/15	PUM	Budget Balance
REVENUE:						
Estimated Administrative Fees	\$ 3,786,637	\$ 2,839,978	316,807	\$ 2,857,667	\$ 63	928,970
HAP Reimbursements	46,199,998	34,649,999	3,963,099	34,982,332	767	11,217,666
Interest & Other Income					-	
Total Revenues	\$ 49,986,635	\$ 37,489,977	\$ 4,279,906	\$ 37,839,999	\$ 830	\$ 12,146,636
EXPENSE:						
Administrative:						
Salaries	\$ 2,304,506	\$ 1,728,380	306,696	\$ 1,687,678	\$ 37	616,828
Legal	1,250	938			-	1,250
Travel & Training	32,700	24,525	1,246	17,130	0	15,570
Audit Fees					-	
Management fees	(83,423)	(62,567)	(146,617)	135,398	3	(218,821)
Sundry Administrative	242,862	182,147	22,343	168,099	4	74,763
Total Administrative	\$ 2,497,895	\$ 1,873,423	\$ 183,668	\$ 2,008,305	\$ 44	\$ 489,590
Maintenance:						
Labor	\$	\$	\$	\$	\$ -	\$
Materials	14,000	10,500	652	7,396	0	6,604
Contracts	7,000	5,250	1,020	6,186	0	814
Total Maintenance	\$ 21,000	\$ 15,750	\$ 1,672	\$ 13,582	\$ 0	\$ 7,418
Other:						
Insurance	\$ 46,090	\$ 34,568	1,898	\$ 14,149	\$ 0	31,941
Protective Services	27,500	20,625	2,292	18,104	0	9,396
Employee Benefit Contributions	1,190,553	892,915	127,194	800,699	18	389,854
Capital Expenditures					-	
Total Other Expenses	\$ 1,264,143	\$ 948,108	\$ 131,384	\$ 832,952	\$ 18	\$ 431,191
Housing Assistance Payments	\$ 46,199,998	\$ 34,649,999	3,963,099	\$ 34,982,332	767	11,217,666
FSS Programs	3,600	2,700	83	2,828	0	772
Total-All Expenses	\$ 49,986,636	\$ 37,489,980	\$ 4,279,906	\$ 37,839,999	\$ 830	\$ 12,146,637
PROVISION FOR RESERVE	\$ (1)	\$ (3)	\$	\$	\$ -	\$ (1)

SOUTHWEST HOUSING COMPLIANCE CORPORATION

SCHEDULE 2 SHCC PROGRAMS COMBINED OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2015 - MARCH 31, 2016

	2015/2016 Budget	YTD Budget	Dec 2015	Y.T.D. As of 12/31/15		Budget Balance
REVENUE:						
Estimated Administrative Fees	\$ 11,722,957	\$ 8,792,218	\$ 975,365	\$ 8,787,183		\$ 2,935,774
Other Income						105,943
Donations						
Interest Income			79	91		(91)
Total Revenues	\$ 11,722,957	\$ 8,792,218	\$ 975,444	\$ 8,787,274		\$ 3,041,626
EXPENSE:						
Administrative:						
Salaries	\$ 2,100,815	\$ 1,575,611	\$ 254,240	\$ 1,424,315		\$ 559,211
Legal	93,152	69,864	16,760	35,680		42,368
Travel & Training	64,761	48,571	237	20,930		44,711
Audit Fees	17,424	13,068		17,424		
Management Fees	7,904,214	5,928,161	900,059	5,204,341		2,699,873
Office Rent/Utilities	216,288	162,216	18,024	162,216		
Other	145,178	108,884	8,277	95,875		50,910
Total Administrative	\$ 10,541,832	\$ 7,906,375	\$ 1,197,597	\$ 6,960,781		\$ 3,397,073
Maintenance:						
Labor	\$	\$	\$	\$		\$
Materials	150	113	51	566		(606)
Contracts	3,924	2,943	391	1,389		(43,106)
Total Maintenance	\$ 4,074	\$ 3,056	\$ 442	\$ 1,955		\$ (43,712)
Other:						
Insurance	\$ 109,436	\$ 82,077	\$ 7,111	\$ 63,832		\$ 46,019
Emp. Benefit Contrib. -SHCC	976,615	732,461	99,613	654,802		269,659
Donation to Public Housing	91,000	68,250				91,000
Capital Expenditures						
Total Other Expenses	\$ 1,177,051	\$ 882,788	\$ 106,724	\$ 718,634		\$ 406,678
Total-All Expenses	\$ 11,722,957	\$ 8,792,219	\$ 1,304,763	\$ 7,681,370		\$ 3,760,039
PROVISION FOR RESERVE	\$	\$ (1)	\$ (329,319)	\$ 1,105,904		\$ (718,413)

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 ALL AAHC PROGRAMS COMBINED OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2015 - MARCH 31, 2016

	2015/2016 Budget	YTD Budget	Dec 2015	Y.T.D. As of 12/31/15		Budget Balance
REVENUE:						
Rental & Rental Related Income	\$ 7,845,740	\$ 5,884,305	\$ 696,570	\$ 6,165,404		\$ 1,680,336
Interest Income						
Other Income	3,196,628	2,397,471	367,644	1,389,983		1,806,645
Total Revenues	\$ 11,042,368	\$ 8,281,776	\$ 1,064,214	\$ 7,555,387		\$ 3,486,981
EXPENSE:						
Administrative:						
HACA In-House Salaries	\$	\$	\$	\$		\$
HACA Other Admin Costs	43,500	32,625	7,795	39,631		3,869
Legal Expense	2,900	2,175		4,515		(1,615)
Property Mgmt - Fees & Commis.	258,600	193,950	22,295	198,219		60,381
Property Mgmt - Payroll Costs	1,163,000	872,250	102,622	833,365		329,635
Property Admn. Costs	216,700	162,525	28,915	184,749		31,951
HACA Management Fees	2,649,313	1,986,985	195,775	1,761,988		887,325
Promotions & Advertising	72,500	54,375	8,367	68,403		4,097
Total Administrative	\$ 4,406,513	\$ 3,304,885	\$ 365,769	\$ 3,090,870		\$ 1,315,643
Maintenance:						
Materials & Contracts	\$ 1,165,500	\$ 874,125	\$ 99,618	\$ 925,363		\$ 240,137
Cleaning & Decorating	357,000	267,750	46,153	468,799		(111,799)
Total Maintenance	\$ 1,522,500	\$ 1,141,875	\$ 145,771	\$ 1,394,162		\$ 128,338
General Expense:						
Insurance	\$ 200,000	\$ 150,000	\$ 17,649	\$ 159,237		\$ 40,763
Protective Services	70,200	52,650	1,263	49,861		20,339
Collection Loss	3,500	2,625		7,606		(4,106)
Property Taxes	88,107	66,080	7,342	66,080		22,027
Other - Interest on Note	910,000	682,500	73,219	682,142		227,858
Donation to Public Housing	107,464	80,598	471	74,992		32,472
Total General Expenses	\$ 1,379,271	\$ 1,034,453	\$ 99,944	\$ 1,039,918		\$ 339,353
Other Routine Expenses:						
Utilities	\$ 763,775	\$ 572,831	\$ 42,709	\$ 523,651		\$ 240,124
Total Other Routine Expenses	\$ 763,775	\$ 572,831	\$ 42,709	\$ 523,651		\$ 240,124
Non-Routine Expenses:						
Capital Expenditures	\$ 185,000	\$ 138,750	\$	\$		\$ 185,000
Other Non-Routine						
Total Non-Routine Expenses	\$ 185,000	\$ 138,750	\$	\$		\$ 185,000
Total-All Expenses	\$ 8,257,059	\$ 6,192,794	\$ 654,193	\$ 6,048,601		\$ 2,208,458
PROVISION FOR RESERVE	\$ 2,785,309	\$ 2,088,982	\$ 410,021	\$ 1,506,786		\$ 1,278,523

SOUTHWEST HOUSING COMPLIANCE CORPORATION

SCHEDULE 4 BLUEPRINT HOUSING SOLUTIONS OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2015 - MARCH 31, 2016

	2015/2016 Budget	YTD Budget	Dec 2015	Y.T.D. As of 12/31/15		Budget Balance
REVENUE:						
Estimated Administrative Fees	\$	\$	\$	\$		\$
Other Income	300,000	225,000	15,120	194,057		105,943
Donations						
Interest Income						
Total Revenues	\$ 300,000	\$ 225,000	\$ 15,120	\$ 194,057		\$ 105,943
EXPENSE:						
Administrative:						
Salaries	\$ 102,192	\$ 76,644	23,674	\$ 219,481		\$ (117,289)
Legal	3,191	2,393	125	18,295		(15,104)
Travel & Training	27,870	20,903	555	26,990		880
Audit Fees						
Management Fees						
Other	26,952	20,214	1,553	25,345		1,607
Total Administrative	\$ 160,205	\$ 120,154	\$ 25,907	\$ 290,111		\$ (129,906)
Maintenance:						
Labor	\$	\$	\$	\$		\$
Materials	57	43		247		(190)
Contracts				45,641		(45,641)
Total Maintenance	\$ 57	\$ 43	\$	\$ 45,888		\$ (45,831)
Other:						
Insurance	\$ 2,044	\$ 1,533	146	\$ 1,629		\$ 415
Emp. Benefit Contrib. -SHCC	37,204	27,903	8,628	89,358		(52,154)
Capital Expenditures						
Total Other Expenses	\$ 39,248	\$ 29,436	\$ 8,774	\$ 90,987		\$ (51,739)
Total-All Expenses	\$ 199,510	\$ 149,633	\$ 34,681	\$ 426,986		\$ (227,476)
PROVISION FOR RESERVE	\$ 100,490	\$ 75,367	\$ (19,561)	\$ (232,929)		\$ 333,419

HACA SCHOLARSHIP FOUNDATION

SCHEDULE 5 AUSTIN PATHWAYS OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2015 - MARCH 31, 2016

REVENUE:	2015/2016 Budget	YTD Budget	Dec 2015	Y T D: As of 12/31/15	Budget Balance
	\$	\$		\$	\$
Public Donations	335,000	251,250	4,785	70,561	264,439
HACA Donation	190,000	142,500	14,546	14,546	175,454
HACA Donation Carryover	200,000	150,000	84,539	200,000	
Total Revenues	\$ 725,000	\$ 543,750	\$ 103,870	\$ 285,107	\$ 439,893
EXPENSE:					
Administrative:					
HACA In-House Salaries	\$ 38,628	\$ 28,971	6,265	\$ 34,624	\$ 4,004
HACA Other Admin Costs					
Computer Equipment					
Travel & Training	6,500	4,875	512	1,725	4,775
Legal					
HACA Management Fees					
Other	32,000	24,000	2,937	58,426	(26,426)
Total Administrative	\$ 77,128	\$ 57,846	\$ 9,714	\$ 94,775	\$ (17,647)
General Expense:					
FSS-Supportive Services	\$	\$	\$	\$	\$
Resident Children Scholarship	40,000	30,000		50,750	(10,750)
HACA Scholarship Marketing	3,500	2,625	1,334	5,637	(2,137)
Training Content Licenses	10,000	7,500			10,000
Youth STEM/STEAM Programming	100,000	75,000		64,758	35,242
Adult Digital Inclusion Training	150,000	112,500	100	31,947	118,053
Apprenticeship Stipends	75,000	56,250	1,700	6,755	68,245
Transportation Assistance	1,500	1,125		10	1,490
Incentives	10,000	7,500			10,000
FSS Luncheon	10,000	7,500		1,950	8,050
Google Fiber Signup Fees	10,000	7,500		1,644	8,356
HCV Support Services	3,000	2,250	1,041	1,411	1,589
HCV GED Incentives	2,500	1,875	(541)		2,500
Devices	80,000	60,000	4,500	14,128	65,874
Total General Expenses	\$ 495,500	\$ 371,625	\$ 8,134	\$ 178,988	\$ 316,512
Other:					
Insurance	\$				
Workers Comp	773	580	36	267	506
Emp. Benefit	\$ 13,871	\$ 10,403	2,156	\$ 11,344	\$ 2,527
Total Other Routine Expenses	\$ 14,644	\$ 10,983	\$ 2,192	\$ 11,344	\$ 2,527
Non-Routine Expenses:					
Capital Expenditures	\$	\$	\$	\$	\$
Other Non-Routine					
Total Non-Routine Expenses	\$	\$	\$	\$	\$
Total-All Expenses	\$ 587,272	\$ 440,454	\$ 20,040	\$ 285,107	\$ 301,392
PROVISION FOR RESERVE	\$ 137,728	\$ 103,296	\$ 83,830	\$	\$ 138,501

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 6 RAD Conversion OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2015 - MARCH 31, 2016

REVENUE:	2015/2016 Budget	YTD Budget	Dec 2015	Y.T.D. As of 12/31/2015		Budget Balance
	\$	\$		\$		\$
HACA Transfer	350,000	262,500	42,409	42,409		307,591
EXPENSE:						
Administrative:						
Salaries	\$ 63,855	\$ 47,891	20,216	\$ 20,216		\$ 43,639
Legal	7,500	5,625				7,500
Travel & Training	5,150	3,863	412	412		4,738
Sundry Administrative	241,200	180,900	13,711	13,711		227,489
Total Administrative	\$ 317,705	\$ 238,279	\$ 34,339	\$ 34,339		\$ 283,366
Maintenance:						
Materials & Contracts	\$	\$		\$		\$
Cleaning & Decorating						
Total Maintenance	\$	\$	\$	\$		\$
	\$	\$	\$	\$		\$
Employee Benefit Contributions	32,295	24,221	8,070	8,070		24,225
Total General Expenses	\$ 32,295	\$ 24,221	\$ 8,070	\$ 8,070		\$ 24,225
Other Routine Expenses:	\$	\$		\$		\$
Total Other Routine Expenses	\$	\$	\$	\$		\$
Non-Routine Expenses:						
Capital Expenditures	\$	\$	\$	\$		\$
Other Non-Routine						
Total Non-Routine Expenses	\$	\$	\$	\$		\$
Total-All Expenses	\$ 350,000	\$ 262,500	\$ 42,409	\$ 42,409		\$ 307,591
PROVISION FOR RESERVE	\$	\$	\$	\$		\$

HOUSING AUTHORITY OF THE CITY OF AUSTIN

SCHEDULE 7

OPERATING RESERVE ANALYSIS

ESTIMATED AS OF MARCH 31, 2016

	2014/2015 Actual	CY Excess Revenue Actual		Drawdown		2015/16 Estimated Reserve
Public Housing	5,532,799	228,230				\$ 5,761,029
Housing Choice Voucher	165,813	-				165,813
Central Office	4,098,153	2,519,557		(\$5,901,976)		715,734
Blended Component Units	14,966,781	2,334,919				17,301,700
						-
						-
Total Reserve	24,763,546	5,082,706		(5,901,976)		\$ 23,944,276
						-
Restricted For Program Use	5,698,612	228,230				\$ 5,926,842
						-
Unrestricted Reserve	19,064,934	4,854,476		(5,901,976)		\$ 18,017,434

HOUSING AUTHORITY OF THE CITY OF AUSTIN

Financial Status of Grants Schedule 8

Grant/Program	Awarding Agency	Program Year	Grant Amount	Actual as of 12/31/15	Balance
Capital Fund Program - 2013	U.S. Dept of HUD	Sept 8, 2013 - Sept 8, 2017	2,291,947	2,291,947	0
Capital Fund Program - 2014	U.S. Dept of HUD	May 13, 2014 - May 12, 2018	2,292,896	747,028	1,545,868
Capital Fund Emergency Safety & Security	U.S. Dept of HUD	May 20, 2015-June 7, 2017	250,000	-	250,000
2012 ROSS Service Coordinator Grant	U.S. Dept of HUD	Sept 1, 2013 - Aug 31, 2016	486,000	425,547	60,453
2014 ROSS PH FSS Grant	U.S. Dept of HUD	Jan 1, 2015 - Dec 31, 2015	246,246	246,246	0
Tenant Based Rental Assistance	Pass-thru' from COA	Oct. 1, 2015 - Sept. 30, 2016	527,000	155,634	371,366
Short Term Rental Assistance - Pilot Program	City of Austin	March 1, 2014 - Feb 28, 2017	500,000	120,668	379,332
S8 Mod Rehab - SRO	U.S. Dept of HUD	April 1, 2015 - March 31, 2016	284,568	232,027	52,541
Continuum of Care Program (SNAP)	U.S. Dept of HUD	April 1, 2015 - March 31, 2016	561,204	377,384	183,820
Continuum of Care Program (SNAP)	U.S. Dept of HUD	Sept 1, 2015 - Aug 31, 2016	123,726	43,907	79,819

Other	Awarded By	Award Period	Expenses
Eastland Incubator	NA	NA	74,992.32

HOUSING AUTHORITY OF THE CITY OF AUSTIN

INVESTMENT REGISTER

December 31, 2015

Schedule 9

Type of Investment	Broker	Purchase Date	Maturity Date	Rate of return	Bank Balance
Discover Bank Fixed Rate CD	UBS Financial	10/15/13	10/24/16	1.20%	\$177,000.00
Comenity Bank	UBS Financial	01/27/15	05/30/17	1.15%	\$100,000.00
Goldman Sachs NY Fixed Rate CD	UBS Financial	03/16/15	03/24/16	0.45%	\$131,000.00
Money Market Funds	Horizon Bank	N/A	N/A	0.52%	\$7,607,700.17
Money Market Funds	JP Morgan Chase	N/A	N/A	N/A	13,169,503.07
					\$21,185,203.24

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PAYMENTS OVER \$5000 (Excluding HAP and Utilities)
FOR THE MONTH OF DECEMBER 2015

CK DATE	VENDOR	DESCRIPTION	CK NO	AMOUNT
12/01/15	AT Services LLC	Replacement of (6) Fire Damper Actuator motors at Central office	284327	2,265.32
12/01/15	Family Eldercare Inc	Monthly Payment for Service Coordination	709491	10,688.54
12/01/15	General Electric Co	REFRIGERATORS / RANGES	284343	10,747.00
12/01/15	Squire Patton Boggs LLP	Legal Services	284325	13,046.72
12/03/15	Airco Mechanical	Emergency Replacement HVAC serving computer lab @ BTW	284344	6,869.00
12/03/15	Arthur Trollo III	Legal Services	284354	18,505.55
12/03/15	Cokinios Boslen & Young	Legal Services	284351	6,322.61
12/04/15	Assurant Employee Benefits	DENTAL PREMIUM SVC 12/2015	284375	7,207.59
12/04/15	BG Personnel Services	Staffing Services	284357	6,643.95
12/04/15	Communities In School's Central	In school case management and tutoring Contract	709522	50,000.00
12/04/15	Retail Solutions	Commission earned on Lease contract Azteca Bakery	284364	7,795.20
12/04/15	Waste Management Of Texas Inc	Trash pick up - Annual contract	6778	18,658.06
12/08/15	AFLAC	MEDICAL REIMB/DEPENDENT CARE- FLEX SPENDING	6779	6,323.01
12/08/15	AFLAC	DECEMBER STATEMENT- SUPPLEMENTAL POLICIES ELECTED	6780	6,446.47
12/08/15	HART - Housing Renewal & Local Agency - Ba	RETIREMENT CONTRIBUTION	6783	63,300.43
12/08/15	Internal Revenue Service	Payroll Taxes	6784	109,831.69
12/08/15	LZT Architects Inc	AE Professional Services for Santa Rita Courts	284398	13,700.00
12/08/15	Oliver Termite Pest Control Inc	Monthly Pest control	709538	5,550.95
12/08/15	Time Warner Communications	Cable / Internet Service	6785	6,807.55
12/08/15	United Healthcare Insurance Company	EMPLOYEES PREMIUM HEALTH INSURANCE	6786	225,971.89
12/09/15	The Hartford - Life	Life Insurance	284411	8,000.95
12/10/15	BG Personnel Services	Staffing Services	284432	8,345.61
12/11/15	Austin Area Urban League	Contribution to the Austin Area Urban League.	284448	75,000.00
12/11/15	Novogradac & Company LLP	Appraisals for 9 RAD properties	709560	16,750.00
12/14/15	Oliver Termite Pest Control Inc	Monthly Pest control	709563	5,042.00
12/16/15	Boys & Girls Club Of The Austin Area	Comprehensive Youth Development Club Contract # 01	709595	15,000.00
12/16/15	Harmon Dennis Bradshaw Inc	AR Fidelity Bond renewal for 12/15/2015 to 12/15/2	284471	63,408.00
12/16/15	JG Arcoriris Painting Contractors	Emergency work to repair burned out unit, TX-1	284472	6,100.00
12/16/15	JP Morgan Chase	Credit Card Charges	6814	12,411.14
12/18/15	Arthur Trollo III	Legal Services	709612	10,182.25
12/18/15	Boys & Girls Club Of The Austin Area	Comprehensive Youth Development Club Contract # 01	709601	15,000.00
12/18/15	JP Morgan Chase	Credit Card Charges	6815	19,831.05
12/18/15	Terracon Consultants Inc	Phase I ESA Services - RAD 9 Properties	284504	28,800.00
12/22/15	AAR Inc	Thurmond Heights abatement - job #154100	284542	181,350.00
12/22/15	AFLAC	MEDICAL REIMB/DEPENDENT CARE- FLEX SPENDING	6841	6,323.01
12/22/15	Bellwether Enterprise Real Estate	Loan Payment - Lexington Hills	6832	60,628.89
12/22/15	Chase	Loan Payment - Sweetwater	6833	24,217.10
12/22/15	Chase	HACA Building Loan Payment	6834	86,343.72
12/22/15	Crockett National Bank	Loan Payment - Bent Tree	6835	9,830.00
12/22/15	Crockett National Bank	Loan Payment - Sterling Village	6836	20,513.59
12/22/15	Crockett National Bank	Loan Payment - Sterling Village	6837	5,534.43
12/22/15	Done Right Janitorial & Maintenance	DAY PORTER SERVICES ANNUAL CONTRACT	709623	8,471.60
12/22/15	HART - Housing Renewal & Local Agency - Ba	RETIREMENT CONTRIBUTION PAYDATE 12/18/15	6845	63,118.89
12/22/15	Internal Revenue Service	Payroll Taxes	6846	34,404.36
12/22/15	Internal Revenue Service	Payroll Taxes	6847	109,022.37
12/22/15	JP Morgan Chase	Credit Card Charges	6840	6,831.27
12/22/15	Recap Real Estate Advisors	November Invoice for RAD consulting services	284541	12,925.00
12/22/15	Sprint PCS	Cell Phones	6848	5,171.08
12/22/15	Texas Capital Bank	EPC II Loan Payment	6839	183,000.00
12/23/15	BG Personnel Services	Staffing Services	284554	5,478.48
12/23/15	Xerox Corp	Copier / Printer Lease	284555	8,718.65
12/30/15	BG Personnel Services	Staffing Services	284584	5,667.85
12/30/15	Communities In Schools Central	In school case management and tutoring Contract	709637	50,000.00
12/30/15	Family Eldercare Inc	November Invoice - For monthly Service Coordination	709639	8,560.38
12/30/15	Family Eldercare Inc	October Invoice - For monthly Service Coordination	709672	6,418.16
12/30/15	HART - Housing Renewal & Local Agency - Ba	RETIREMENT CONTRIBUTION PAYDATE 12/31/15	6872	62,933.15
12/30/15	Independence Title Company	Earnest Money for Vacant Lot at 6709 Circle S Road	6873	5,000.00
12/30/15	Internal Revenue Service	Payroll Taxes	6874	113,928.24
12/30/15	Trinity Title of Texas LLC	Down Payment Assistance, Jacqueline Carter, GF# 30	6878	10,000.00

SOUTHWEST HOUSING COMPLIANCE CORPORATION

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

FISCAL YEAR - APRIL 1, 2015 - MARCH 31, 2016

	2015/2016 Budget	YTD Budget	Dec 2015	Y.T.D. As of 12/31/15		Budget Balance
REVENUE:						
Estimated Administrative Fees	\$ 9,991,612	\$ 7,493,709	831,202	\$ 7,488,969		\$ 2,502,643
HAP Reimbursements	N/A	N/A		N/A		
Interest Income			79	91		(91)
Total Revenues	\$ 9,991,612	\$ 7,493,709	\$ 831,281	\$ 7,489,060		\$ 2,502,552
EXPENSE:						
Administrative:						
Salaries	\$ 1,533,595	\$ 1,150,196	186,306	\$ 1,040,296		\$ 493,299
Legal	70,796	53,097	12,570	26,760		44,036
Travel & Training	47,165	35,374	179	15,299		31,866
Audit Fees	12,719	9,539		12,719		
Management Fees	7,168,454	5,376,341	803,029	4,759,671		2,408,783
Office Rent/Utilities	162,216	121,662	13,518	121,662		40,554
Other	104,712	78,534	7,322	74,103		30,609
Total Administrative	\$ 9,099,657	\$ 6,824,743	\$ 1,022,923	\$ 6,050,510		\$ 3,049,147
Maintenance:						
Labor	\$	\$		\$		\$
Materials	150	113	51	566		(416)
Contracts	3,924	2,943	391	1,389		2,535
Total Maintenance	\$ 4,074	\$ 3,056	\$ 442	\$ 1,955		\$ 2,119
Other:						
Insurance	\$ 83,957	\$ 62,968	5,698	\$ 50,068		\$ 33,889
Emp. Benefit Contrib. -SHCC	712,924	534,693	72,705	477,379		235,545
Donation to Public Housing	91,000	68,250				91,000
Capital Expenditures						
Total Other Expenses	\$ 887,881	\$ 665,911	\$ 78,403	\$ 527,447		\$ 360,434
Non-Profit Funds	\$	\$	\$	\$		\$
Total-All Expenses	\$ 9,991,612	\$ 7,493,710	\$ 1,101,768	\$ 6,579,912		\$ 3,411,700
PROVISION FOR RESERVE	\$	\$ (1)	\$ (270,487)	\$ 909,148		\$ (909,148)

SOUTHWEST HOUSING COMPLIANCE CORPORATION

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

FISCAL YEAR - APRIL 1, 2015 - MARCH 31, 2016

	2015/2016 Budget	YTD Budget	Dec 2015	Y.T.D. As of 12/31/15	Budget Balance
REVENUE:					
Estimated Administrative Fees	\$ 1,731,345	\$ 1,298,509	144,163	\$ 1,298,214	\$ 433,131
Interest Income					
Total Revenues	\$ 1,731,345	\$ 1,298,509	\$ 144,163	\$ 1,298,214	\$ 433,131
EXPENSE:					
Administrative:					
Salaries - SHCC	\$ 567,220	\$ 425,415	67,934	\$ 384,019	\$ 183,201
Legal	22,356	16,767	4,190	8,920	13,436
Travel & Training	17,596	13,197	59	5,631	11,965
Audit Fees	4,705	3,529		4,705	
Management Fees	735,760	551,820	97,030	444,870	291,090
Office Rent/Utilities	54,072	40,554	4,506	40,554	13,518
Other	40,466	30,350	955	21,772	18,694
Total Administrative	\$ 1,442,175	\$ 1,081,632	\$ 174,674	\$ 910,271	\$ 531,904
Maintenance:					
Labor	\$	\$	\$	\$	\$
Materials					
Contracts					
Total Maintenance	\$	\$	\$	\$	\$
Other:					
Insurance	\$ 25,479	\$ 19,109	1,413	\$ 13,764	\$ 11,715
Emp. Benefit Contrib. -SHCC	263,691	197,768	26,908	177,423	86,268
Capital Expenditures					
Total Other Expenses	\$ 289,170	\$ 216,877	\$ 28,321	\$ 191,187	\$ 97,983
Total-All Expenses	\$ 1,731,345	\$ 1,298,509	\$ 202,995	\$ 1,101,458	\$ 629,887
PROVISION FOR RESERVE	\$	\$	\$ (58,832)	\$ 196,756	\$ (196,756)

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 A
OPERATING REVENUES AND EXPENSES
AAHC SINGLE FAMILY HOMES
UNITS AVAILABLE - 17
FISCAL YEAR - APRIL 1, 2015 - MARCH 31, 2016

	2015/2016 Budget	YTD Budget	Dec 2015	Y.T.D. As of 12/31/15	FUM \$	Budget Balance
REVENUE:						
Rental Income	\$ 210,000	\$ 157,500	17,980	\$ 159,046	\$ 1,040	\$ 50,954
Interest Income					-	
Other Income	1,000	750	75	410	3	590
Total Revenues	\$ 211,000	\$ 158,250	\$ 18,055	\$ 159,456	\$ 1,042	\$ 51,544
EXPENSE:						
Administrative:						
Salaries	\$	\$		\$	\$ -	\$
Legal					-	
Travel & Training					-	
Management Fees	42,200	31,650	3,517	31,650	207	10,550
Other	1,500	1,125			-	1,500
Total Administrative	\$ 43,700	\$ 32,775	\$ 3,517	\$ 31,650	\$ 207	\$ 12,050
Maintenance:						
Labor	\$	\$		\$	\$ -	\$
Materials					-	
Contracts	45,000	33,750	1,498	20,835	136	24,165
Total Maintenance	\$ 45,000	\$ 33,750	\$ 1,498	\$ 20,835	\$ 136	\$ 24,165
Other:						
Insurance	\$ 4,900	\$ 3,675	451	\$ 3,952	\$ 26	\$ 948
Utilities	2,450	1,838	189	1,964	13	486
Emp. Benefits					-	
Collection Loss	1,500	1,125		5,422	35	(3,922)
Donation to Public Housing					-	
Total Other Expenses	\$ 8,850	\$ 6,638	\$ 640	\$ 11,338	\$ 74	\$ (2,488)
TOTAL ROUTINE EXPENSES	\$ 97,550	\$ 73,163	\$ 5,655	\$ 63,823	\$ 417	\$ 33,727
Total Capital Expenditures	\$ 30,000	\$ 22,500	\$	\$	\$ -	\$ 30,000
PROVISION FOR RESERVE	\$ 83,450	\$ 62,587	\$ 12,400	\$ 95,633	\$ 625	\$ (12,183)

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 B
 OPERATING REVENUES AND EXPENSES
 EASTLAND PLAZA SHOPPING CENTER
 FISCAL YEAR - APRIL 1, 2015 - MARCH 31, 2016

	2015/2016 Budget	YTD Budget	Dec 2015	Y.T.D. As of 12/31/15		Budget Balance
REVENUES						
Rental Income	\$ 1,130,000	\$ 847,500	91,425	\$ 829,173		\$ 300,827
Other Income	175,000	131,250				175,000
Total Operating Income	\$ 1,305,000	\$ 978,750	\$ 91,425	\$ 829,173		\$ 475,827
EXPENSE:						
Administrative:						
Salaries	\$	\$	\$	\$		\$
Administrative Costs	5,000	3,750	7,795	16,620		(11,620)
Audit Fees						
Legal	2,500	1,875		4,515		(2,015)
Management Fees	701,839	526,379	58,486	526,379		175,460
Total Administrative	\$ 709,339	\$ 532,004	\$ 66,281	\$ 547,514		\$ 161,825
Maintenance:						
Materials & Contracts	130,000	97,500	5,480	56,712		73,288
Total Maintenance	\$ 130,000	\$ 97,500	\$ 5,480	\$ 56,712		\$ 73,288
General Expense:						
Insurance	\$ 40,000	\$ 30,000	2,627	\$ 23,090		\$ 16,910
Employee Benefits						
Property Taxes - Estimated	88,107	66,080	7,342	66,080		22,027
Other - Interest on Note						
Community Initiatives	107,464	80,598	471	74,992		32,472
Total General Expenses	\$ 235,571	\$ 176,678	\$ 10,440	\$ 164,162		\$ 71,409
Other Routine Expenses:						
Utilities	\$ 35,000	\$ 26,250	2,865	\$ 25,112		\$ 9,888
Protective Services	38,000	28,500	201	28,618		9,382
Total Other Routine Expenses	\$ 73,000	\$ 54,750	\$ 3,066	\$ 53,730		\$ 19,270
Non-Routine Expenses:						
Capital Expenditures	\$	\$	\$	\$		\$
Other Non-Routine						
Total Non-Routine Expenses	\$	\$	\$	\$		\$
Total-All Expenses	\$ 1,147,910	\$ 860,932	\$ 85,267	\$ 822,118		\$ 325,792
PROVISION FOR RESERVE	\$ 157,090	\$ 117,818	\$ 6,158	\$ 7,055		\$ 150,035

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 C
 STERLING VILLAGE APARTMENTS
 OPERATING REVENUES AND EXPENSES
 UNITS AVAILABLE - 207
 FISCAL YEAR - APRIL 1, 2015 - MARCH 31, 2016

	2015/2016 Budget	YTD Budget	Dec 2015	Y.T.D. As of 12/31/15	PUM \$	Budget Balance
REVENUE:						
Rental & Rental Related Income	\$ 1,350,000	\$ 1,012,500	119,471	\$ 1,067,792	\$ 573	\$ 282,208
Other Income	132,650	99,488	10,524	93,862	50	38,788
Total Revenues	\$ 1,482,650	\$ 1,111,988	\$ 129,995	\$ 1,161,654	\$ 624	\$ 320,996
EXPENSE:						
Administrative:						
HACA In-House Salaries	\$	\$		\$	\$ -	\$
HACA Other Admin Costs					-	
Audit Fees					-	
Property Mgmt - Fees & Commis.	67,000	50,250	5,828	51,780	28	15,220
Property Mgmt - Payroll Costs	340,000	255,000	31,403	242,527	130	97,473
Property Admn. Costs	57,700	43,275	7,032	47,703	26	9,997
HACA Management Fees	296,530	222,398	24,711	222,398	119	74,132
Promotions & Advertising	20,000	15,000	1,359	14,428	8	5,572
Total Administrative	\$ 781,230	\$ 585,923	\$ 70,333	\$ 578,836	\$ 311	\$ 202,394
Maintenance:						
Materials & Contracts	\$ 240,000	\$ 180,000	24,580	\$ 224,526	\$ 121	\$ 15,474
Cleaning & Decorating	95,000	71,250	3,720	68,325	37	26,675
Total Maintenance	\$ 335,000	\$ 251,250	\$ 28,300	\$ 292,851	\$ 157	\$ 42,149
General Expense:						
Insurance	\$ 33,000	\$ 24,750	3,591	\$ 32,904	\$ 18	\$ 96
Collection Loss	2,000	1,500		1,154	1	846
Protective Services					-	
Other - Interest on Note	130,000	97,500	11,918	114,324	61	15,676
Donation to Public Housing					-	
Total General Expenses	\$ 165,000	\$ 123,750	\$ 15,509	\$ 148,382	\$ 80	\$ 16,618
Other Routine Expenses:						
Utilities	\$ 190,325	\$ 142,744	16,611	\$ 136,755	\$ 73	\$ 53,570
Total Other Routine Expenses	\$ 190,325	\$ 142,744	\$ 16,611	\$ 136,755	\$ 73	\$ 53,570
Non-Routine Expenses:						
Capital Expenditures	\$ 30,000	\$ 22,500		\$	\$ -	\$ 30,000
Other Non-Routine					-	
Total Non-Routine Expenses	\$ 30,000	\$ 22,500	\$	\$	\$ -	\$ 30,000
Total-All Expenses	\$ 1,501,555	\$ 1,126,167	\$ 130,753	\$ 1,156,824	\$ 621	\$ 344,731
PROVISION FOR RESERVE	\$ (18,905)	\$ (14,179)	\$ (758)	\$ 4,830	\$ 3	\$ (23,735)

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 D
BENT TREE APARTMENTS
BUDGET ANALYSIS
UNITS AVAILABLE - 126
FISCAL YEAR - APRIL 1, 2015 - MARCH 31, 2016

	2015/2016 Budget	YTD Budget	Dec 2015	Y T D As of 12/31/15	PUM \$	Budget Balance
REVENUE:						
Rental & Rental Related Income	\$ 1,000,000	\$ 750,000	89,407	\$ 784,844	\$ 692	\$ 215,156
Other Income	74,000	55,500	5,999	59,408	52	14,592
Total Revenues	\$ 1,074,000	\$ 805,500	\$ 95,406	\$ 844,252	\$ 744	\$ 229,748
EXPENSE:						
Administrative:						
HACA In-House Salaries	\$	\$	\$	\$	\$ -	\$
HACA Other Admin Costs					-	
Audit Fees					-	
Property Mgmt - Fees & Commis.	47,600	35,700	4,083	38,006	34	9,594
Property Mgmt - Payroll Costs	236,000	177,000	18,935	174,111	154	61,889
Property Admn. Costs	43,000	32,250	6,372	31,584	28	11,416
HACA Management Fees	214,800	161,100	17,900	161,100	142	53,700
Promotions & Advertising	10,500	7,875	261	8,494	7	2,006
Total Administrative	\$ 551,900	\$ 413,925	\$ 47,551	\$ 413,295	\$ 364	\$ 138,605
Maintenance:						
Materials & Contracts	\$ 137,500	\$ 103,125	17,277	\$ 112,533	\$ 99	\$ 24,967
Cleaning & Decorating	72,000	54,000	3,010	59,271	52	12,729
Total Maintenance	\$ 209,500	\$ 157,125	\$ 20,287	\$ 171,804	\$ 152	\$ 37,696
General Expense:						
Insurance	\$ 31,000	\$ 23,250	2,539	\$ 23,391	\$ 21	\$ 7,609
Other - Interest on Note	60,000	45,000	4,479	44,220	39	15,780
Donation to Public Housing					-	
Total General Expenses	\$ 91,000	\$ 68,250	\$ 7,018	\$ 67,611	\$ 60	\$ 23,389
Other Routine Expenses:						
Utilities	\$ 99,500	\$ 74,625	7,759	\$ 83,495	\$ 74	\$ 16,005
Total Other Routine Expenses	\$ 99,500	\$ 74,625	\$ 7,759	\$ 83,495	\$ 74	\$ 16,005
Non-Routine Expenses:						
Capital Expenditures	\$ 25,000	\$ 18,750	\$	\$	\$ -	\$ 25,000
Other Non-Routine					-	
Total Non-Routine Expenses	\$ 25,000	\$ 18,750	\$	\$	\$ -	\$ 25,000
Total-All Expenses	\$ 976,900	\$ 732,675	\$ 82,615	\$ 736,205	\$ 649	\$ 240,695
PROVISION FOR RESERVE	\$ 97,100	\$ 72,825	\$ 12,791	\$ 108,047	\$ 95	\$ (10,947)

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 E
 SWEET WATER APARTMENTS
 OPERATING REVENUES AND EXPENSES
 UNITS AVAILABLE - 152
 FISCAL YEAR - APRIL 1, 2015 - MARCH 31, 2016

	2015/2016 Budget	YTD Budget	Dec 2015	Y.T.D. As of 12/31/15	PIJM \$	Budget Balance
REVENUE:						
Rental & Rental Related Income	\$ 995,000	\$ 746,250	83,802	\$ 762,463	\$ 557	\$ 232,537
Other Income	122,000	91,500	10,740	69,252	51	52,748
Total Revenues	\$ 1,117,000	\$ 837,750	\$ 94,542	\$ 831,715	\$ 608	\$ 285,285
EXPENSE:						
Administrative:						
HACA In-House Salaries	\$	\$	\$	\$	\$ -	\$
HACA Other Admin Costs					-	
Audit Fees					-	
Property Mgmt - Fees & Commis.	48,000	36,000	3,952	37,112	27	10,888
Property Mgmt - Payroll Costs	222,000	166,500	21,266	169,663	124	52,337
Property Admn. Costs	54,500	40,875	7,172	47,689	35	6,811
HACA Management Fees	223,400	167,550	18,617	167,550	122	55,850
Promotions & Advertising	12,000	9,000	1,254	12,386	9	(386)
Total Administrative	\$ 559,900	\$ 419,925	\$ 52,261	\$ 434,400	\$ 318	\$ 125,500
Maintenance:						
Materials & Contracts	\$ 181,000	\$ 135,750	13,842	\$ 140,934	\$ 103	\$ 40,066
Cleaning & Decorating	65,000	48,750	2,008	59,201	43	5,799
Total Maintenance	\$ 246,000	\$ 184,500	\$ 15,850	\$ 200,135	\$ 146	\$ 45,865
General Expense:						
Insurance	\$ 33,000	\$ 24,750	2,700	\$ 24,858	\$ 18	\$ 8,142
Protective Services					-	
Other - Interest on Note	240,000	180,000	18,031	166,353	122	73,647
Total General Expenses	\$ 273,000	\$ 204,750	\$ 20,731	\$ 191,211	\$ 140	\$ 81,789
Other Routine Expenses:						
Utilities	\$ 127,000	\$ 95,250	8,007	\$ 77,625	\$ 57	\$ 49,375
Total Other Routine Expenses	\$ 127,000	\$ 95,250	\$ 8,007	\$ 77,625	\$ 57	\$ 49,375
Non-Routine Expenses:						
Capital Expenditures	\$ 30,000	\$ 22,500		\$	\$ -	\$
Other Non-Routine					-	
Total Non-Routine Expenses	\$ 30,000	\$ 22,500	\$	\$	\$ -	\$
Total-All Expenses	\$ 1,235,900	\$ 926,925	\$ 96,849	\$ 903,371	\$ 660	\$ 302,529
PROVISION FOR RESERVE	\$ (118,900)	\$ (89,175)	\$ (2,307)	\$ (71,656)	\$ (52)	\$ (17,244)

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 F OFFICE RENTAL OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2015 - MARCH 31, 2016

	2015/2016 Budget	YTD Budget	Dec 2015	Y.T.D. As of 12/31/15		Budget Balance
REVENUE:						
Lease Revenue	\$ 1,212,240	\$ 909,180	\$ 97,930	\$ 912,525		\$ 299,715
Other Income	107,000	80,250				107,000
Total Revenues	\$ 1,319,240	\$ 989,430	\$ 97,930	\$ 912,525		\$ 406,715
EXPENSE:						
Administrative:						
Salaries	\$	\$	\$	\$		\$
Legal						
Audit						
Management Fees	263,848	197,886	21,987	197,886		65,962
Other						
Total Administrative	\$ 263,848	\$ 197,886	\$ 21,987	\$ 197,886		\$ 65,962
Maintenance & Protective Services:						
Materials & Contracts	\$ 87,000	\$ 65,250	\$ 3,765	\$ 40,227		\$ 46,773
Protective Services	31,200	23,400	1,062	20,619		10,581
Total Maintenance & Prot. Svs.	\$ 118,200	\$ 88,650	\$ 4,827	\$ 60,846		\$ 57,354
General Expense:						
Insurance	\$ 12,100	\$ 9,075	\$ 985	\$ 8,849		\$ 3,251
Emp. Benefits						
Collection Loss						
Donation to Public Housing						
Total General Expenses	\$ 12,100	\$ 9,075	\$ 985	\$ 8,849		\$ 3,251
Other Routine Expenses:						
Utilities	\$ 51,000	\$ 38,250	\$ 3,674	\$ 38,816		\$ 12,184
Total Other Routine Expenses	\$ 51,000	\$ 38,250	\$ 3,674	\$ 38,816		\$ 12,184
Non-Routine Expenses:						
Capital Expenditures	\$ 20,000	\$ 15,000	\$	\$		\$ 20,000
Other Non-Routine						
Total Non-Routine Expenses	\$ 20,000	\$ 15,000	\$	\$		\$ 20,000
Total-All Expenses	\$ 465,148	\$ 348,861	\$ 31,473	\$ 306,397		\$ 158,751
PROVISION FOR RESERVE	\$ 854,092	\$ 640,569	\$ 66,457	\$ 606,128		\$ 247,964

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 G
LEISURE TIME CONDOMINIUMS
OPERATING REVENUES AND EXPENSES
UNITS AVAILABLE - 22
FISCAL YEAR - APRIL 1, 2015 - MARCH 31, 2016

	2015/2016 Budget	YTD Budget	Dec 2015	Y.T.D. As of 12/31/15		Budget Balance
REVENUE:						
Rental & Rental Related Income	\$ 148,500	\$ 111,375	13,026	\$ 111,638	564	\$ 36,862
Other Income	1,000	750		455	2	545
Total Revenues	\$ 149,500	\$ 112,125	\$ 13,026	\$ 112,093		\$ 37,407
EXPENSE:						
Administrative:						
Salaries	\$	\$		\$		\$
Legal	400	300				400
Property Admin. Costs						
Management Fees	29,900	22,425	2,491	22,425	113	7,475
Other	37,000	27,750		21,152	107	15,848
Total Administrative	\$ 67,300	\$ 50,475	\$ 2,491	\$ 43,577	220	\$ 23,723
Maintenance:						
Materials & Contracts	\$ 36,500	\$ 27,375	732	\$ 21,072	106	\$ 15,428
Cleaning & Decorating						
Total Maintenance	\$ 36,500	\$ 27,375	\$ 732	\$ 21,072	106	\$ 15,428
General Expense:						
Insurance	\$	\$	\$	\$		\$
Emp. Benefits						
Protective Services	1,000	750		624		376
Other - Collection Losses				1,030		(1,030)
Total General Expenses	\$ 1,000	\$ 750	\$	\$ 1,654		\$ (654)
Other Routine Expenses:						
Utilities	\$ 1,500	\$ 1,125	56	\$ 757	4	\$ 743
Total Other Routine Expenses	\$ 1,500	\$ 1,125	\$ 56	\$ 757	4	\$ 743
Non-Routine Expenses:						
Capital Expenditures	\$ 25,000	\$ 18,750	\$	\$		\$ 25,000
Other Non-Routine						
Total Non-Routine Expenses	\$ 25,000	\$ 18,750	\$	\$		\$ 25,000
Total-All Expenses	\$ 131,300	\$ 98,475	\$ 3,279	\$ 67,060	339	\$ 64,240
PROVISION FOR RESERVE	\$ 18,200	\$ 13,650	\$ 9,747	\$ 45,033	227	\$ (26,833)

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 H
 LEXINGTON HILLS
 OPERATING REVENUES AND EXPENSES
 UNITS AVAILABLE - 238
 FISCAL YEAR - APRIL 1, 2015 - MARCH 31, 2016

	2015/2016 Budget	YTD Budget	Dec 2015	Y.T.D. As of 12/31/15		Budget Balance
REVENUE:						
Rental & Rental Related Income	\$ 1,800,000	\$ 1,350,000	183,529	\$ 1,537,923	718	\$ 262,077
Other Income	184,000	138,000	11,633	96,946	45	87,054
Total Revenues	\$ 1,984,000	\$ 1,488,000	\$ 195,162	\$ 1,634,869	763	\$ 349,131
EXPENSE:						
Administrative:						
HACA In-House Salaries	\$	\$		\$		\$
HACA Other Admin Costs						
Audit Fees						
Legal						
Property Mgmt - Fees & Commis.	96,000	72,000	8,432	71,321	33	24,679
Property Mgmt - Payroll Costs	365,000	273,750	31,018	247,064	115	117,936
Property Admn. Costs	61,500	46,125	8,339	57,773	27	3,727
HACA Management Fees	396,800	297,600	33,066	297,600	139	99,200
Promotions & Advertising	30,000	22,500	5,493	33,095	15	(3,095)
Total Administrative	\$ 949,300	\$ 711,975	\$ 86,348	\$ 706,853	330	\$ 242,447
Maintenance:						
Materials & Contracts	\$ 308,500	\$ 231,375	32,444	\$ 308,524	144	\$ (24)
Cleaning & Decorating	125,000	93,750	37,415	282,002	132	(157,002)
Total Maintenance	\$ 433,500	\$ 325,125	\$ 69,859	\$ 590,526	276	\$ (157,026)
General Expense:						
Insurance	\$ 46,000	\$ 34,500	4,756	\$ 42,193	20	\$ 3,807
Other - Interest on Note	480,000	360,000	38,791	357,245	167	122,755
Total General Expenses	\$ 526,000	\$ 394,500	\$ 43,547	\$ 399,438	186	\$ 128,562
Other Routine Expenses:						
Utilities	\$ 257,000	\$ 192,750	3,548	\$ 159,127	74	\$ 97,873
Total Other Routine Expenses	\$ 257,000	\$ 192,750	\$ 3,548	\$ 159,127	74	\$ 97,873
Non-Routine Expenses:						
Capital Expenditures	\$ 25,000	\$ 18,750	\$	\$		\$ 25,000
Other Non-Routine						
Total Non-Routine Expenses	\$ 25,000	\$ 18,750	\$	\$		\$ 25,000
Total-All Expenses	\$ 2,190,800	\$ 1,643,100	\$ 203,302	\$ 1,855,944	866	\$ 334,856
PROVISION FOR RESERVE	\$ (206,800)	\$ (155,100)	\$ (8,140)	\$ (221,075)	(103)	\$ 14,275

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 I BEN WHITE DEVELOPMENT OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2015 - MARCH 31, 2016

	2015/2016 Budget	YTD Budget	Dec 2015	Y.T.D. As of 12/31/2015		Budget Balance
REVENUE:	\$	\$		\$		\$
Other Income	900,000	675,000	48,085	307,966		592,034
Total Revenues	\$ 900,000	\$ 675,000	\$ 48,085	\$ 307,966		\$ 592,034
EXPENSE:						
Administrative:						
HACA In-House Salaries	\$	\$		\$		\$
HACA Other Admin Costs				1,506		(1,506)
Audit Fees						
Legal						
HACA Management Fees	180,000	135,000	15,000	135,000		45,000
Promotions & Advertising						
Total Administrative	\$ 180,000	\$ 135,000	\$ 15,000	\$ 136,506		\$ 43,494
	\$	\$	\$	\$		\$
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	\$ 180,000	\$ 135,000	\$ 15,000	\$ 136,506		\$ 43,494
PROVISION FOR RESERVE	\$ 720,000	\$ 540,000	\$ 33,085	\$ 171,460		\$ 548,540

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 J HARRIS BRANCH SENIOR OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2015 - MARCH 31, 2016

	2015/2016 Budget	YTD Budget	Dec 2015	Y.T.D. As of 12/31/2015		Budget Balance
REVENUE:	\$	\$		\$		\$
Other Income	624,978	468,734		397,046		227,932
Total Revenues	\$ 624,978	\$ 468,734	\$	\$ 397,046		\$ 227,932
EXPENSE:						
Administrative:						
HACA In-House Salaries	\$	\$		\$		\$
HACA Other Admin Costs				353		(353)
Audit Fees						
Legal						
HACA Management Fees	124,996	93,747				124,996
Promotions & Advertising						
Total Administrative	\$ 124,996	\$ 93,747	\$	\$ 353		\$ 124,643
Maintenance:						
Materials & Contracts	\$	\$		\$		\$
Cleaning & Decorating						
Total Maintenance	\$	\$	\$	\$		\$
	\$	\$	\$	\$		\$
Total General Expenses	\$	\$	\$	\$		\$
Other Routine Expenses:						
Utilities	\$	\$		\$		\$
Total Other Routine Expenses	\$	\$	\$	\$		\$
Non-Routine Expenses:						
Capital Expenditures	\$	\$	\$	\$		\$
Other Non-Routine						
Total Non-Routine Expenses	\$	\$	\$	\$		\$
Total-All Expenses	\$ 124,996	\$ 93,747	\$	\$ 353		\$ 124,643
PROVISION FOR RESERVE	\$ 499,982	\$ 374,987	\$	\$ 396,693		\$ 103,289

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 K THE RESERVE AT SPRINGDALE OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2015 - MARCH 31, 2016

	2015/2016 Budget	YTD Budget	Dec 2015	Y. T. D. As of 12/31/2015		Budget Balance
REVENUE:						
Other Income	\$ 350,000	\$ 262,500	18,494	102,544		\$ 247,456
Total Revenues	\$ 350,000	\$ 262,500	\$ 18,494	\$ 102,544		\$ 247,456
EXPENSE:						
Administrative:						
HACA In-House Salaries	\$	\$		\$		\$
HACA Other Admin Costs						
Audit Fees						
Legal						
HACA Management Fees	70,000	52,500				70,000
Promotions & Advertising						
Total Administrative	\$ 70,000	\$ 52,500	\$	\$		\$ 70,000
Maintenance:						
Materials & Contracts	\$	\$		\$		\$
Cleaning & Decorating						
Total Maintenance	\$	\$	\$	\$		\$
	\$	\$	\$	\$		\$
Total General Expenses	\$	\$	\$	\$		\$
Other Routine Expenses:						
Utilities	\$	\$		\$		\$
Total Other Routine Expenses	\$	\$	\$	\$		\$
Non-Routine Expenses:						
Capital Expenditures	\$	\$	\$	\$		\$
Other Non-Routine						
Total Non-Routine Expenses	\$	\$	\$	\$		\$
Total-All Expenses	\$ 70,000	\$ 52,500	\$	\$		\$ 70,000
PROVISION FOR RESERVE	\$ 280,000	\$ 210,000	\$ 18,494	\$ 102,544		\$ 177,456

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 L URBAN OAKS OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2015 - MARCH 31, 2016

	2015/2016 Budget	YTD Budget	Dec 2015	Y. T. D. As of 12/31/2015		Budget Balance
REVENUE:						
Other Income	400,000	300,000	187,094	187,094		212,906
Total Revenues	\$ 400,000	\$ 300,000	\$ 187,094	\$ 187,094		\$ 212,906
EXPENSE:						
Administrative:						
HACA In-House Salaries	\$	\$		\$		\$
HACA Other Admin Costs						
Audit Fees						
Legal						
HACA Management Fees	80,000	60,000				80,000
Promotions & Advertising						
Total Administrative	\$ 80,000	\$ 60,000	\$	\$		\$ 80,000
Maintenance:						
Materials & Contracts	\$	\$		\$		\$
Cleaning & Decorating						
Total Maintenance	\$	\$	\$	\$		\$
	\$	\$	\$	\$		\$
Total General Expenses	\$	\$	\$	\$		\$
Other Routine Expenses:						
Utilities	\$	\$		\$		\$
Total Other Routine Expenses	\$	\$	\$	\$		\$
Non-Routine Expenses:						
Capital Expenditures	\$	\$	\$	\$		\$
Other Non-Routine						
Total Non-Routine Expenses	\$	\$	\$	\$		\$
Total-All Expenses	\$ 80,000	\$ 60,000	\$	\$		\$ 80,000
PROVISION FOR RESERVE	\$ 320,000	\$ 240,000	\$ 187,094	\$ 187,094		\$ 132,906

AUSTIN AFFORDABLE HOUSING CORPORATION

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

FISCAL YEAR - APRIL 1, 2015 - MARCH 31, 2016

	2015/2016 Budget	YTD Budget	Dec 2015	Y T D As of 12/31/2015		Budget Balance
REVENUE:						
Other Income	\$ 125,000	\$ 93,750	75,000	75,000		\$ 50,000
Total Revenues	\$ 125,000	\$ 93,750	\$ 75,000	\$ 75,000		\$ 50,000
EXPENSE:						
Administrative:						
HACA In-House Salaries	\$	\$		\$		\$
HACA Other Admin Costs						
Audit Fees						
Legal						
HACA Management Fees	25,000	18,750				25,000
Promotions & Advertising						
Total Administrative	\$ 25,000	\$ 18,750	\$	\$		\$ 25,000
Maintenance:						
Materials & Contracts	\$	\$		\$		\$
Cleaning & Decorating						
Total Maintenance	\$	\$	\$	\$		\$
	\$	\$	\$	\$		\$
Total General Expenses	\$	\$	\$	\$		\$
Other Routine Expenses:						
Utilities	\$	\$		\$		\$
Total Other Routine Expenses	\$	\$	\$	\$		\$
Non-Routine Expenses:						
Capital Expenditures	\$	\$	\$	\$		\$
Other Non-Routine						
Total Non-Routine Expenses	\$	\$	\$	\$		\$
Total-All Expenses	\$ 25,000	\$ 18,750	\$	\$		\$ 25,000
PROVISION FOR RESERVE	\$ 100,000	\$ 75,000	\$ 75,000	\$ 75,000		\$ 25,000

HOUSING AUTHORITY OF THE CITY OF AUSTIN

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

	2015/2016 Budget	YTD Budget	Dec 2015	Y.T.D. As of 12/31/15	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 314,800	\$ 236,100	32,780	\$ 291,730	\$ 205	\$ (23,070)
Nondwelling Rental	0	0		0	0	0
Excess Utilities Usage	1,700	1,275	77	3,668	3	1,968
Other Income	66,991	50,243	1,188	37,873	27	(29,118)
Transfer from other AMPS	0	0		0	0	0
SHCC Donation		0		0	0	0
HUD Subsidy	742,361	556,771	60,547	552,035	388	(190,326)
Total Revenues	\$ 1,125,852	\$ 844,389	\$ 94,592	\$ 885,306	\$ 623	\$ (240,546)
EXPENSE:						
Administrative:						
Salaries	\$ 62,409	\$ 46,807	12,954	\$ 73,756	\$ 52	\$ (11,347)
Legal - Misc.	5,149	3,862	8,888	28,801	20	(23,652)
Travel & Training	400	300	511	1,533	1	(1,133)
Accounting & Audit Fees	2,413	1,810		2,413	2	0
Management Fee	149,034	111,776	10,605	95,648	67	53,386
Sundry Administrative	15,803	11,852	1,296	9,816	7	5,987
Total Administrative	\$ 235,208	\$ 176,407	\$ 34,254	\$ 211,967	\$ 149	\$ 23,241
Maintenance:						
Labor	\$ 110,431	\$ 82,823	15,071	\$ 89,848	\$ 63	\$ 20,583
Materials/Resident Charges	58,089	43,567	1,635	19,888	14	38,201
Contracts	113,858	85,394	7,692	62,715	44	51,143
Total Maintenance	\$ 282,378	\$ 211,784	\$ 24,398	\$ 172,451	\$ 121	\$ 109,927
General Expense:						
Insurance	\$ 18,457	\$ 13,843	1,566	\$ 13,733	\$ 10	\$ 4,724
Employee Benefit Contributions	99,218	74,414	9,460	56,696	40	42,522
Collection Losses	5,000	3,750		12,488	9	(7,488)
Total General Expenses	\$ 122,675	\$ 92,007	\$ 11,026	\$ 82,917	\$ 58	\$ 39,758
Other Routine Expenses:						
Tenant Services	\$ 69,337	\$ 52,003	7,071	\$ 38,017	\$ 27	\$ 31,320
Utilities	191,085	143,314	16,218	172,705	121	18,380
Protective Services	30,915	23,186	2,167	17,096	12	13,819
Total Other Routine Expenses	\$ 291,337	\$ 218,503	\$ 25,456	\$ 227,818	\$ 160	\$ 63,519
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	\$ 0		\$ 0	\$ -	\$ 0
Capital Expenditures		0		0	0	0
Performance Contracting	207,378	155,534	16,740	147,532	104	59,846
Transfer to other AMPS	0	0	0	0	0	0
Total Non-Routine Expenses	\$ 207,378	\$ 155,534	\$ 16,740	\$ 147,532	\$ 103.75	\$ 59,846
Total-All Expenses	\$ 1,138,976	\$ 854,235	\$ 111,874	\$ 842,685	\$ 593	\$ 296,291
PROVISION FOR RESERVE	\$ (13,124)	\$ (9,846)	\$ (17,282)	\$ 42,621	\$ 30	\$ 55,745

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, 2015 - MARCH 31, 2016

	2015/2016 Budget	YTD Budget	Dec 2015	Y.T.D. As of 12/31/15	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 334,000	\$ 250,500	33,522	\$ 280,974	\$ 200	\$ (53,026)
Nondwelling Rental	9,000	6,750	700	6,300	4	(2,700)
Excess Utilities Usage	3,500	2,625	462	4,051	3	551
Other Income	14,844	11,133	4,650	11,268	8	(3,576)
Transfer from other AMPS	0	0		0	0	0
SHCC Donation	0	0		0	0	0
HUD Subsidy	730,563	547,922	59,585	546,607	389	(183,956)
Total Revenues	\$ 1,091,907	\$ 818,930	\$ 98,919	\$ 849,200	\$ 605	\$ (242,707)
EXPENSE:						
Administrative:						
Salaries	\$ 83,305	\$ 62,479	10,540	\$ 55,876	\$ 40	\$ 27,429
Legal - Misc.	19,750	14,813	1,310	2,102	1	17,648
Travel & Training	340	255		340	0	0
Accounting & Audit Fees	2,382	1,787		2,382	2	0
Management Fee	146,204	109,653	10,605	95,240	68	50,964
Sundry Administrative	15,410	11,558	1,410	8,905	6	6,505
Total Administrative	\$ 267,391	\$ 200,545	\$ 23,865	\$ 164,845	\$ 117	\$ 102,546
Maintenance:						
Labor	\$ 106,272	\$ 79,704	15,376	\$ 80,101	\$ 57	\$ 26,171
Materials	49,105	36,829	2,698	26,097	19	23,008
Contracts	102,550	76,913	8,288	58,967	42	43,583
Total Maintenance	\$ 257,927	\$ 193,446	\$ 26,362	\$ 165,165	\$ 118	\$ 92,762
General Expense:						
Insurance	\$ 18,991	\$ 14,243	1,558	\$ 13,672	\$ 9.7	\$ 5,319
Employee Benefit Contributions	107,891	80,918	10,516	64,961	46	42,930
Collection Losses	12,500	9,375		706	1	11,794
Total General Expenses	\$ 139,382	\$ 104,536	\$ 12,074	\$ 79,339	\$ 57	\$ 60,043
Other Routine Expenses:						
Tenant Services	\$ 67,479	\$ 50,609	9,356	\$ 56,360	\$ 40	\$ 11,119
Utilities	197,100	147,825	15,094	132,114	94	64,986
Protective Services	32,618	24,464	5,430	27,307	19	5,311
Total Other Routine Expenses	\$ 297,197	\$ 222,898	\$ 29,880	\$ 215,781	\$ 154	\$ 81,416
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	\$ 0		\$ 0	\$ -	\$ 0
Capital Expenditures	0	0		0	0	0
Performance Contracting	204,753	153,565	16,333	144,622	103	60,131
Transfer to other AMPS	0	0		0	0	0
Total Non-Routine Expenses	\$ 204,753	\$ 153,565	\$ 16,333	\$ 144,622	\$ 103.01	\$ 60,131
Total-All Expenses	\$ 1,166,650	\$ 874,990	\$ 108,514	\$ 769,752	\$ 548	\$ 396,898
PROVISION FOR RESERVE	\$ (74,743)	\$ (56,060)	\$ (9,595)	\$ 79,448	\$ 57	\$ 154,191

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, 2015 - MARCH 31, 2016

	2015/2016 Budget	YTD Budget	Dec 2015	Y.T.D. As of 12/31/15	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 220,000	\$ 165,000	20,066	\$ 186,710	\$ 214	\$ (33,290)
Nondwelling Rental	0	0		0	0	0
Excess Utilities Usage	1,500	1,125	30	595	1	(905)
Other Income	12,553	9,415	1,867	12,510	14	(43)
Transfer from other AMPS	0	0		0	0	0
SHCC Donation	0	0		0	0	0
HUD Subsidy	594,766	446,075	48,509	443,999	509	(150,767)
Total Revenues	\$ 828,819	\$ 621,615	\$ 70,472	\$ 643,814	\$ 737	\$ (185,005)
EXPENSE:						
Administrative:						
Salaries	\$ 72,312	\$ 54,234	10,192	\$ 72,377	\$ 83	\$ (65)
Legal - Misc.	5,000	3,750	990	2,707	3	2,293
Travel & Training	211	158		228	0	(17)
Accounting & Audit Fees	1,481	1,111		1,481	2	0
Management Fee	91,495	68,621	6,595	58,871	67	32,624
Sundry Administrative	10,762	8,072	1,319	10,105	12	657
Total Administrative	\$ 181,261	\$ 135,946	\$ 19,096	\$ 145,769	\$ 167	\$ 35,492
Maintenance:						
Labor	\$ 68,632	\$ 51,474	17,388	\$ 81,277	\$ 93	\$ (12,645)
Materials	50,400	37,800	6,280	32,063	37	18,337
Contracts	72,900	54,675	6,602	62,623	72	10,277
Total Maintenance	\$ 191,932	\$ 143,949	\$ 30,270	\$ 175,963	\$ 202	\$ 15,969
General Expense:						
Insurance	\$ 10,819	\$ 8,114	991	\$ 8,761	\$ 10	\$ 2,058
Employee Benefit Contributions	75,573	56,680	8,532	51,583	59	23,990
Collection Losses	5,000	3,750		2,488	3	2,512
Total General Expenses	\$ 91,392	\$ 68,544	\$ 9,523	\$ 62,832	\$ 72	\$ 28,560
Other Routine Expenses:						
Tenant Services	\$ 118,568	\$ 88,926	16,992	\$ 80,217	\$ 92	\$ 38,351
Utilities	164,424	123,318	13,428	115,135	132	49,289
Protective Services	16,000	12,000	2,638	16,196	19	(196)
Total Other Routine Expenses	\$ 298,992	\$ 224,244	\$ 33,058	\$ 211,548	\$ 242	\$ 87,444
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 100,000	\$ 75,000		\$ 0	\$ -	\$ 100,000
Capital Expenditures		0		0	0	0
Performance Contracting	127,314	95,486	10,477	91,836	105	35,478
Transfer to other AMPS		0		0	0	0
Total Non-Routine Expenses	\$ 227,314	\$ 170,486	\$ 10,477	\$ 91,836	\$ 105.20	\$ 135,478
Total-All Expenses	\$ 990,891	\$ 743,169	\$ 102,424	\$ 687,948	\$ 788	\$ 302,943
PROVISION FOR RESERVE	\$ (162,072)	\$ (121,554)	\$ (31,952)	\$ (44,134)	\$ (51)	\$ 117,938

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ASSET MANAGEMENT PROJECT (AMP) DETAIL
 TX001000004P MEADOWBROOK
 UNITS AVAILABLE - 160
 OPERATING REVENUES & EXPENSES
 FISCAL YEAR - APRIL 1, 2015 - MARCH 31, 2016

	2015/2016 Budget	YTD Budget	Dec 2015	Y.T.D. As of 12/31/15	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 300,000	\$ 225,000	32,236	\$ 279,046	\$ 194	\$ (20,954)
Nondwelling Rental	7,500	5,625	635	5,727	4	(1,773)
Excess Utilities Usage	100	75		406	0	306
Other Income	9,824	7,368	2,664	21,802	15	11,978
Transfer from other AMPS	0	0		0	0	0
SHCC Donation	91,000	68,250		0	0	(91,000)
HUD Subsidy	1,047,252	785,439	85,416	783,196	544	(264,056)
Total Revenues	\$ 1,455,676	\$ 1,091,757	\$ 120,951	\$ 1,090,177	\$ 757	\$ (365,499)
EXPENSE:						
Administrative:						
Salaries	\$ 112,190	\$ 84,143	16,568	\$ 90,137	\$ 63	\$ 22,053
Legal - Misc.	9,000	6,750	3,371	12,335	9	(3,335)
Travel & Training	349	262		348	0	1
Accounting & Audit Fees	2,443	1,832		2,443	2	0
Management Fee	150,920	113,190	10,877	97,279	68	53,641
Sundry Administrative	34,977	26,233	2,272	25,429	18	9,548
Total Administrative	\$ 309,879	\$ 232,410	\$ 33,088	\$ 227,971	\$ 158	\$ 81,908
Maintenance:						
Labor	\$ 117,903	\$ 88,427	17,600	\$ 94,559	\$ 66	\$ 23,344
Materials	60,619	45,464	997	24,209	17	36,410
Contracts	112,777	84,583	9,004	77,453	54	35,324
Total Maintenance	\$ 291,299	\$ 218,474	\$ 27,601	\$ 196,221	\$ 136	\$ 95,078
General Expense:						
Insurance	\$ 20,602	\$ 15,452	1,594	\$ 14,576	\$ 10	\$ 6,026
Employee Benefit Contributions	125,932	94,449	11,413	79,457	55	46,475
Collection Losses	1,000	750		1,421	1	(421)
Total General Expenses	\$ 147,534	\$ 110,651	\$ 13,007	\$ 95,454	\$ 86	\$ 52,080
Other Routine Expenses:						
Tenant Services	\$ 212,650	\$ 159,488	26,895	\$ 129,647	\$ 90	\$ 83,003
Utilities	258,492	193,869	18,600	177,074	123	81,418
Protective Services	38,442	28,832	3,640	29,339	20	9,103
Total Other Routine Expenses	\$ 509,584	\$ 382,189	\$ 49,135	\$ 336,060	\$ 88	\$ 173,524
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	\$ 0		\$ 0	\$ -	\$ 0
Capital Expenditures	10,000	7,500		0	0	10,000
Performance Contracting	210,003	157,502	16,922	149,181	104	60,822
Transfer to other AMPS	0	0		0	0	0
Total Non-Routine Expenses	\$ 220,003	\$ 165,002	\$ 16,922	\$ 149,181	\$ 103.60	\$ 70,822
Total-All Expenses	\$ 1,478,299	\$ 1,108,726	\$ 139,753	\$ 1,004,887	\$ 698	\$ 473,412
PROVISION FOR RESERVE	\$ (22,623)	\$ (16,969)	\$ (18,802)	\$ 85,290	\$ 59	\$ 107,913

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, 2015 - MARCH 31, 2016

	2015/2016 Budget	YTD Budget	Dec 2015	Y.T.D. As of 12/31/15	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 450,000	\$ 337,500	49,126	\$ 404,476	\$ 202	\$ (45,524)
Nondwelling Rental	0	0		0	0	0
Excess Utilities Usage	1,700	1,275	118	957	0	(743)
Other Income	73,327	54,995	1,933	71,616	36	(1,711)
Transfer from other AMPS	0	0		0	0	0
SHCC Donation	0	0		0	0	0
HUD Subsidy	1,561,091	1,170,818	127,324	1,164,154	583	(396,937)
Total Revenues	\$ 2,086,118	\$ 1,564,588	\$ 178,501	\$ 1,641,203	\$ 821	\$ (444,915)
EXPENSE:						
Administrative:						
Salaries	\$ 106,507	\$ 79,880	15,564	\$ 80,386	\$ 40	\$ 26,121
Legal - Misc.	22,000	16,500	2,593	16,591	8	5,409
Travel & Training	4,500	3,375		509	0	3,991
Accounting & Audit Fees	3,390	2,543		3,390	2	0
Management Fee	203,742	152,807	14,955	135,348	68	68,394
Sundry Administrative	31,954	23,966	2,890	30,238	15	1,716
Total Administrative	\$ 372,093	\$ 279,071	\$ 36,002	\$ 266,462	\$ 133	\$ 105,631
Maintenance:						
Labor	\$ 152,908	\$ 114,681	20,216	\$ 143,133	\$ 72	\$ 9,775
Materials	129,587	97,190	1,285	57,272	29	72,315
Contracts	195,146	146,360	11,857	134,250	67	60,896
Total Maintenance	\$ 477,641	\$ 358,231	\$ 33,358	\$ 334,655	\$ 167	\$ 142,986
General Expense:						
Insurance	\$ 26,636	\$ 19,977	2,207	\$ 19,144	\$ 10	\$ 7,492
Employee Benefit Contributions	148,169	111,127	14,234	98,563	49	49,606
Collection Losses	10,000	7,500		19,601	10	(9,601)
Total General Expenses	\$ 184,805	\$ 138,604	\$ 16,441	\$ 137,308	\$ 69	\$ 47,497
Other Routine Expenses:						
Tenant Services	\$ 240,549	\$ 180,412	34,573	\$ 158,945	\$ 80	\$ 81,604
Utilities	318,237	238,678	25,661	350,180	175	(31,943)
Protective Services	53,599	40,199	3,235	26,594	13	27,005
Total Other Routine Expenses	\$ 612,385	\$ 459,289	\$ 63,469	\$ 535,719	\$ 268	\$ 76,666
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	\$ 0		\$ 14,337	\$ 7.18	\$ (14,337)
Capital Expenditures	12,000	9,000		0	0	12,000
Performance Contracting	291,379	218,534	23,301	215,531	108	75,848
Transfer to other AMPS	0	0		0	0	0
Total Non-Routine Expenses	\$ 303,379	\$ 227,534	\$ 23,301	\$ 229,868	\$ 115.05	\$ 73,511
Total-All Expenses	\$ 1,950,303	\$ 1,462,729	\$ 172,571	\$ 1,504,012	\$ 753	\$ 446,291
PROVISION FOR RESERVE	\$ 135,815	\$ 101,859	\$ 5,930	\$ 137,191	\$ 69	\$ 1,376

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ASSET MANAGEMENT PROJECT (AMP) DETAIL
 TX001000007P LAKESIDE
 UNITS AVAILABLE - 164
 OPERATING REVENUES & EXPENSES
 FISCAL YEAR - APRIL 1, 2015 - MARCH 31, 2016

	2015/2016 Budget	YTD Budget	Dec 2015	Y.T.D. As of 12/31/15	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 450,000	\$ 337,500	39,928	\$ 356,668	\$ 242	\$ (93,332)
Nondwelling Rental	20,000	15,000	3,652	32,322	22	12,322
Excess Utilities Usage	16,000	12,000	1,708	14,451	10	(1,549)
Other Income	28,993	21,745	877	9,023	6	(19,970)
Transfer from other AMPS	0	0		0	0	
SHCC Donation	0	0		0	0	0
HUD Subsidy	637,814	478,361	52,021	483,165	327	(154,649)
Total Revenues	\$ 1,152,807	\$ 864,606	\$ 98,186	\$ 895,629	\$ 607	\$ (257,178)
EXPENSE:						
Administrative:						
Salaries	\$ 96,535	\$ 72,401	12,606	\$ 66,851	\$ 45	\$ 29,684
Legal - Misc.	8,000	6,000	4,888	13,804	9	(5,804)
Travel & Training	100	75		506	0	(406)
Accounting & Audit Fees	2,504	1,878		2,504	2	0
Management Fee	154,693	116,020	11,149	99,863	68	54,830
Sundry Administrative	15,670	11,753	1,622	13,043	9	2,627
Total Administrative	\$ 277,502	\$ 208,127	\$ 30,265	\$ 196,571	\$ 133	\$ 80,931
Maintenance:						
Labor	\$ 126,281	\$ 94,711	19,797	\$ 112,614	\$ 76	\$ 13,667
Materials	71,995	53,996	2,846	33,447	23	38,548
Contracts	121,700	91,275	6,043	60,098	41	61,602
Total Maintenance	\$ 319,976	\$ 239,982	\$ 28,686	\$ 206,159	\$ 140	\$ 113,817
General Expense:						
Insurance	\$ 22,074	\$ 16,556	1,710	\$ 15,004	\$ 10	\$ 7,070
Employee Benefit Contributions	143,069	107,302	13,630	87,297	59	55,772
Collection Losses	2,000	1,500		1,432	1	568
Total General Expenses	\$ 167,143	\$ 125,358	\$ 15,340	\$ 103,733	\$ 70	\$ 63,410
Other Routine Expenses:						
Tenant Services	\$ 66,596	\$ 49,947	14,197	\$ 47,315	\$ 32	\$ 19,281
Utilities	283,686	212,765	12,854	160,447	109	123,239
Protective Services	71,404	53,553	6,198	48,063	33	23,341
Total Other Routine Expenses	\$ 421,686	\$ 316,265	\$ 33,249	\$ 255,825	\$ 173	\$ 165,861
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	0		\$ 0	\$ -	\$ 0
Capital Expenditures	0	0		0	0	0
Performance Contracting	215,253	161,440	17,289	152,481	103	62,772
Transfer to other AMPS	0	0		0	0	0
Total Non-Routine Expenses	\$ 215,253	\$ 161,440	\$ 17,289	\$ 152,481	\$ 103.31	\$ 62,772
Total-All Expenses	\$ 1,401,560	\$ 1,051,172	\$ 124,829	\$ 914,769	\$ 620	\$ 486,791
PROVISION FOR RESERVE	\$ (248,753)	\$ (186,566)	\$ (26,643)	\$ (19,140)	\$ (13)	\$ 229,613

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ASSET MANAGEMENT PROJECT (AMP) DETAIL
 TX001000009P GASTON
 UNITS AVAILABLE - 100
 OPERATING REVENUES & EXPENSES
 FISCAL YEAR - APRIL 1, 2015 - MARCH 31, 2016

	2015/2016 Budget	YTD Budget	Dec 2015	Y.T.D. As of 12/31/15	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 290,000	\$ 217,500	24,414	\$ 222,218	\$ 247	\$ (67,782)
Nondwelling Rental	0	0		0	0	0
Excess Utilities Usage	3,500	2,625	58	2,833	3	(667)
Other Income	12,908	9,681	205	3,610	4	(9,298)
Transfer from other AMPS	0	0		0	0	
SHCC Donation	0	0		0	0	0
HUD Subsidy	290,620	217,965	23,703	219,854	244	(70,766)
Total Revenues	\$ 597,028	\$ 447,771	\$ 48,380	\$ 448,515	\$ 498	\$ (148,513)
EXPENSE:						
Administrative:						
Salaries	\$ 70,467	\$ 52,850	9,305	\$ 51,468	\$ 57	\$ 18,999
Legal - Misc.	2,000	1,500	442	1,999	2	1
Travel & Training	218	164		166	0	52
Accounting & Audit Fees	1,527	1,145		1,527	2	0
Management Fee	94,325	70,744	6,594	60,638	67	33,687
Sundry Administrative	10,736	8,052	810	6,734	7	4,002
Total Administrative	\$ 179,273	\$ 134,455	\$ 17,151	\$ 122,532	\$ 136	\$ 56,741
Maintenance:						
Labor	\$ 68,467	\$ 51,350	9,299	\$ 51,375	\$ 57	\$ 17,092
Materials	25,653	19,240	1,185	12,098	13	13,555
Contracts	57,620	43,215	8,071	44,607	50	13,013
Total Maintenance	\$ 151,740	\$ 113,805	\$ 18,555	\$ 108,080	\$ 120	\$ 43,660
General Expense:						
Insurance	\$ 12,657	\$ 9,493	1,030	\$ 9,032	\$ 10	\$ 3,625
Employee Benefit Contributions	89,229	66,922	8,362	53,362	59	35,867
Collection Losses	500	375		2,849	3	(2,349)
Total General Expenses	\$ 102,386	\$ 76,790	\$ 9,392	\$ 65,243	\$ 72	\$ 37,143
Other Routine Expenses:						
Tenant Services	\$ 52,920	\$ 39,690	9,090	\$ 31,076	\$ 35	\$ 21,844
Utilities	124,714	93,536	9,176	89,126	99	35,588
Protective Services	33,920	25,440	2,352	20,276	23	13,644
Total Other Routine Expenses	\$ 211,554	\$ 158,666	\$ 20,618	\$ 140,478	\$ 156	\$ 71,076
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	\$ 0		\$ 0	\$ -	\$ 0
Capital Expenditures	0	0		0	0	0
Performance Contracting	131,252	98,439	10,621	93,875	104	37,377
Transfer to other AMPS	0	0		0	0	0
Total Non-Routine Expenses	\$ 131,252	\$ 98,439	\$ 10,621	\$ 93,875	\$ 104.31	\$ 37,377
Total-All Expenses	\$ 776,205	\$ 582,155	\$ 76,337	\$ 530,208	\$ 589	\$ 245,997
PROVISION FOR RESERVE	\$ (179,177)	\$ (134,384)	\$ (27,957)	\$ (81,693)	\$ (91)	\$ 97,484

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ASSET MANAGEMENT PROJECT (AMP) DETAIL
 TX001000010P BOULDIN
 UNITS AVAILABLE - 144
 OPERATING REVENUES & EXPENSES
 FISCAL YEAR - APRIL 1, 2015 - MARCH 31, 2016

	2015/2016 Budget	YTD Budget	Dec 2015	Y.T.D. As of 12/31/15	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 340,000	\$ 255,000	33,442	\$ 309,820	\$ 239	\$ (30,180)
Nondwelling Rental	0	0		0	0	0
Excess Utilities Usage	300	225		273	0	(27)
Other Income	8,593	6,445	896	33,069	26	24,476
Transfer from other AMPS	0	0		0	0	0
SHCC Donation	0	0		0	0	0
HUD Subsidy	723,222	542,417	58,987	538,873	416	(184,349)
Total Revenues	\$ 1,072,115	\$ 804,087	\$ 93,325	\$ 882,035	\$ 681	\$ (190,080)
EXPENSE:						
Administrative:						
Salaries	\$ 76,295	\$ 57,221	6,968	\$ 69,396	\$ 54	\$ 6,899
Legal - Misc.	9,000	6,750	911	9,281	7	(281)
Travel & Training	314	236	89	514	0	(200)
Accounting & Audit Fees	2,199	1,649		2,199	2	0
Management Fee	135,828	101,871	9,789	87,966	68	47,862
Sundry Administrative	15,129	11,347	1,381	7,918	6	7,211
Total Administrative	\$ 238,765	\$ 179,074	\$ 19,138	\$ 177,274	\$ 137	\$ 61,491
Maintenance:						
Labor	\$ 75,621	\$ 56,716	11,157	\$ 70,968	\$ 55	\$ 4,653
Materials	29,765	22,324	841	21,155	16	8,610
Contracts	61,612	46,209	4,766	50,230	39	11,382
Total Maintenance	\$ 166,998	\$ 125,249	\$ 16,764	\$ 142,353	\$ 110	\$ 24,645
General Expense:						
Insurance	\$ 17,122	\$ 12,842	1,377	\$ 12,553	\$ 10	\$ 4,569
Employee Benefit Contributions	85,535	64,151	6,879	60,239	46	25,296
Collection Losses	3,000	2,250		140	0	2,860
Total General Expenses	\$ 105,657	\$ 79,243	\$ 8,256	\$ 72,932	\$ 56	\$ 32,725
Other Routine Expenses:						
Tenant Services	\$ 157,641	\$ 118,231	23,173	\$ 103,925	\$ 80	\$ 53,716
Utilities	196,581	147,436	17,002	153,699	119	42,882
Protective Services	35,636	26,727	4,434	23,380	18	12,256
Total Other Routine Expenses	\$ 389,858	\$ 292,394	\$ 44,609	\$ 281,004	\$ 217	\$ 108,854
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	\$ 0	0	\$ 0	\$ -	\$ 0
Capital Expenditures	0	0	0	0	0	0
Performance Contracting	189,003	141,752	15,162	133,702	103	55,301
Transfer to other AMPS	0	0		0	0	0
Total Non-Routine Expenses	\$ 189,003	\$ 141,752	\$ 15,162	\$ 133,702	\$ 103.17	\$ 55,301
Total-All Expenses	\$ 1,090,281	\$ 817,712	\$ 103,929	\$ 807,265	\$ 623	\$ 283,016
PROVISION FOR RESERVE	\$ (18,166)	\$ (13,625)	\$ (10,604)	\$ 74,770	\$ 58	\$ 92,936

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ASSET MANAGEMENT PROJECT (AMP) DETAIL
 TX001000011P THURMOND
 UNITS AVAILABLE - 144
 OPERATING REVENUES & EXPENSES
 FISCAL YEAR - APRIL 1, 2015 - MARCH 31, 2016

	2015/2016 Budget	YTD Budget	Dec 2015	Y.T.D. As of 12/31/15	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 240,000	\$ 180,000	23,406	\$ 216,996	\$ 167	\$ (23,004)
Nondwelling Rental	0	0		0	0	0
Excess Utilities Usage	0	0		639	0	639
Other Income	8,385	6,289	563	13,087	10	4,702
Transfer from other AMPS	0	0		0	0	
SHCC Donation	0	0		0	0	0
HUD Subsidy	762,960	572,220	62,228	573,422	442	(189,538)
Total Revenues	\$ 1,011,345	\$ 758,509	\$ 86,197	\$ 804,144	\$ 620	\$ (207,201)
EXPENSE:						
Administrative:						
Salaries	\$ 77,126	\$ 57,845	10,844	\$ 75,408	\$ 58	\$ 1,718
Legal - Misc.	7,000	5,250		7,070	5	(70)
Travel & Training	314	236	110	917	1	(603)
Accounting & Audit Fees	2,199	1,649		2,199	2	0
Management Fee	135,828	101,871	9,789	87,898	68	47,930
Sundry Administrative	13,999	10,499	1,082	8,058	6	5,941
Total Administrative	\$ 236,466	\$ 177,350	\$ 21,825	\$ 181,550	\$ 140	\$ 54,916
Maintenance:						
Labor	\$ 83,458	\$ 62,594	10,051	\$ 67,000	\$ 52	\$ 16,458
Materials	29,465	22,099	257	12,474	10	16,991
Contracts	67,338	50,504	6,797	47,545	37	19,793
Total Maintenance	\$ 180,261	\$ 135,197	\$ 17,105	\$ 127,019	\$ 98	\$ 53,242
General Expense:						
Insurance	\$ 17,162	\$ 12,872	1,404	\$ 12,595	\$ 10	\$ 4,567
Employee Benefit Contributions	92,037	69,028	8,956	73,914	57	18,123
Collection Losses	10,000	7,500		3,840	3	6,160
Total General Expenses	\$ 119,199	\$ 89,400	\$ 10,360	\$ 90,349	\$ 70	\$ 28,850
Other Routine Expenses:						
Tenant Services	\$ 25,556	\$ 19,167	2,323	\$ 27,590	\$ 21	\$ (2,034)
Utilities	216,176	162,132	18,932	176,538	136	39,638
Protective Services	35,318	26,489	3,499	22,359	17	12,959
Total Other Routine Expenses	\$ 277,050	\$ 207,788	\$ 24,754	\$ 226,487	\$ 175	\$ 50,563
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	\$ 0	0	\$ 0	\$ -	\$ 0
Capital Expenditures		0	0	0	0	0
Performance Contracting	189,003	141,752	15,162	133,701	103	55,302
Transfer to other AMPS	0	0	0	0	0	0
Total Non-Routine Expenses	\$ 189,003	\$ 141,752	\$ 15,162	\$ 133,701	\$ 103.16	\$ 55,302
Total-All Expenses	\$ 1,001,979	\$ 751,487	\$ 89,206	\$ 759,106	\$ 586	\$ 242,873
PROVISION FOR RESERVE	\$ 9,366	\$ 7,022	\$ (3,009)	\$ 45,038	\$ 35	\$ 35,672

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ASSET MANAGEMENT PROJECT (AMP) DETAIL
 TX001000012P GEORGIAN
 UNITS AVAILABLE - 94
 OPERATING REVENUES & EXPENSES
 FISCAL YEAR - APRIL 1, 2015 - MARCH 31, 2016

	2015/2016 Budget	YTD Budget	Dec 2015	Y.T.D. As of 12/31/15	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 198,000	\$ 148,500	22,879	\$ 196,423	\$ 232	\$ (1,577)
Nondwelling Rental	0	0		0	0	0
Excess Utilities Usage	0	0	314	440	1	440
Other Income	8,344	6,258	683	7,219	9	(1,125)
Transfer from other AMPS	0	0		0	0	
SHCC Donation	0	0		0	0	0
HUD Subsidy	470,819	353,114	38,360	351,382	415	(119,437)
Total Revenues	\$ 677,163	\$ 507,872	\$ 62,236	\$ 555,464	\$ 657	\$ (121,699)
EXPENSE:						
Administrative:						
Salaries	\$ 70,719	\$ 53,039	(22,623)	\$ 47,489	\$ 56	\$ 23,230
Legal - Misc.	5,500	4,125	4,564	13,878	16	(8,378)
Travel & Training	205	154	89	812	1	(607)
Accounting & Audit Fees	1,435	1,076		1,435	2	0
Management Fee	88,666	66,500	6,390	57,443	68	31,223
Sundry Administrative	9,076	6,807	660	6,856	8	2,220
Total Administrative	\$ 175,601	\$ 131,701	\$ (10,920)	\$ 127,913	\$ 151	\$ 47,688
Maintenance:						
Labor	\$ 68,997	\$ 51,748	11,143	\$ 53,601	\$ 63	\$ 15,396
Materials	19,506	14,630	2,116	13,092	15	6,414
Contracts	47,791	35,843	4,476	41,605	49	6,186
Total Maintenance	\$ 136,294	\$ 102,221	\$ 17,735	\$ 108,298	\$ 128	\$ 27,996
General Expense:						
Insurance	\$ 12,044	\$ 9,033	648	\$ 8,235	\$ 10	\$ 3,809
Employee Benefit Contributions	78,504	58,878	(9,909)	43,805	52	34,699
Collection Losses	1,000	750		990	1	10
Total General Expenses	\$ 91,548	\$ 68,661	\$ (9,261)	\$ 53,030	\$ 63	\$ 38,518
Other Routine Expenses:						
Tenant Services	\$ 23,386	\$ 17,540	1,706	\$ 27,940	\$ 33	\$ (4,554)
Utilities	148,125	111,094	14,086	121,277	143	26,848
Protective Services	23,408	17,556	1,745	14,452	17	8,956
Total Other Routine Expenses	\$ 194,919	\$ 146,190	\$ 17,537	\$ 163,669	\$ 193	\$ 31,250
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	\$ 0	0	\$ 0	\$ -	\$ 0
Capital Expenditures		0	0	0	0	0
Performance Contracting	123,377	92,533	9,889	87,278	103	36,099
Transfer to other AMPS	0	0	0	0	0	0
Total Non-Routine Expenses	\$ 123,377	\$ 92,533	\$ 9,889	\$ 87,278	\$ 103.17	\$ 36,099
Total-All Expenses	\$ 721,739	\$ 541,306	\$ 24,980	\$ 540,188	\$ 639	\$ 181,551
PROVISION FOR RESERVE	\$ (44,576)	\$ (33,434)	\$ 37,256	\$ 15,276	\$ 18	\$ 59,852

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ASSET MANAGEMENT PROJECT (AMP) DETAIL
 TX001000015P NORTH LOOP
 UNITS AVAILABLE - 130
 OPERATING REVENUES & EXPENSES
 FISCAL YEAR - APRIL 1, 2015 - MARCH 31, 2016

	2015/2016 Budget	YTD Budget	Dec 2015	Y.T.D. As of 12/31/15	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 385,000	\$ 288,750	33,177	\$ 293,439	\$ 251	\$ (91,561)
Nondwelling Rental	0	0		0	0	0
Excess Utilities Usage	12,000	9,000	792	7,312	6	(4,688)
Other Income	6,219	4,664	80	1,964	2	(4,255)
Transfer from other AMPS	0	0		0	0	
SHCC Donation	0	0		0	0	0
HUD Subsidy	476,454	357,341	38,860	360,718	308	(115,736)
Total Revenues	\$ 879,673	\$ 659,755	\$ 72,909	\$ 663,433	\$ 567	\$ (216,240)
EXPENSE:						
Administrative:						
Salaries	\$ 75,157	\$ 56,368	18,256	\$ 79,341	\$ 68	\$ (4,184)
Legal - Misc.	5,000	3,750		0	0	5,000
Travel & Training	283	212		213	0	70
Accounting & Audit Fees	1,985	1,489		1,985	2	0
Management Fee	122,623	91,967	8,770	79,265	68	43,358
Sundry Administrative	11,420	8,565	1,111	8,295	7	3,125
Total Administrative	\$ 216,468	\$ 162,351	\$ 28,137	\$ 169,099	\$ 145	\$ 47,369
Maintenance:						
Labor	\$ 70,823	\$ 53,117	10,360	\$ 58,996	\$ 50	\$ 11,827
Materials	31,550	23,663	2,682	19,945	17	11,605
Contracts	62,816	47,112	5,495	63,628	54	(812)
Total Maintenance	\$ 165,189	\$ 123,892	\$ 18,537	\$ 142,569	\$ 122	\$ 22,620
General Expense:						
Insurance	\$ 16,268	\$ 12,201	1,339	\$ 11,563	\$ 10	\$ 4,705
Employee Benefit Contributions	97,490	73,118	12,907	65,347	56	32,143
Collection Losses	3,600	2,700		0	0	3,600
Total General Expenses	\$ 117,358	\$ 88,019	\$ 14,246	\$ 76,910	\$ 66	\$ 40,448
Other Routine Expenses:						
Tenant Services	\$ 59,426	\$ 44,570	11,616	\$ 40,345	\$ 34	\$ 19,081
Utilities	204,626	153,470	28,657	155,072	133	49,554
Protective Services	42,415	31,811	3,369	28,810	25	13,605
Total Other Routine Expenses	\$ 306,467	\$ 229,851	\$ 43,642	\$ 224,227	\$ 192	\$ 82,240
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	\$ 0		\$ 0	\$ -	\$ 0
Capital Expenditures		0		0	0	0
Performance Contracting	170,628	127,971	13,772	121,528	104	49,100
Transfer to other AMPS	0	0		0	0	0
Total Non-Routine Expenses	\$ 170,628	\$ 127,971	\$ 13,772	\$ 121,528	\$ 103.87	\$ 49,100
Total-All Expenses	\$ 976,110	\$ 732,084	\$ 118,334	\$ 734,333	\$ 628	\$ 241,777
PROVISION FOR RESERVE	\$ (96,437)	\$ (72,329)	\$ (45,425)	\$ (70,900)	\$ (61)	\$ 25,537

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, 2015 - MARCH 31, 2016

	2015/2016 Budget	YTD Budget	Dec. 2015	Y.T.D. As of 12/31/15	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 247,000	\$ 185,250	26,670	\$ 225,957	\$ 224	\$ (21,043)
Nondwelling Rental	0	0		0	0	0
Excess Utilities Usage	200	150		30	0	(170)
Other Income	4,563	3,422	606	16,935	17	12,372
Transfer from other AMPS	0	0		0	0	0
SHCC Donation	0	0		0	0	0
HUD Subsidy	485,582	364,187	39,563	362,227	359	(123,355)
Total Revenues	\$ 737,345	\$ 553,009	\$ 66,839	\$ 605,149	\$ 600	\$ (132,196)
EXPENSE:						
Administrative:						
Salaries	\$ 86,306	\$ 64,730	18,201	\$ 71,545	\$ 71	\$ 14,761
Legal - Misc.	3,700	2,775		6,080	6	(2,380)
Travel & Training	245	184	53	774	1	(529)
Accounting & Audit Fees	1,710	1,283		1,710	2	0
Management Fee	105,644	79,233	7,546	68,456	68	37,188
Sundry Administrative	15,566	11,675	1,581	8,889	9	6,677
Total Administrative	\$ 213,171	\$ 159,880	\$ 27,381	\$ 157,454	\$ 156	\$ 55,717
Maintenance:						
Labor	\$ 74,702	\$ 56,027	10,963	\$ 59,774	\$ 59	\$ 14,928
Materials	32,754	24,566	1,078	18,388	18	14,366
Contracts	58,590	43,943	6,925	57,514	57	1,076
Total Maintenance	\$ 166,046	\$ 124,536	\$ 18,966	\$ 135,676	\$ 135	\$ 30,370
General Expense:						
Insurance	\$ 14,071	\$ 10,553	1,172	\$ 10,039	\$ 10	\$ 4,032
Employee Benefit Contributions	89,505	67,129	13,400	76,952	76	12,553
Collection Losses	750	563		148	0	602
Total General Expenses	\$ 104,326	\$ 78,245	\$ 14,572	\$ 87,139	\$ 86	\$ 17,187
Other Routine Expenses:						
Tenant Services	\$ 18,933	\$ 14,200	1,475	\$ 21,558	\$ 21	\$ (2,625)
Utilities	134,857	101,143	10,910	94,204	93	40,653
Protective Services	24,053	18,040	2,711	18,846	19	5,207
Total Other Routine Expenses	\$ 177,843	\$ 133,383	\$ 15,096	\$ 134,608	\$ 134	\$ 43,235
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	\$ 0	0	\$ 0	\$ -	\$ 0
Capital Expenditures		0	0	0	0	0
Performance Contracting	147,002	110,252	11,717	103,767	103	43,235
Transfer to other AMPS	0	0	0	0	0	0
Total Non-Routine Expenses	\$ 147,002	\$ 110,252	\$ 11,717	\$ 103,767	\$ 103	\$ 43,235
Total-All Expenses	\$ 808,388	\$ 606,296	\$ 87,732	\$ 618,644	\$ 614	\$ 189,744
PROVISION FOR RESERVE	\$ (71,043)	\$ (53,287)	\$ (20,893)	\$ (13,495)	\$ (13)	\$ 57,548

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, 2015 - MARCH 31, 2016

	2015/2016 Budget	YTD Budget	Dec 2015	Y.T.D. As of 12/31/15	PJM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 380,000	\$ 285,000	37,066	\$ 319,981	\$ 225	\$ (60,019)
Nondwelling Rental	0	0		0	0	0
Excess Utilities Usage	425	319	300	1,829	1	1,404
Other Income	67,625	50,719	712	56,445	40	(11,180)
Transfer from other AMPS	0	0		0	0	0
SHCC Donation	0	0		0	0	0
HUD Subsidy	747,746	560,810	60,987	557,236	392	(190,510)
Total Revenues	\$ 1,195,796	\$ 896,848	\$ 99,065	\$ 935,491	\$ 658	\$ (260,305)
EXPENSE:						
Administrative:						
Salaries	\$ 107,761	\$ 80,821	14,031	\$ 76,973	\$ 54	\$ 30,788
Legal - Misc.	7,300	5,475		0	0	7,300
Travel & Training	416	312	81	1,173	1	(757)
Accounting & Audit Fees	2,413	1,810		2,412	2	1
Management Fee	149,034	111,776	10,741	96,328	68	52,706
Sundry Administrative	18,435	13,826	1,866	13,539	10	4,896
Total Administrative	\$ 285,359	\$ 214,020	\$ 26,719	\$ 190,425	\$ 134	\$ 94,934
Maintenance:						
Labor	\$ 141,408	\$ 106,056	22,749	\$ 115,234	\$ 81	\$ 26,174
Materials	38,923	29,192	947	21,478	15	17,445
Contracts	76,318	57,239	12,286	71,354	50	4,964
Total Maintenance	\$ 256,649	\$ 192,487	\$ 35,982	\$ 208,066	\$ 146	\$ 48,583
General Expense:						
Insurance	\$ 20,511	\$ 15,383	1,626	\$ 14,171	\$ 10	\$ 6,340
Employee Benefit Contributions	142,457	106,843	17,732	110,728	78	31,729
Collection Losses	6,750	5,063	(79)	725	1	6,025
Total General Expenses	\$ 169,718	\$ 127,289	\$ 19,279	\$ 125,624	\$ 88	\$ 44,094
Other Routine Expenses:						
Tenant Services	\$ 21,695	\$ 16,271	2,076	\$ 21,392	\$ 15	\$ 303
Utilities	225,610	169,208	20,032	183,177	129	42,433
Protective Services	27,846	20,885	5,997	19,886	14	7,960
Total Other Routine Expenses	\$ 275,151	\$ 206,364	\$ 28,105	\$ 224,455	\$ 158	\$ 50,696
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	\$ 0			\$ -	\$ 0
Capital Expenditures		0		32,702	23	(32,702)
Performance Contracting	207,378	155,534	16,740	147,527	104	59,851
Transfer to other AMPS	0	0	0	0	0	0
Total Non-Routine Expenses	\$ 207,378	\$ 155,534	\$ 16,740	\$ 180,229	\$ 126.74	\$ 27,149
Total-All Expenses	\$ 1,194,255	\$ 895,694	\$ 126,825	\$ 928,799	\$ 653	\$ 265,456
PROVISION FOR RESERVE	\$ 1,541	\$ 1,154	\$ (27,760)	\$ 6,692	\$ 5	\$ 5,151

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ASSET MANAGEMENT PROJECT (AMP) DETAIL
 TX001000020P RIO LADO
 UNITS AVAILABLE - 90
 OPERATING REVENUES & EXPENSES
 FISCAL YEAR - APRIL 1, 2015 - MARCH 31, 2016

	2015/2016 Budget	YTD Budget	Dec 2015	Y.T.D. As of 12/31/15	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 0	\$ 0	0	\$ 0	\$ -	\$ 0
Nondwelling Rental	0	0	0	0	0	0
Excess Utilities Usage	0	0	0	0	0	0
Other Income	0	0	0	0	0	0
Transfer from other AMPS	0	0	0	0	0	0
SHCC Donation	0	0	0	0	0	0
HUD Subsidy	50,097	37,573	4,086	37,298	46	(12,799)
Total Revenues	\$ 50,097	\$ 37,573	\$ 4,086	\$ 37,298	\$ 46	\$ (12,799)
EXPENSE:						
Administrative:						
Salaries	\$ 0	\$ 0	0	\$ 0	\$ -	\$ 0
Legal - Misc.	0	0	0	0	0	0
Travel & Training	0	0	0	0	0	0
Accounting & Audit Fees	0	0	0	0	0	0
Management Fee	28,640	21,480	4,997	44,979	56	(16,339)
Sundry Administrative	0	0	3,500	3,500	4	(3,500)
Total Administrative	\$ 28,640	\$ 21,480	\$ 8,497	\$ 48,479	\$ 60	\$ (19,839)
Maintenance:						
Labor	\$ 0	\$ 0	0	\$ 0	\$ -	\$ 0
Materials	0	0	0	0	0	0
Contracts	5,760	4,320	742	8,931	11	(3,171)
Total Maintenance	\$ 5,760	\$ 4,320	\$ 742	\$ 8,931	\$ 11	\$ (3,171)
General Expense:						
Insurance	\$ 12,172	\$ 9,129	0	\$ 0	\$ -	\$ 12,172
Employee Benefit Contributions	0	0	0	0	0	0
Collection Losses	0	0	0	0	0	0
Total General Expenses	\$ 12,172	\$ 9,129	\$ 0	\$ 0	\$ -	\$ 12,172
Other Routine Expenses:						
Tenant Services	\$ 0	\$ 0	0	\$ 0	\$ -	\$ 0
Utilities	17,788	13,341	1,361	5,122	6	12,666
Protective Services	6,000	4,500	0	3,500	4	2,500
Total Other Routine Expenses	\$ 23,788	\$ 17,841	\$ 1,361	\$ 8,622	\$ 11	\$ 15,166
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	\$ 0	0	\$ 0	\$ -	\$ 0
Capital Expenditures	0	0	0	0	0	0
Performance Contracting	0	0	0	0	0	0
Transfer to other AMPS	0	0	0	0	0	0
Total Non-Routine Expenses	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total-All Expenses	\$ 70,360	\$ 52,770	\$ 10,600	\$ 66,032	\$ 82	\$ 4,328
PROVISION FOR RESERVE	\$ (20,263)	\$ (15,197)	\$ (6,514)	\$ (28,734)	\$ (35)	\$ (8,471)

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

ADJOURNMENT

**January 21, 2016
Regular Meeting**