

THE HOUSING AUTHORITY OF THE CITY OF AUSTIN



BOARD OF COMMISSIONERS

Chairperson - Carl S. Richie, Jr.

Charles Bailey

Mary Apostolou

Tyra Duncan-Hall

Edwina Carrington

Michael G. Gerber, President & CEO

BOARD OF COMMISSIONERS

Annual Board Meeting

Wednesday, March 21, 2018

12:00 PM

HACA'S Central Office

1124 S. IH-35

Austin, TX 78704

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

**TO BE HELD AT
HACA'S CENTRAL OFFICE
1124 S. IH 35, Austin, TX
(512.477.4488)**

**Wednesday, March 21, 2018
12:00 PM**

CALL TO ORDER, ROLL CALL

CERTIFICATION OF QUORUM

Pledge of Allegiance

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

CONSENT AGENDA

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

CONSENT ITEMS

1. Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on February 15, 2018
2. Presentation, Discussion, and Possible Action regarding Resolution No. 2544: Approval to ratify all actions taken by the Board of Commissioners during FYE 2018, in order to resolve any irregularities which may have occurred regarding a quorum or vote by the Commissioners as reflected within the approved minutes and resolution
3. Presentation, Discussion, and Possible Action regarding Resolution No. 2545: Approving Write-off of the Uncollectible Accounts of Vacated Tenants for the seven-month Period Ending February 28, 2018
4. Presentation, Discussion, and Possible Action regarding Resolution No. 2546: Approval of the revised Housing Choice Voucher Program Utility Allowance Schedules

ACTION ITEMS

5. Presentation, Discussion, and Possible Action regarding the Approval of Resolution No. 2547: Approving the Operating Budgets for the Fiscal Year April 1, 2018 to March 31, 2019
6. Update on HACA's Rental Assistance Demonstration Program

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

OPEN SESSION

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

REPORTS

The Board accepts the following reports:

- President's Report
- Other Staff Reports
- Commissioners' Reports/Questions to the Department Staff

ADJOURNMENT

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

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

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

"En virtud de 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.

*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 x2104.

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

EXECUTIVE

ITEM NO. 1.

MEETING DATE: March 21, 2018

STAFF CONTACT: Michael Gerber, President & CEO

ITEM TITLE: Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on February 15, 2018

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to review and approve the Board Minutes Summary for the Board Meeting held on February 15, 2018.

ATTACHMENTS:

▣ **20180215 HACA SUMMARY OF MINUTES**

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

February 15, 2018

SUMMARY OF MINUTES

THE HOUSING AUTHORITY OF THE CITY OF AUSTIN (HACA) BOARD OF COMMISSIONERS PUBLIC MEETING NOTICE WAS POSTED FOR 12:00 PM ON Thursday, February 15, 2018, AND WAS HELD AT HACA'S CENTRAL OFFICE, 1124 S. IH 35, AUSTIN, TEXAS.

CALL TO ORDER, ROLL CALL

The Board of Commissioners Regular Board Meeting of the Housing Authority of the City of Austin, of February 15, 2018, was called to order by Carl S. Richie, Jr., HACA Chairperson, at 12:18 p.m. The meeting was held at HACA's Central Office, 1124 S. IH 35, Austin, Texas

CERTIFICATION OF QUORUM

Members Present:

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

Member(s) Absent:

None

Staff Present: Andrea Galloway, Ann Gass, Gloria Morgan, Kelly Crawford, Lisa Garcia, Michael Cummings, Michael Gerber, Michael Roth, Nidia Hiroms, Nora Morales, Pilar Sanchez, Ron Kowal, Suzanne Schwertner, and Sylvia Blanco

Also in Attendance: Jim Ewbank, Cokinos, Bosien and Young

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

None.

Citywide Advisory Board (CWAB) Report – **Felicia Vargas**, CWAB President, reported that the Citywide Advisory Board met on February 13th. **Michael Roth**, HACA Director of Housing Operations & Policy, gave the CWAB an update on the Rental Assistance Demonstration (RAD) construction. **Ms. Domonica Ivory-Foster**, with the Austin Area Urban League, discussed dates for Pathways to Careers. **Ernesto Resto**, Meadowbrook resident, discussed the goals for Vision Zero to reduce traffic deaths to zero. **Barbara Jackson**, HACA Acting Community Development Director, provided an update on Workforce Development and Youth Educational Success programs. **Barbara** reminded everyone that the HACA Scholarships deadline is March 1

s t . **Michael Gerber**, HACA President & CEO, thanked the residents for the tremendous support shown at a recent City Council meeting regarding Chalmers Courts. **Ms. Vargas** thanked HACA for the laundromat that was recently installed at Bouldin Oaks. **Ms. Vargas** also reported that the bulbs in the new microwaves don't have a very long usage period before they quit working, and asked if this is something that can be looked at. **Mr. Gerber** reminded **Ms. Vargas** that HACA staff is there for the residents, so if there is ever anything that is needed, please contact staff.

Taneka Perkins, six year Rosewood resident, was introduced and recognized for her leadership and outreach during the Rosewood Choice Neighborhood preservation discussions. **Mr. Gerber** reported that Rosewood would be going before the Historic Landmark Commission on February 26th. The goal is to preserve eight of the 24 buildings at Rosewood Courts.

The HACA Compliance staff was introduced.

Employee of the Quarter

John McQuage, HACA Compliance Manager, was named Employee of the Quarter. John was with the Southwest Housing Compliance Corporation (SHCC) for 10 years before assuming his Compliance Manager position at HACA. John's peers regard him as one of the kindest, yet hardest working employees in the agency, and he is very deserving of this award.

CONSENT ITEMS

1. Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on January 18, 2018

Commissioner Apostolou moved to Approve the Board Minutes Summary for the Board Meeting held on January 18, 2018 as presented. **Commissioner Carrington** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

ACTION ITEMS

2. Presentation, Discussion, and Possible Action regarding Resolution No. 2540: Approval of a renewal of a Contract for Employee Medical Insurance

As part of its compensation package, HACA currently offers its regular full-time employees medical coverage through United Healthcare's Exclusive Provider Organization (EPO) plan. This is the second year renewal of a four (4) year contract that was awarded to United Healthcare. HACA staff met with the Gallagher Group, HACA's insurance brokers, to discuss the upcoming insurance renewal for the 2018-19 fiscal year. United Healthcare initially proposed a 19.8% premium rate increase for HACA's medical coverage. After a series of negotiations between United Healthcare and The Gallagher Group, United decreased the proposed premium rate to a 15.2% overall increase. Through additional negotiations, and based on further review of HACA's demographics and claims experience, United Healthcare ultimately proposed a 5% rate increase in premiums. Due to revisions to the plan structure last year, HACA did not receive a rate increase. HACA believes the proposed 5% rate increase is reasonable. The incurred expense will be shared by HACA and employees. In addition, 2 years ago, HACA imposed a \$25 per month surcharge for employees who choose to continue to use tobacco products. For fiscal year 2018-19 the surcharge will increase to \$50 per month. Employees may participate and complete a tobacco cessation program if they wish to avoid the surcharge. In an effort to provide employees with the

best affordable, available health coverage, HACA recommends United Healthcare be awarded the renewal contract to provide employee health insurance coverage for the 2018-19 fiscal year.

Commissioner Carrington moved to Approve Resolution No. 2540: Approval of a contract renewal for Employee Medical Insurance with United Healthcare to provide health insurance coverage for all regular full-time employees of the Housing Authority of the City of Austin, the Southwest Housing Compliance Corporation, Blueprint Consulting, Austin Affordable Housing Corporation and Austin Pathways. **Commissioner Duncan-Hall** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

3. Presentation, Discussion, and Possible Action regarding Resolution No. 2541: Approval of the renewal of Contract for Employee Dental Insurance

The Housing Authority of the City of Austin currently provides employees with two options for dental coverage through United Healthcare: a Dental Maintenance Organization (DHMO) and a Preferred Provider Plan (PPO), a buy-up plan. This is HACA's second year renewal under the current four (4) year contract with United Healthcare. On November 13, 2017, HACA staff met with the Gallagher Group, HACA's insurance brokers, regarding the renewal rates from United Healthcare for HACA's dental insurance coverage. HACA was informed that there would be no increase to the DHMO plan for the 2018-19 plan year. United Healthcare had initially proposed a 4% premium increase to the PPO/ buy up plan. After reviewing the proposed rates submitted by United Healthcare, Gallagher discovered that employees are currently paying a slightly higher premium than the proposed renewal rates. Accepting the proposed rates will result in a slight decrease in PPO premiums for employees enrolled in this plan as well as for HACA. In order to continue to provide employees with the best available and affordable dental coverage and based on no increases to renewal rates provided by United Healthcare, the agency recommends that United Healthcare be awarded the renewal contract to provide employee dental insurance coverage for the 2018-19 fiscal year.

Commissioner Duncan-Hall moved to Approve Resolution No. 2541: Approval of a contract renewal for Employee Dental Insurance with United Healthcare to provide dental insurance coverage for all regular full-time employees of the Housing Authority of the City of Austin, Southwest Housing Compliance Corporation, Blueprint Housing Solutions, Austin Affordable Housing Corporation and Austin Pathways. **Commissioner Apostolou** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

4. Update on HACA's Rental Assistance Demonstration Program

Ann Gass gave an update on HUD's Rental Assistance Demonstration (RAD) program. Will Henderson from Carleton Group and Matt Beaton with Nelson Partners were on hand for any questions regarding Chalmers Courts.

5. Presentation, Discussion, and Possible Action regarding Resolution No. 2542: Approval to proceed with submission of an application for 9% low income housing tax credits for Pathways at Chalmers East to the Texas Department of Housing and Community Affairs (TDHCA)

In October 2016, the U.S. Department of HUD awarded a Commitment to Enter into a Housing Assistance Contract (CHAP) for Chalmers Courts East under the Rental Assistance Demonstration (RAD) Program. To complete the RAD conversion for Chalmers Courts East, HACA intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) under the 2018 9%, competitive, Low Income Housing Tax Credit Program. If HACA is successful with this application, the current buildings will be razed and a new, larger property with additional units and modern amenities will be built in its place. This will significantly

improve the quality of life for the residents of Chalmers Courts East and allow HACA to provide more affordable housing by increasing density. With this resolution, staff is requesting authorization to submit the 9%, competitive, Low Income Housing Tax Credit application to the TDHCA for Chalmers Courts East.

Commissioner Duncan-Hall moved to Approve Resolution No. 2542: Approval to proceed with submission of a 9% Low Income Housing Tax Credit application for Chalmers Courts East to the Texas Department of Housing and Community Affairs (TDHCA). **Commissioner Carrington** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

6. Presentation, Discussion, and Possible Action regarding Resolution No. 2543: Approval of revisions to the Housing Choice Voucher Administrative Plan

The Administrative Plan is a supporting document to HACA's agency plan, and the HACA Board of Commissioners must approve the original policy and any subsequent changes to comply with changes in HUD regulations. HUD regulations allow communities participating in the Housing Choice Voucher Program to project-base up to 20 percent of its allocated vouchers. HACA's Housing Choice Voucher Program Administrative Plan authorizes HACA to project-base up to 200 tenant-based vouchers. HACA currently has agreed to project-base 25 Housing Choice Vouchers and 25 HUD-VASH project-based vouchers to Austin Travis County Integral Care for the development of Housing First Oak Springs and 25 HUD-VASH project-based vouchers to Elysium Grand, a property being developed by Saigebrook Development and LDG Development. Recently updated HUD regulations outlined in the Federal Register Notice dated January 18, 2017, allow Housing Authorities to project-base vouchers for RAD conversions without following the competitive Request for Proposal process. The intent of this regulation is to give Housing Authorities maximum flexibility as they work to rehabilitate or redevelop their public housing stock. This flexibility is warranted given the lower income levels served by Public Housing Authorities. HACA updated this policy in the Housing Choice Voucher Administrative Plan approved by the Board on December 21, 2017. Under this policy, if HACA decides to project-base vouchers for RAD conversions, an amendment to the HCV Administrative plan is required describing the work it plans to do on the property and how many project-based units it intends to add to the site. HACA has determined as part of its redevelopment of its Chalmers Courts public housing property that there is an excellent opportunity to further meet the needs of lower income families and individuals in Austin through the placement of project-based Housing Choice Vouchers and/or HUD-VASH vouchers at the property. HACA is currently working to redevelop Chalmers Courts, beginning with new units being created south of the existing Chalmers Courts site. Construction of these new units will precede a redevelopment of the east side and west side of Chalmers. Staff is currently working to identify the appropriate number of Housing Choice Vouchers and/or HUD-VASH vouchers that could be project-based at the site. This number shall not exceed 81 Housing Choice Vouchers, including a not-to exceed amount of 39 project-based vouchers specifically designated for the Pathways at Chalmers East site. An appropriate number of HUD-VASH vouchers serving homeless veterans shall be determined as the project moves forward. Once determined by staff, all final decisions regarding the project-basing of Housing Choice Vouchers and HUD-VASH vouchers will be brought to the Board for approval. The notice of the proposed changes was publicly posted and sent to Texas RioGrande Legal Aid and the Austin Tenants' Council on January 12, 2018. The 30-day public comment period ended at 5:00 p.m. on February 12, 2018. There were no written comments received.

Commissioner Apostolou moved to Approve Resolution No. 2543: Approval of the Revisions to the Housing Choice Voucher Program Administrative Plan. **Commissioner Carrington** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

EXECUTIVE SESSION

- 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

The Board did not go into Executive Session.

REPORTS

The Board accepts the following reports:

- **Michael Gerber**, HACA President
 - Mr. Gerber will be meeting individually with Board Members regarding HACA's Budget.
 - Mr. Gerber proposes that SHCC be placed on the March HACA Agenda directly after the Budget discussion in order to allocate more discussion time for SHCC.
- **Michael Cummings**, VP, Southwest Housing Compliance Corporation
 - Mr. Cummings reported on the business model that SHCC is working on as it prepares for an expected rebid of contracts.

ADJOURNMENT

Commissioner Bailey moved to adjourn the meeting at 2:17 p.m. **Commissioner Apostolou** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

Carl S. Richie, Jr., Chairperson

Michael G. Gerber, Secretary

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 2544

EXECUTIVE

ITEM NO. 2.

MEETING DATE: March 21, 2018

STAFF CONTACT: Michael Gerber, President & CEO

ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 2544: Approval to ratify all actions taken by the Board of Commissioners during FYE 2018, in order to resolve any irregularities which may have occurred regarding a quorum or vote by the Commissioners as reflected within the approved minutes and resolution

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to approve Resolution No. 2544: which ratifies all actions taken by the Board of Commissioners during the 2017-2018 Fiscal Year, in order to resolve any irregularities which may have occurred regarding a quorum or vote by the Commissioners as reflected within the approved minutes and resolutions.

SUMMARY

Background:

Upon past advisement of legal counsel, Resolution No. 2544 was drafted to ensure all actions taken by the Board during FYE 2018 be ratified, thus ensuring resolution of any irregularities during the voting process taken by the Commissioners. This is an action that will be presented for board action on an annual basis.

Process:

This Resolution resolves any irregularities in the voting process found in the Board meeting minutes and/or resolutions, and all actions taken during the 2017-18 Fiscal Year by the Board of Commissioners are fully enforceable.

Staff Recommendation:

Staff recommends Board approval of Resolution No. 2544 to ratify all actions taken by the Board of Commissioners during the 2017-2018 Fiscal Year.

RESOLUTION NO. 2544

Approval to ratify all actions taken by the Board of Commissioners during FYE 2018, in order to resolve any irregularities which may have occurred regarding a quorum or vote by the Commissioners as reflected within the approved minutes and resolutions

WHEREAS, in the event that there were any irregularities in any action or vote taken by HACA's Board of Commissioners during the 2017-18 Fiscal Year, the Housing Authority of the City of Austin desires to ratify and affirm all of the actions and votes taken by the Board of Commissioners regardless of the irregularity, as each action and vote taken represents the true intention of a quorum or more of HACA's Board of Commissioners.

WHEREAS, the purpose of this resolution is to give full legal force and effect to each action or vote of the Board of Commissioners taken during the 2017-18 Fiscal Year as if each action was taken by a quorum of the board without any irregularity, and therefore, every action taken by the Board of Commissioners during the 2017-18 Fiscal Year is fully enforceable.

NOW, THEREFORE, BE IT RESOLVED, the Housing Authority of the City of Austin Board of Commissioners hereby ratifies and affirms all actions and votes taken by the Board of Commissioners during 2017-2018 Fiscal Year.

PASSED, APPROVED AND ADOPTED this 21st day of March 2018.

Michael G. Gerber, Secretary

Carl S. Richie, Jr Chairperson

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 2545

FINANCE ITEM NO. 3.

MEETING DATE: March 21, 2018

STAFF CONTACT: Martha Ross, Vice President & Chief Financial Officer

ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 2545:
Approving Write-off of the Uncollectible Accounts of Vacated Tenants for the
seven-month Period Ending February 28, 2018

BUDGETED ITEM: No

TOTAL COST: \$25,896.05

ACTION

The Board is being asked to approve the write-off of the Uncollectible Accounts of Vacated Tenants for the seven-month Period Ending February 28, 2018. This is a routine action item.

SUMMARY

Background:

The regulations of the U.S. Department of Housing and Urban Development require the Commissioners of the Housing Authority of the City of Austin to approve the write-off of the uncollectible accounts of vacated tenants. The attached list represents amounts due by tenants who moved from the developments, and covers the seven-month period ending February 28, 2018. The Finance Department sent notification to the former tenants by certified mail of the amounts due and informed them that they will be reported to the credit bureau. None of the tenants listed have responded.

Process:

Write-off Analysis

Board Mtg	Accounting Cut-Off Date	W/O Amount	Monthly Average	Monthly Average Tenant Billing	W/O as a Percent of Monthly Billing
FY18:					
3/21/2018	2/28/2018	\$25,896.05	\$5,179	\$195,161	2.7%
8/21/2017	7/31/2017	\$24,716.04	\$6,179	\$274,770	2.2%
4/20/2017	3/31/2017	\$42,218.50	\$7,036	\$366,005	1.9%
Prior Years:					
10/21/2016		\$60,180.96	\$10,030	\$418,136	2.4%
4/21/2016		\$29,077.19	\$17,576	\$412,396	4.3%
3/24/2016		\$123,295.33	\$17,614	\$405,765	4.3%
10/27/2015		\$58,546.11	\$11,709	\$388,572	3.0%
5/21/2015		\$52,312.38	\$26,156	\$388,791	* 6.7%
3/26/2015		\$48,909.77	\$8,152	\$367,780	2.2%
9/18/2014		\$61,831.58	\$10,305	\$357,586	2.9%
4/20/2014		\$57,132.56	\$9,522	\$347,145	2.7%
9/19/2013		\$47,318.99	\$7,886	\$338,433	2.3%
3/1/2013		\$49,988.60	\$8,331	\$327,679	2.5%
9/20/2012		\$55,241.00	\$9,207	\$323,068	2.8%
3/2/2012		\$84,140.75	\$14,023	\$305,487	4.6%

*One-tenant's write-off caused this one time spike in write-off percentages.

Note: These balances exclude properties transferred to RAD.

ATTACHMENTS:

▣ Exhibit 1 - Move Out Balances

RESOLUTION NO. 2545

**WRITE-OFF OF THE UNCOLLECTIBLE ACCOUNTS OF VACATED TENANTS FOR
THE SEVEN-MONTH PERIOD ENDING February 28, 2018**

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

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

NOW, THEREFORE BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of Austin that the Chief Executive Officer is authorized to write off the amount of TWENTY FIVE THOUSAND EIGHT HUNDRED AND NINETY-SIX DOLLARS AND 05 CENTS (\$25,896.05), the total of the attached documentation considered to be uncollectible, from the books of the Housing Authority of the City of Austin for the seven-month period ending February 28, 2018.

PASSED, APPROVED AND ADOPTED this 21st day of March 2018.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

Write-Off Balances for Public Housing Properties (Move Out Balances as of 2/28/18; Last Write-Offs Presented on 09/21/2017)

No.	FullName	Entity ID	Unit ID	Move Out Date	Move Out Reason*	Rent	Legal	Maintnance	Other	Utility	Fee	Current Elite Account Balance
B T Washington												
1	Khrystin C Scott	033384	005090	09/19/2017	Scheduled	-	-	96.65	-	-	-	\$96.65
2	Melinda Hernandez	027022	005081	09/20/2017	Deceased	826.00	-	1,092.90	15.00	-	-	\$1,933.90
3	Marissa Martinez	052206	005081	08/01/2017	Involuntary/Termination	-	-	1,311.17	-	-	-	\$1,311.17
Total for B T Washington Project Number 005 :						\$826.00	\$0.00	\$2,500.72	\$15.00	\$0.00	\$0.00	\$3,341.72
Chalmers Courts												
4	Steven Clemmons	009552	001162	08/11/2015	Eviction - Criminal Activity	-	-	61.90	18.00	-	-	\$79.90
5	Tiara L Jordan	041664	001145	08/10/2017	Eviction - Lease Non-Compl	75.00	-	848.83	64.00	-	-	\$987.83
6	Alyssa K. Guerrero	056708	001053	10/18/2017	Scheduled	-	-	142.79	-	-	-	\$142.79
7	Deanna D Mccarther	057555	001105	10/13/2017	Eviction - Non-Payment	88.00	-	88.43	128.00	-	-	\$304.43
8	Barbara A Wood	002869	001085	08/15/2017	Scheduled	-	-	70.50	-	-	-	\$70.50
9	Christy M Martinez	037953	001156	01/31/2018	Eviction - Non-Payment	370.00	286.00	859.24	177.00	-	-	\$1,692.24
10	Angelina Alonzo	009076	001065	02/19/2018	Scheduled	-	-	-	15.00	99.02	-	\$114.02
Total for Chalmers Courts Project Number 001 :						\$533.00	\$286.00	\$2,071.69	\$402.00	\$99.02	\$0.00	\$3,391.71
Lakeside Apartments												
11	Carlos Carter	032462	007059	10/23/2017	Abandoned Unit/Skipped	-	-	170.80	19.50	-	-	\$190.30
12	Shannon L Parsons	057459	007024	12/13/2017	Scheduled	105.00	-	17.50	31.50	-	-	\$154.00
13	Herbert E Barnes	052099	007033	11/16/2017	Scheduled	200.00	-	13.00	70.00	-	-	\$283.00
14	David L Hale	039218	007134	12/20/2017	Eviction - Non-Payment	939.00	286.00	70.00	100.00	-	10.00	\$1,405.00
15	Wille E Lowe	107762	007011	10/04/2017	Eviction - Non-Payment	233.00	286.00	31.50	64.00	-	-	\$614.50
Total for Lakeside Apartments Project Number 007 :						\$1,477.00	\$572.00	\$302.80	\$285.00	\$0.00	\$10.00	\$2,646.80
Meadowbrook												
16	Azure D Snelling	055462	004056	07/19/2017	Scheduled	\$0.00	\$0.00	\$30.00	\$0.00	\$0.00	\$0.00	\$30.00
17	Allen D Shelton	102635	004068	08/09/2017	Eviction - Lease Non-Compl	1,323.00	1,063.28	385.99	90.00	-	-	\$2,862.27
Total for Meadowbrook Project Number 004 :						\$1,323.00	\$1,063.28	\$415.99	\$90.00	\$0.00	\$0.00	\$2,892.27
Rosewood Courts												
18	Catrina Carter	111724	002089	12/13/2017	Eviction - Non-Payment	556.85	750.00	265.79	-	-	-	1,572.64
19	Shorn R Ratcliff	106003	002022	09/01/2017	Eviction - Non-Payment	422.00	281.00	117.85	60.00	-	-	880.85
20	Michael Colvin	116153	002028	01/29/2018	Eviction - Non-Payment	1,869.00	121.00	-	60.00	-	-	2,050.00
Total for Rosewood Courts Project Number 002 :						\$2,847.85	\$1,152.00	\$383.64	\$120.00	\$0.00	\$0.00	\$4,503.49
Salina Apartments												
21	Susan J Harr	105430	008148	10/02/2017	Scheduled	-	-	236.20	-	-	-	236.20
Total for Salina Apartments Project Number 008 :						\$0.00	\$0.00	\$236.20	\$0.00	\$0.00	\$0.00	\$236.20

Write-Off Balances for Public Housing Properties (Move Out Balances as of 2/28/18; Last Write-Offs Presented on 09/21/2017)

No.	FullName	Entity ID	Unit ID	Move Out Date	Move Out Reason*	Rent	Legal	Maintnance	Other	Utility	Fee	Current Elite Account Balance
Santa Rita Courts												
22	Ashley N Sterling	048907	003036	11/01/2017	Scheduled	-	-	5,156.92	-	-	-	5,156.92
23	Felicia R Fonseca	057601	003010	10/11/2017	Scheduled	35.75	-	250.50	15.00	-	-	301.25
24	Robert L Moreno-Salazar	181507	003066	10/31/2017	Scheduled	465.00	-	538.80	30.00	-	-	1,033.80
Total for Santa Rita Courts Project Number 003 :						\$500.75	\$0.00	\$5,946.22	\$45.00	\$0.00	\$0.00	\$6,491.97
Thurmond Heights Apartments												
25	Joy D Stevenson	018001	011041	10/18/2017	Eviction - Non-Payment	678.50	1,015.00	491.15	75.00	-	-	2,259.65
26	Albert Amezcuita	007794	011070	02/01/2018	Deceased	-	-	132.24	-	-	-	132.24
Total for Thurmond Heights Apartments Project Number 011 :						\$678.50	\$1,015.00	\$623.39	\$75.00	\$0.00	\$0.00	\$2,391.89
26	Grand Total for all Developments					<u>\$8,186.10</u>	<u>\$4,088.28</u>	<u>\$12,480.65</u>	<u>\$1,032.00</u>	<u>\$99.02</u>	<u>\$10.00</u>	<u>\$25,896.05</u>
						32%	16%	48%	4%	0%	0%	100%

Metrics this Period:

Average Write-Off per Tenant This Period:	\$996
Highest Write-Off per Tenant this Period:	\$2,862
Lowest Write-Off per Tenant this Period:	\$114
Average Write-Off per Tenant excluding high and low:	\$880

Total Tenant Units in Public Housing this Period: PUM	5,409
Percentage of Units Written Off this Period:	0.481%
vs. Percentage of Units Written Off last Period:	0.699%
Total \$ Rent due in Public Housing this Period (all units, all months, combined):	1,366,127.00
Percentage of \$Rent Written Off vs. Rent Due	1.896%
vs. Percentage of Total Rent Due Written Off last Period:	2.097%

Submitted to Board:

* Legend: Move Out Reason	Definition:
Scheduled -	Resident gave notice to move-out
Eviction, Non Payment -	Evicted usually due to non-payment or criminal activity
Involuntary, Termination -	Told us they were leaving and couldn't pay and voluntarily left?
Abandoned Unit, Skipped -	left in the middle of the night ?

Write-Off Balances for Public Housing Properties (Move Out Balances as as of 2/28/18; Last Write-Offs Presented on 09/21/2017)

No.	FullName	Entity ID	Unit ID	Move Out Date	Move Out Reason*	Rent	Legal	Maintnance	Other	Utility	Fee	Current Elite Account Balance
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Other, See Notes -

Illness

Deceased

What is "other?" Managers select these codes

What is our policy on this? HCD. Usually if tenant can't care for themselves, move to nursing home etc.

Self-explanatory

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 2546

ASSISTED HOUSING ITEM NO. 4.

MEETING DATE: March 21, 2018

STAFF CONTACT: Lisa Garcia, Vice President of Assisted Housing

ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 2546: Approval of the revised Housing Choice Voucher Program Utility Allowance Schedules

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to approve Resolution No 2546: Approval of the revised Housing Choice Voucher Program Utility Allowance Schedules. This is a routine annual action item.

SUMMARY

Background:

Per 24 CFR 982.517, HUD regulations require housing authorities to review utility allowance schedules annually and adjust the schedules if there has been a 10% or more rate change per category since the last revision.

Process:

Residential Utility Allowances, a Division of the Nelrod Company, completed the annual utility allowance review for HACA's Housing Choice Voucher Program. A comparison was made of the utility rates utilized in the previous study compared to the current utility rates.

The review indicated that Austin Energy's electric rates increased a total of 5% for both summer and winter, and the monthly charge and taxes remained the same. Texas Gas Service's natural gas rates and charges increased a total of 19% and taxes remained the same. Austin Water's water rates and charges for multi-family and single-family remained the same, and the monthly trash collection charge increased 3%.

Staff Recommendation:

Staff recommends adjusting the utility allowance rates based on current utility rates. The proposed revisions are reflected in Exhibit 1 Proposed Utility Allowance Schedules 2018.

The revised utility allowance schedules will be effective June 1, 2018 for participants who are issued new vouchers and for annual re-examinations.

ATTACHMENTS:

- ▣ **Exhibit 1 Proposed Utility Allowance Schedules 2018**
- ▣ **Exhibit 2 Utility Schedules 2017-18 comparison**

RESOLUTION NO. 2546

WHEREAS, Federal Regulations require housing authorities to review utility allowance schedule(s) annually and adjust the schedule(s) if there has been a 10% or more rate change per category since the last revision.

WHEREAS, Residential Utility Allowances, a Division of the Nelrod Company completed the utility allowance review for the Housing Choice Voucher Program and as required by HUD regulations 24 CFR 982.517, a comparison was made of the utility rates utilized in the previous study compared to the current utility rates.

WHEREAS, the utility allowance review indicated that utility providers' rates have changed and for natural gas the change was more than 10%, therefore, staff recommends revising the utility allowance schedules as reflected in Exhibit 1.

WHEREAS, Federal Regulations require the use of the revised utility allowance schedules at the next annual reexamination; and

WHEREAS, the Housing Authority of the City of Austin will use the revised utility allowance schedules for new families assisted under the Housing Choice Voucher Program and current participants with reexaminations effective June 1, 2018 or later.

NOW, THEREFORE, BE IT RESOLVED, that the Housing Authority of the City of Austin's Board of Commissioners approves and adopts the revised Utility Allowance Schedules for the Housing Choice Voucher Program.

PASSED, APPROVED, AND ADOPTED this 21st day of March, 2018.

Michael G. Gerber, Secretary

Carl S. Richie, Jr. Chairperson

Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2018)

Locality: Housing Authority of the City of Austin, TX		Unit Type: Multi-Family (Elevator)				Date (mm/dd/yyyy)	
Utility or Service:		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$9.00	\$10.00	\$11.00	\$12.00	\$14.00	\$14.00
	b. Bottle Gas/Propane						
	c. Electric	\$6.00	\$7.00	\$9.00	\$11.00	\$12.00	\$14.00
	d. Oil / Other						
Cooking	a. Natural Gas	\$2.00	\$2.00	\$4.00	\$4.00	\$6.00	\$6.00
	b. Bottle Gas/Propane						
	c. Electric	\$3.00	\$4.00	\$5.00	\$7.00	\$9.00	\$10.00
Other Electric (Lights & Appliances) & Monthly Charge		\$22.00	\$24.00	\$30.00	\$35.00	\$41.00	\$46.00
Air Conditioning		\$10.00	\$11.00	\$16.00	\$20.00	\$25.00	\$29.00
Water Heating	a. Natural Gas	\$4.00	\$5.00	\$7.00	\$9.00	\$11.00	\$14.00
	b. Bottle Gas/Propane						
	c. Electric	\$7.00	\$8.00	\$11.00	\$13.00	\$16.00	\$18.00
	d. Oil / Other						
Water		\$45.00	\$46.00	\$54.00	\$62.00	\$71.00	\$79.00
Sewer		\$71.00	\$73.00	\$87.00	\$101.00	\$115.00	\$130.00
Trash Collection		\$29.00	\$29.00	\$29.00	\$30.00	\$30.00	\$36.00
Range / Microwave Tenant-supplied		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other							
specify: Gas Charge \$17.80		\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00
Actual Family Allowances				Utility or Service		per month cost	
To be used by the family to compute allowance. <i>Complete below for the actual unit rented.</i>				Heating		\$	
				Cooking		\$	
Name of Family				Other Electric		\$	
				Air Conditioning		\$	
				Water Heating		\$	
				Water		\$	
Address of Unit				Sewer		\$	
				Trash Collection		\$	
				Range / Microwave		\$	
				Refrigerator		\$	
				Other		\$	
				Number of Bedrooms		\$	
				Total		\$	



Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2018)

Locality: Housing Authority of the City of Austin, TX		Unit Type: Multi-Family (Apartment)				Date (mm/dd/yyyy)	
Utility or Service:		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$9.00	\$10.00	\$11.00	\$12.00	\$14.00	\$14.00
	b. Bottle Gas/Propane						
	c. Electric	\$6.00	\$7.00	\$9.00	\$11.00	\$12.00	\$14.00
	d. Oil / Other						
Cooking	a. Natural Gas	\$2.00	\$2.00	\$4.00	\$4.00	\$6.00	\$6.00
	b. Bottle Gas/Propane						
	c. Electric	\$3.00	\$4.00	\$5.00	\$7.00	\$9.00	\$10.00
Other Electric (Lights & Appliances) & Monthly Charge		\$22.00	\$24.00	\$30.00	\$35.00	\$41.00	\$46.00
Air Conditioning		\$10.00	\$11.00	\$16.00	\$20.00	\$25.00	\$29.00
Water Heating	a. Natural Gas	\$4.00	\$5.00	\$7.00	\$9.00	\$11.00	\$14.00
	b. Bottle Gas/Propane						
	c. Electric	\$7.00	\$8.00	\$11.00	\$13.00	\$16.00	\$18.00
	d. Oil / Other						
Water		\$45.00	\$46.00	\$54.00	\$62.00	\$71.00	\$79.00
Sewer		\$71.00	\$73.00	\$87.00	\$101.00	\$115.00	\$130.00
Trash Collection		\$29.00	\$29.00	\$29.00	\$30.00	\$30.00	\$36.00
Range / Microwave Tenant-supplied		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other							
specify: Gas Charge \$17.80		\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00
Actual Family Allowances				Utility or Service		per month cost	
To be used by the family to compute allowance. <i>Complete below for the actual unit rented.</i>				Heating		\$	
				Cooking		\$	
Name of Family				Other Electric		\$	
				Air Conditioning		\$	
Address of Unit				Water Heating		\$	
				Water		\$	
				Sewer		\$	
				Trash Collection		\$	
				Range / Microwave		\$	
				Refrigerator		\$	
				Other		\$	
				Other		\$	
Number of Bedrooms				Total		\$	



Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2018)

Locality: Housing Authority of the City of Austin, TX		Unit Type: Row House/ Townhouse				Date (mm/dd/yyyy)	
Utility or Service:		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$12.00	\$14.00	\$16.00	\$16.00	\$18.00	\$19.00
	b. Bottle Gas/Propane						
	c. Electric	\$9.00	\$11.00	\$13.00	\$15.00	\$17.00	\$19.00
	d. Oil / Other						
Cooking	a. Natural Gas	\$2.00	\$2.00	\$4.00	\$4.00	\$6.00	\$6.00
	b. Bottle Gas/Propane						
	c. Electric	\$3.00	\$4.00	\$5.00	\$7.00	\$9.00	\$10.00
Other Electric (Lights & Appliances) & Monthly Charge		\$25.00	\$28.00	\$35.00	\$42.00	\$49.00	\$59.00
Air Conditioning		\$10.00	\$11.00	\$19.00	\$28.00	\$36.00	\$45.00
Water Heating	a. Natural Gas	\$5.00	\$6.00	\$9.00	\$12.00	\$14.00	\$17.00
	b. Bottle Gas/Propane						
	c. Electric	\$9.00	\$11.00	\$14.00	\$16.00	\$19.00	\$22.00
	d. Oil / Other						
Water		\$45.00	\$46.00	\$54.00	\$62.00	\$71.00	\$79.00
Sewer		\$71.00	\$73.00	\$87.00	\$101.00	\$115.00	\$130.00
Trash Collection		\$29.00	\$29.00	\$29.00	\$30.00	\$30.00	\$36.00
Range / Microwave Tenant-supplied		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other							
specify: Gas Charge \$17.80		\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00
Actual Family Allowances				Utility or Service		per month cost	
To be used by the family to compute allowance. <i>Complete below for the actual unit rented.</i>				Heating		\$	
				Cooking		\$	
Name of Family				Other Electric		\$	
				Air Conditioning		\$	
Address of Unit				Water Heating		\$	
				Water		\$	
				Sewer		\$	
				Trash Collection		\$	
				Range / Microwave		\$	
				Refrigerator		\$	
Number of Bedrooms				Other		\$	
				Other		\$	
				Total		\$	



Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2018)

Locality: Housing Authority of the City of Austin, TX		Unit Type: Semi-Detached/ Duplex				Date (mm/dd/yyyy)	
Utility or Service:		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$12.00	\$14.00	\$16.00	\$16.00	\$18.00	\$19.00
	b. Bottle Gas/Propane						
	c. Electric	\$9.00	\$11.00	\$13.00	\$15.00	\$17.00	\$19.00
	d. Oil / Other						
Cooking	a. Natural Gas	\$2.00	\$2.00	\$4.00	\$4.00	\$6.00	\$6.00
	b. Bottle Gas/Propane						
	c. Electric	\$3.00	\$4.00	\$5.00	\$7.00	\$9.00	\$10.00
Other Electric (Lights & Appliances) & Monthly Charge		\$25.00	\$28.00	\$35.00	\$42.00	\$49.00	\$59.00
Air Conditioning		\$10.00	\$11.00	\$19.00	\$28.00	\$36.00	\$45.00
Water Heating	a. Natural Gas	\$5.00	\$6.00	\$9.00	\$12.00	\$14.00	\$17.00
	b. Bottle Gas/Propane						
	c. Electric	\$9.00	\$11.00	\$14.00	\$16.00	\$19.00	\$22.00
	d. Oil / Other						
Water		\$45.00	\$46.00	\$54.00	\$62.00	\$71.00	\$79.00
Sewer		\$71.00	\$73.00	\$87.00	\$101.00	\$115.00	\$130.00
Trash Collection		\$29.00	\$29.00	\$29.00	\$30.00	\$30.00	\$36.00
Range / Microwave Tenant-supplied		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other							
specify: Gas Charge \$17.80		\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00
Actual Family Allowances				Utility or Service		per month cost	
To be used by the family to compute allowance. <i>Complete below for the actual unit rented.</i>				Heating		\$	
				Cooking		\$	
Name of Family				Other Electric		\$	
				Air Conditioning		\$	
				Water Heating		\$	
				Water		\$	
				Sewer		\$	
				Trash Collection		\$	
				Range / Microwave		\$	
Address of Unit				Refrigerator		\$	
				Other		\$	
				Other		\$	
				Total		\$	
Number of Bedrooms							



Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2018)

Locality: Housing Authority of the City of Austin, TX		Unit Type: Single-Family (Detached House)				Date (mm/dd/yyyy)	
Utility or Service:		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$13.00	\$15.00	\$16.00	\$18.00	\$19.00	\$21.00
	b. Bottle Gas/Propane						
	c. Electric	\$12.00	\$14.00	\$16.00	\$18.00	\$20.00	\$22.00
	d. Oil / Other						
Cooking	a. Natural Gas	\$2.00	\$2.00	\$4.00	\$4.00	\$6.00	\$6.00
	b. Bottle Gas/Propane						
	c. Electric	\$3.00	\$4.00	\$5.00	\$7.00	\$9.00	\$10.00
Other Electric (Lights & Appliances) & Monthly Charge		\$28.00	\$31.00	\$39.00	\$47.00	\$58.00	\$69.00
Air Conditioning		\$8.00	\$9.00	\$20.00	\$31.00	\$43.00	\$59.00
Water Heating	a. Natural Gas	\$5.00	\$6.00	\$9.00	\$12.00	\$14.00	\$17.00
	b. Bottle Gas/Propane						
	c. Electric	\$9.00	\$11.00	\$14.00	\$16.00	\$19.00	\$22.00
	d. Oil / Other						
Water		\$26.00	\$27.00	\$34.00	\$51.00	\$64.00	\$77.00
Sewer		\$64.00	\$66.00	\$81.00	\$97.00	\$112.00	\$128.00
Trash Collection		\$29.00	\$29.00	\$29.00	\$30.00	\$30.00	\$36.00
Range / Microwave Tenant-supplied		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other							\$10.00
specify: Gas Charge \$17.80		\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00
Actual Family Allowances				Utility or Service		per month cost	
To be used by the family to compute allowance. Complete below for the actual unit rented.				Heating		\$	
				Cooking		\$	
Name of Family				Other Electric		\$	
				Air Conditioning		\$	
				Water Heating		\$	
				Water		\$	
				Sewer		\$	
Address of Unit				Trash Collection		\$	
				Range / Microwave		\$	
				Refrigerator		\$	
				Other		\$	
				Other		\$	
Number of Bedrooms				Other		\$	
				Total		\$	



Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2018)

Locality: Housing Authority of the City of Austin, TX		Unit Type: Manufactured/ Mobile Home				Date (mm/dd/yyyy)	
Utility or Service:		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$11.00	\$13.00	\$14.00	\$15.00	\$16.00	\$18.00
	b. Bottle Gas/Propane						
	c. Electric	\$13.00	\$16.00	\$16.00	\$17.00	\$17.00	\$17.00
	d. Oil / Other						
Cooking	a. Natural Gas	\$2.00	\$2.00	\$4.00	\$4.00	\$6.00	\$6.00
	b. Bottle Gas/Propane						
	c. Electric	\$3.00	\$4.00	\$5.00	\$7.00	\$9.00	\$10.00
Other Electric (Lights & Appliances) & Monthly Charge		\$28.00	\$31.00	\$39.00	\$47.00	\$58.00	\$69.00
Air Conditioning		\$9.00	\$11.00	\$19.00	\$26.00	\$34.00	\$43.00
Water Heating	a. Natural Gas	\$5.00	\$6.00	\$9.00	\$12.00	\$14.00	\$17.00
	b. Bottle Gas/Propane						
	c. Electric	\$9.00	\$11.00	\$14.00	\$16.00	\$19.00	\$22.00
	d. Oil / Other						
Water		\$26.00	\$27.00	\$34.00	\$51.00	\$64.00	\$77.00
Sewer		\$64.00	\$66.00	\$81.00	\$97.00	\$112.00	\$128.00
Trash Collection		\$29.00	\$29.00	\$29.00	\$30.00	\$30.00	\$36.00
Range / Microwave Tenant-supplied		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other							
specify: Gas Charge \$17.80		\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00
Actual Family Allowances				Utility or Service		per month cost	
To be used by the family to compute allowance. <i>Complete below for the actual unit rented.</i>				Heating		\$	
				Cooking		\$	
Name of Family				Other Electric		\$	
				Air Conditioning		\$	
				Water Heating		\$	
				Water		\$	
				Sewer		\$	
Address of Unit				Trash Collection		\$	
				Range / Microwave		\$	
				Refrigerator		\$	
				Other		\$	
				Other		\$	
Number of Bedrooms				Other		\$	
				Total		\$	



Housing Authority of the City of Austin

Section 8 Monthly Utility Allowance

	Manufactured Home			Comparison		Exhibit 2
	0 BR	1BR	2BR	3BR	4BR	5BR
Heating - Natural Gas						
Current	\$10	\$12	\$13	\$14	\$16	\$17
Proposed	\$11	\$13	\$14	\$15	\$16	\$18
Increase(Decrease)	\$1	\$1	\$1	\$1	\$0	\$1
Heating - Electric						
Current	\$12	\$14	\$15	\$15	\$15	\$16
Proposed	\$13	\$16	\$16	\$17	\$17	\$17
Increase(Decrease)	\$1	\$2	\$1	\$2	\$2	\$1
Air Conditioning						
Current	\$9	\$11	\$17	\$23	\$30	\$36
Proposed	\$9	\$11	\$19	\$26	\$34	\$43
Increase(Decrease)	\$0	\$0	\$2	\$3	\$4	\$7
Cooking - Natural Gas						
Current	\$3	\$3	\$3	\$5	\$5	\$6
	\$2	\$2	\$4	\$4	\$6	\$6
Increase(Decrease)	(\$1)	(\$1)	\$1	(\$1)	\$1	\$0
Cooking - Electric						
Current	\$4	\$5	\$6	\$7	\$8	\$10
Proposed	\$3	\$4	\$5	\$7	\$9	\$10
Increase(Decrease)	(\$1)	(\$1)	(\$1)	\$0	\$1	\$0
Other Electric (electric lighting, refrigerator, fans, etc.)						
Current	\$28	\$31	\$40	\$50	\$62	\$75
Proposed	\$28	\$31	\$39	\$47	\$58	\$69
Increase(Decrease)	\$0	\$0	(\$1)	(\$3)	(\$4)	(\$6)
Monthly Base Gas Charge						
Current	\$16	\$16	\$16	\$16	\$16	\$16
Proposed	\$18	\$18	\$18	\$18	\$18	\$18
Increase(Decrease)	\$2	\$2	\$2	\$2	\$2	\$2
Water Heating - Natural Gas						
Current	\$6	\$7	\$10	\$12	\$14	\$16
Proposed	\$5	\$6	\$9	\$12	\$14	\$17
Increase(Decrease)	(\$1)	(\$1)	(\$1)	\$0	\$0	\$1
Water Heating - Electric						
Current	\$8	\$10	\$14	\$18	\$20	\$22
Proposed	\$9	\$11	\$14	\$16	\$19	\$22
Increase(Decrease)	\$1	\$1	\$0	(\$2)	(\$1)	\$0

Housing Authority of the City of Austin

Section 8 Monthly Utility Allowance

Manufactured Home

Comparison

Exhibit 2

Project	0 BR	1BR	2BR	3BR	4BR	5BR
Water						
Current	\$34	\$35	\$43	\$70	\$72	\$85
Proposed	\$26	\$27	\$34	\$51	\$64	\$77
Increase(Decrease)	(\$8)	(\$8)	(\$9)	(\$19)	(\$8)	(\$8)
Sewer						
Current	\$64	\$66	\$81	\$97	\$112	\$128
Proposed	\$64	\$66	\$81	\$97	\$112	\$128
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0
Trash Collection						
Current	\$28	\$28	\$28	\$29	\$29	\$35
Proposed	\$29	\$29	\$29	\$30	\$30	\$36
Increase(Decrease)	\$1	\$1	\$1	\$1	\$1	\$1
Range						
Current	\$12	\$12	\$12	\$12	\$12	\$12
Proposed	\$11	\$11	\$11	\$11	\$11	\$11
Increase(Decrease)	(\$1)	(\$1)	(\$1)	(\$1)	(\$1)	(\$1)
Refrigerator						
Current	\$13	\$13	\$13	\$13	\$13	\$13
Proposed	\$12	\$12	\$12	\$12	\$12	\$12
Increase(Decrease)	(\$1)	(\$1)	(\$1)	(\$1)	(\$1)	(\$1)
Heating, Cooking and Water Heating- Natural Gas						
Current	\$223	\$234	\$276	\$341	\$381	\$439
Proposed	\$215	\$226	\$270	\$323	\$375	\$435
Increase(Decrease)	(\$8)	(\$8)	(\$6)	(\$18)	(\$6)	(\$4)
Heating, Cooking and Water Heating- Electric						
Current	\$212	\$225	\$269	\$334	\$373	\$432
Proposed	\$204	\$218	\$260	\$314	\$366	\$425
Increase(Decrease)	(\$8)	(\$7)	(\$9)	(\$20)	(\$7)	(\$7)

Housing Authority of the City of Austin

Section 8 Monthly Utility Allowance

	Multi Family Elevator			Comparison		Exhibit 2
	0 BR	1BR	2BR	3BR	4BR	5BR
Heating - Natural Gas						
Current	\$5	\$5	\$6	\$6	\$8	\$8
Proposed	\$9	\$10	\$11	\$12	\$14	\$14
Increase(Decrease)	\$4	\$5	\$5	\$6	\$6	\$6
Heating - Electric						
Current	\$6	\$7	\$8	\$10	\$11	\$13
Proposed	\$6	\$7	\$9	\$11	\$12	\$14
Increase(Decrease)	\$0	\$0	\$1	\$1	\$1	\$1
Air Conditioning						
Current	\$7	\$9	\$14	\$19	\$24	\$29
Proposed	\$10	\$11	\$16	\$20	\$25	\$29
Increase(Decrease)	\$3	\$2	\$2	\$1	\$1	\$0
Cooking - Natural Gas						
Current	\$3	\$3	\$3	\$5	\$5	\$6
Proposed	\$2	\$2	\$4	\$4	\$6	\$6
Increase(Decrease)	(\$1)	(\$1)	\$1	(\$1)	\$1	\$0
Cooking - Electric						
Current	\$4	\$5	\$6	\$7	\$8	\$10
Proposed	\$3	\$4	\$5	\$7	\$9	\$10
Increase(Decrease)	(\$1)	(\$1)	(\$1)	\$0	\$1	\$0
Other Electric (electric lighting, refrigerator, fans, etc.)						
Current	\$24	\$27	\$32	\$37	\$42	\$47
Proposed	\$22	\$24	\$30	\$35	\$41	\$46
Increase(Decrease)	(\$2)	(\$3)	(\$2)	(\$2)	(\$1)	(\$1)
Monthly Base Gas Charge						
Current	\$16	\$16	\$16	\$16	\$16	\$16
Proposed	\$18	\$18	\$18	\$18	\$18	\$18
Increase(Decrease)	\$2	\$2	\$2	\$2	\$2	\$2
Water Heating - Natural Gas						
Current	\$6	\$7	\$10	\$12	\$14	\$16
Proposed	\$4	\$5	\$7	\$9	\$11	\$14
Increase(Decrease)	(\$2)	(\$2)	(\$3)	(\$3)	(\$3)	(\$2)
Water Heating - Electric						
Current	\$8	\$10	\$14	\$18	\$20	\$22
Proposed	\$7	\$8	\$11	\$13	\$16	\$18
Increase(Decrease)	(\$1)	(\$2)	(\$3)	(\$5)	(\$4)	(\$4)

Housing Authority of the City of Austin

Section 8 Monthly Utility Allowance

Multi Family Elevator

Comparison

Exhibit 2

Project	0 BR	1BR	2BR	3BR	4BR	5BR
Water						
Current	\$45	\$46	\$54	\$62	\$71	\$79
Proposed	\$45	\$46	\$54	\$62	\$71	\$79
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0
Sewer						
Current	\$71	\$73	\$87	\$101	\$115	\$130
Proposed	\$71	\$73	\$87	\$101	\$115	\$130
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0
Trash Collection						
Current	\$28	\$28	\$28	\$32	\$32	\$32
Proposed	\$29	\$29	\$29	\$30	\$30	\$36
Increase(Decrease)	\$1	\$1	\$1	(\$2)	(\$2)	\$4
Range						
Current	\$12	\$12	\$12	\$12	\$12	\$12
Proposed	\$11	\$11	\$11	\$11	\$11	\$11
Increase(Decrease)	(\$1)	(\$1)	(\$1)	(\$1)	(\$1)	(\$1)
Refrigerator						
Current	\$13	\$13	\$13	\$13	\$13	\$13
Proposed	\$12	\$12	\$12	\$12	\$12	\$12
Increase(Decrease)	(\$1)	(\$1)	(\$1)	(\$1)	(\$1)	(\$1)
Heating, Cooking and Water Heating- Natural Gas						
Current	\$230	\$239	\$275	\$315	\$352	\$388
Proposed	\$233	\$241	\$279	\$314	\$354	\$395
Increase(Decrease)	\$3	\$2	\$4	(\$1)	\$2	\$7
Heating, Cooking and Water Heating- Electric						
Current	\$218	\$230	\$268	\$311	\$348	\$387
Proposed	\$216	\$225	\$264	\$302	\$342	\$385
Increase(Decrease)	(\$2)	(\$5)	(\$4)	(\$9)	(\$6)	(\$2)

Housing Authority of the City of Austin

Section 8 Monthly Utility Allowance

	Multi Family Walk-up				Comparison	Exhibit 2
	0 BR	1BR	2BR	3BR	4BR	5BR
Heating - Natural Gas						
Current	\$5	\$5	\$6	\$6	\$8	\$8
Proposed	\$9	\$10	\$11	\$12	\$14	\$14
Increase(Decrease)	\$4	\$5	\$5	\$6	\$6	\$6
Heating - Electric						
Current	\$6	\$7	\$8	\$10	\$11	\$13
Proposed	\$6	\$7	\$9	\$11	\$12	\$14
Increase(Decrease)	\$0	\$0	\$1	\$1	\$1	\$1
Air Conditioning						
Current	\$7	\$9	\$14	\$19	\$24	\$29
Proposed	\$10	\$11	\$16	\$20	\$25	\$29
Increase(Decrease)	\$3	\$2	\$2	\$1	\$1	\$0
Cooking - Natural Gas						
Current	\$3	\$3	\$3	\$5	\$5	\$6
Proposed	\$2	\$2	\$4	\$4	\$6	\$6
Increase(Decrease)	(\$1)	(\$1)	\$1	(\$1)	\$1	\$0
Cooking - Electric						
Current	\$4	\$5	\$6	\$7	\$8	\$10
Proposed	\$3	\$4	\$5	\$7	\$9	\$10
Increase(Decrease)	(\$1)	(\$1)	(\$1)	\$0	\$1	\$0
Other Electric (electric lighting, refrigerator, fans, etc.)						
Current	\$24	\$27	\$32	\$37	\$42	\$47
Proposed	\$22	\$24	\$30	\$35	\$41	\$46
Increase(Decrease)	(\$2)	(\$3)	(\$2)	(\$2)	(\$1)	(\$1)
Monthly Base Gas Charge						
Current	\$16	\$16	\$16	\$16	\$16	\$16
Proposed	\$18	\$18	\$18	\$18	\$18	\$18
Increase(Decrease)	\$2	\$2	\$2	\$2	\$2	\$2
Water Heating - Natural Gas						
Current	\$6	\$7	\$10	\$12	\$14	\$16
Proposed	\$4	\$5	\$7	\$9	\$11	\$14
Increase(Decrease)	(\$2)	(\$2)	(\$3)	(\$3)	(\$3)	(\$2)
Water Heating - Electric						
Current	\$8	\$10	\$14	\$18	\$20	\$22
Proposed	\$7	\$8	\$11	\$13	\$16	\$18
Increase(Decrease)	(\$1)	(\$2)	(\$3)	(\$5)	(\$4)	(\$4)

Housing Authority of the City of Austin

Section 8 Monthly Utility Allowance

Tenant Furnished Utilities and other Services

Multi Family Walk-up

Comparison

Exhibit 2

Project	0 BR	1BR	2BR	3BR	4BR	5BR
Water						
Current	\$45	\$46	\$54	\$62	\$71	\$79
Proposed	\$45	\$46	\$54	\$62	\$71	\$79
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0
Sewer						
Current	\$71	\$73	\$87	\$101	\$115	\$130
Proposed	\$71	\$73	\$87	\$101	\$115	\$130
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0
Trash Collection						
Current	\$28	\$28	\$28	\$32	\$32	\$38
Proposed	\$29	\$29	\$29	\$30	\$30	\$36
Increase(Decrease)	\$1	\$1	\$1	(\$2)	(\$2)	(\$2)
Range						
Current	\$12	\$12	\$12	\$12	\$12	\$12
Proposed	\$11	\$11	\$11	\$11	\$11	\$11
Increase(Decrease)	(\$1)	(\$1)	(\$1)	(\$1)	(\$1)	(\$1)
Refrigerator						
Current	\$13	\$13	\$13	\$13	\$13	\$13
Proposed	\$12	\$12	\$12	\$12	\$12	\$12
Increase(Decrease)	(\$1)	(\$1)	(\$1)	(\$1)	(\$1)	(\$1)
Heating, Cooking and Water Heating- Natural Gas						
Current	\$230	\$239	\$275	\$315	\$352	\$394
Proposed	\$233	\$241	\$279	\$314	\$354	\$395
Increase(Decrease)	\$3	\$2	\$4	(\$1)	\$2	\$1
Heating, Cooking and Water Heating- Electric						
Current	\$218	\$230	\$268	\$311	\$348	\$393
Proposed	\$216	\$225	\$264	\$302	\$342	\$385
Increase(Decrease)	(\$2)	(\$5)	(\$4)	(\$9)	(\$6)	(\$8)

Housing Authority of the City of Austin

Section 8 Monthly Utility Allowance

	Row/Townhouse			Comparison		Exhibit 2
	0 BR	1BR	2BR	3BR	4BR	5BR
Heating - Natural Gas						
Current	\$10	\$12	\$13	\$14	\$16	\$17
Proposed	\$12	\$14	\$16	\$16	\$18	\$19
Increase(Decrease)	\$2	\$2	\$3	\$2	\$2	\$2
Heating - Electric						
Current	\$8	\$10	\$12	\$14	\$15	\$17
Proposed	\$9	\$11	\$13	\$15	\$17	\$19
Increase(Decrease)	\$1	\$1	\$1	\$1	\$2	\$2
Air Conditioning						
Current	\$12	\$14	\$18	\$22	\$27	\$31
Proposed	\$10	\$11	\$19	\$28	\$36	\$45
Increase(Decrease)	(\$2)	(\$3)	\$1	\$6	\$9	\$14
Cooking - Natural Gas						
Current	\$3	\$3	\$3	\$5	\$5	\$6
Proposed	\$2	\$2	\$4	\$4	\$6	\$6
Increase(Decrease)	(\$1)	(\$1)	\$1	(\$1)	\$1	\$0
Cooking - Electric						
Current	\$4	\$5	\$6	\$7	\$8	\$10
Proposed	\$3	\$4	\$5	\$7	\$9	\$10
Increase(Decrease)	(\$1)	(\$1)	(\$1)	\$0	\$1	\$0
Other Electric (electric lighting, refrigerator, fans, etc.)						
Current	\$26	\$29	\$36	\$43	\$41	\$61
Proposed	\$25	\$28	\$35	\$42	\$49	\$59
Increase(Decrease)	(\$1)	(\$1)	(\$1)	(\$1)	\$8	(\$2)
Monthly Base Gas Charge						
Current	\$16	\$16	\$16	\$16	\$16	\$16
Proposed	\$18	\$18	\$18	\$18	\$18	\$18
Increase(Decrease)	\$2	\$2	\$2	\$2	\$2	\$2
Water Heating - Natural Gas						
Current	\$6	\$7	\$10	\$12	\$14	\$16
Proposed	\$5	\$6	\$9	\$12	\$14	\$17
Increase(Decrease)	(\$1)	(\$1)	(\$1)	\$0	\$0	\$1
Water Heating - Electric						
Current	\$8	\$10	\$14	\$18	\$20	\$22
Proposed	\$9	\$11	\$14	\$16	\$19	\$22
Increase(Decrease)	\$1	\$1	\$0	(\$2)	(\$1)	\$0

Housing Authority of the City of Austin

Section 8 Monthly Utility Allowance

Tenant Furnished Utilities and other Services

	Row/Townhouse			Comparison		Exhibit 2
Project	0 BR	1BR	2BR	3BR	4BR	5BR
Water						
Current	\$45	\$46	\$54	\$62	\$71	\$79
Proposed	\$45	\$46	\$54	\$62	\$71	\$79
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0
Sewer						
Current	\$71	\$73	\$87	\$101	\$115	\$130
Proposed	\$71	\$73	\$87	\$101	\$115	\$130
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0
Trash Collection						
Current	\$28	\$28	\$28	\$32	\$32	\$38
Proposed	\$29	\$29	\$29	\$30	\$30	\$36
Increase(Decrease)	\$1	\$1	\$1	(\$2)	(\$2)	(\$2)
Range						
Current	\$12	\$12	\$12	\$12	\$12	\$12
Proposed	\$11	\$11	\$11	\$11	\$11	\$11
Increase(Decrease)	(\$1)	(\$1)	(\$1)	(\$1)	(\$1)	(\$1)
Refrigerator						
Current	\$13	\$13	\$13	\$13	\$13	\$13
Proposed	\$12	\$12	\$12	\$12	\$12	\$12
Increase(Decrease)	(\$1)	(\$1)	(\$1)	(\$1)	(\$1)	(\$1)
Heating, Cooking and Water Heating- Natural Gas						
Current	\$242	\$253	\$290	\$332	\$362	\$419
Proposed	\$240	\$250	\$294	\$336	\$380	\$432
Increase(Decrease)	(\$2)	(\$3)	\$4	\$4	\$18	\$13
Heating, Cooking and Water Heating- Electric						
Current	\$227	\$240	\$280	\$324	\$354	\$413
Proposed	\$224	\$236	\$279	\$324	\$369	\$423
Increase(Decrease)	(\$3)	(\$4)	(\$1)	\$0	\$15	\$10

Housing Authority of the City of Austin

Section 8 Monthly Utility Allowance

	Duplex - Semi-Detached			Comparison		Exhibit 2
	0 BR	1BR	2BR	3BR	4BR	5BR
Heating - Natural Gas						
Current	\$10	\$12	\$13	\$14	\$16	\$17
Proposed	\$12	\$14	\$16	\$16	\$18	\$19
Increase(Decrease)	\$2	\$2	\$3	\$2	\$2	\$2
Heating - Electric						
Current	\$8	\$10	\$12	\$14	\$15	\$17
Proposed	\$9	\$11	\$13	\$15	\$17	\$19
Increase(Decrease)	\$1	\$1	\$1	\$1	\$2	\$2
Air Conditioning						
Current	\$12	\$14	\$18	\$22	\$27	\$31
Proposed	\$10	\$11	\$19	\$28	\$36	\$45
Increase(Decrease)	(\$2)	(\$3)	\$1	\$6	\$9	\$14
Cooking - Natural Gas						
Current	\$3	\$3	\$3	\$5	\$5	\$6
Proposed	\$2	\$2	\$4	\$4	\$6	\$6
Increase(Decrease)	(\$1)	(\$1)	\$1	(\$1)	\$1	\$0
Cooking - Electric						
Current	\$4	\$5	\$6	\$7	\$8	\$10
Proposed	\$3	\$4	\$5	\$7	\$9	\$10
Increase(Decrease)	(\$1)	(\$1)	(\$1)	\$0	\$1	\$0
Other Electric (electric lighting, refrigerator, fans, etc.)						
Current	\$26	\$29	\$36	\$43	\$51	\$61
Proposed	\$25	\$28	\$35	\$42	\$49	\$59
Increase(Decrease)	(\$1)	(\$1)	(\$1)	(\$1)	(\$2)	(\$2)
Monthly Base Gas Charge						
Current	\$16	\$16	\$16	\$16	\$16	\$16
Proposed	\$18	\$18	\$18	\$18	\$18	\$18
Increase(Decrease)	\$2	\$2	\$2	\$2	\$2	\$2
Water Heating - Natural Gas						
Current	\$6	\$7	\$10	\$12	\$14	\$16
Proposed	\$5	\$6	\$9	\$12	\$14	\$17
Increase(Decrease)	(\$1)	(\$1)	(\$1)	\$0	\$0	\$1
Water Heating - Electric						
Current	\$8	\$10	\$14	\$18	\$20	\$22
Proposed	\$9	\$11	\$14	\$16	\$19	\$22
Increase(Decrease)	\$1	\$1	\$0	(\$2)	(\$1)	\$0

Housing Authority of the City of Austin

Section 8 Monthly Utility Allowance

Tenant Furnished Utilities and other Services

Duplex - Semi-Detached

Comparison

Exhibit 2

Project	0 BR	1BR	2BR	3BR	4BR	5BR
Water						
Current	\$45	\$46	\$54	\$62	\$71	\$79
Proposed	\$45	\$46	\$54	\$62	\$71	\$79
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0
Sewer						
Current	\$71	\$73	\$87	\$101	\$115	\$130
Proposed	\$71	\$73	\$87	\$101	\$115	\$130
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0
Trash Collection						
Current	\$28	\$28	\$28	\$32	\$32	\$38
Proposed	\$29	\$29	\$29	\$30	\$30	\$36
Increase(Decrease)	\$1	\$1	\$1	(\$2)	(\$2)	(\$2)
Range						
Current	\$12	\$12	\$12	\$12	\$12	\$12
Proposed	\$11	\$11	\$11	\$11	\$11	\$11
Increase(Decrease)	(\$1)	(\$1)	(\$1)	(\$1)	(\$1)	(\$1)
Refrigerator						
Current	\$13	\$13	\$13	\$13	\$13	\$13
Proposed	\$12	\$12	\$12	\$12	\$12	\$12
Increase(Decrease)	(\$1)	(\$1)	(\$1)	(\$1)	(\$1)	(\$1)
Heating, Cooking and Water Heating- Natural Gas						
Current	\$242	\$253	\$290	\$332	\$372	\$419
Proposed	\$240	\$250	\$294	\$336	\$380	\$432
Increase(Decrease)	(\$2)	(\$3)	\$4	\$4	\$8	\$13
Heating, Cooking and Water Heating- Electric						
Current	\$227	\$240	\$280	\$324	\$364	\$413
Proposed	\$224	\$236	\$279	\$324	\$369	\$423
Increase(Decrease)	(\$3)	(\$4)	(\$1)	\$0	\$5	\$10

Housing Authority of the City of Austin

Section 8 Monthly Utility Allowance

	Single Family Detached				Comparison	Exhibit 2
	0 BR	1BR	2BR	3BR	4BR	5BR
Heating - Natural Gas						
Current	\$12	\$14	\$15	\$16	\$18	\$19
Proposed	\$13	\$15	\$16	\$18	\$19	\$21
Increase(Decrease)	\$1	\$1	\$1	\$2	\$1	\$2
Heating - Electric						
Current	\$11	\$13	\$15	\$16	\$18	\$20
Proposed	\$12	\$14	\$16	\$18	\$20	\$22
Increase(Decrease)	\$1	\$1	\$1	\$2	\$2	\$2
Air Conditioning						
Current	\$11	\$13	\$20	\$27	\$35	\$43
Proposed	\$8	\$9	\$20	\$31	\$43	\$59
Increase(Decrease)	(\$3)	(\$4)	\$0	\$4	\$8	\$16
Cooking - Natural Gas						
Current	\$3	\$3	\$3	\$5	\$5	\$6
Proposed	\$2	\$2	\$4	\$4	\$6	\$6
Increase(Decrease)	(\$1)	(\$1)	\$1	(\$1)	\$1	\$0
Cooking - Electric						
Current	\$4	\$5	\$6	\$7	\$8	\$10
Proposed	\$3	\$4	\$5	\$7	\$9	\$10
Increase(Decrease)	(\$1)	(\$1)	(\$1)	\$0	\$1	\$0
Other Electric (electric lighting, refrigerator, fans, etc.)						
Current	\$30	\$34	\$41	\$48	\$59	\$69
Proposed	\$28	\$31	\$39	\$47	\$58	\$69
Increase(Decrease)	(\$2)	(\$3)	(\$2)	(\$1)	(\$1)	\$0
Monthly Base Gas Charge						
Current	\$16	\$16	\$16	\$16	\$16	\$16
Proposed	\$18	\$18	\$18	\$18	\$18	\$18
Increase(Decrease)	\$2	\$2	\$2	\$2	\$2	\$2
Water Heating - Natural Gas						
Current	\$6	\$7	\$10	\$12	\$14	\$16
Proposed	\$5	\$6	\$9	\$12	\$14	\$17
Increase(Decrease)	(\$1)	(\$1)	(\$1)	\$0	\$0	\$1
Water Heating - Electric						
Current	\$8	\$10	\$14	\$18	\$20	\$22
Proposed	\$9	\$11	\$14	\$16	\$19	\$22
Increase(Decrease)	\$1	\$1	\$0	(\$2)	(\$1)	\$0

Housing Authority of the City of Austin

Section 8 Monthly Utility Allowance

Tenant Furnished Utilities and other Services

Single Family Detached

Comparison

Exhibit 2

Project	0 BR	1BR	2BR	3BR	4BR	5BR
Water						
Current	\$34	\$35	\$43	\$70	\$72	\$85
Proposed	\$26	\$27	\$34	\$51	\$64	\$77
Increase(Decrease)	(\$8)	(\$8)	(\$9)	(\$19)	(\$8)	(\$8)
Sewer						
Current	\$64	\$66	\$81	\$97	\$112	\$128
Proposed	\$64	\$66	\$81	\$97	\$112	\$128
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0
Trash Collection						
Current	\$28	\$28	\$28	\$29	\$29	\$35
Proposed	\$29	\$29	\$29	\$30	\$30	\$36
Increase(Decrease)	\$1	\$1	\$1	\$1	\$1	\$1
Range						
Current	\$12	\$12	\$12	\$12	\$12	\$12
Proposed	\$11	\$11	\$1	\$11	\$11	\$11
Increase(Decrease)	(\$1)	(\$1)	(\$11)	(\$1)	(\$1)	(\$1)
Refrigerator						
Current	\$13	\$13	\$13	\$13	\$13	\$13
Proposed	\$12	\$12	\$12	\$12	\$12	\$12
Increase(Decrease)	(\$1)	(\$1)	(\$1)	(\$1)	(\$1)	(\$1)
Heating, Cooking and Water Heating- Natural Gas						
Current	\$229	\$241	\$282	\$345	\$385	\$442
Proposed	\$216	\$226	\$263	\$331	\$387	\$454
Increase(Decrease)	(\$13)	(\$15)	(\$19)	(\$14)	\$2	\$12
Heating, Cooking and Water Heating- Electric						
Current	\$215	\$229	\$273	\$337	\$378	\$437
Proposed	\$202	\$214	\$251	\$320	\$378	\$446
Increase(Decrease)	(\$13)	(\$15)	(\$22)	(\$17)	\$0	\$9

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 2547

FINANCE ITEM NO. 5.

MEETING DATE: March 21, 2018

STAFF CONTACT: Martha Ross, Vice President & Chief Financial Officer

ITEM TITLE: Presentation, Discussion, and Possible Action regarding the Approval of Resolution No. 2547: Approving the Operating Budgets for the Fiscal Year April 1, 2018 to March 31, 2019

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

Motion to Approve Resolution No. 2547: Approving Central Office, Low Rent Public Housing, Housing Choice Voucher, Southwest Housing Compliance Corporation, Austin Affordable Housing Corporation, Austin Pathways and Blueprint Housing Solutions Operating Budgets for the Fiscal Year April 1, 2018 to March 31, 2019.

SUMMARY

Background:

The regulations of the U.S. Department of Housing and Urban Development require the Commissioners of the Housing Authority of the City of Austin to approve the agency's Annual Operating Budget.

Process:

Please see attached documents.

Staff Recommendation:

Staff recommends the Approval of the Central Office, Low Rent Public Housing, Housing Choice Voucher, Southwest Housing Compliance Corporation, Austin Affordable Housing Corporation, Austin Pathways and Blueprint Housing Solutions Operating Budgets for the Fiscal Year April 1, 2018 to March 31, 2019.

ATTACHMENTS:

- ❑ **Exhibit 1 - FY19 Operating Budget**
- ❑ **Exhibit 2 - HUD, OMB No. 2577-0026**

RESOLUTION NO. 2547

Resolution Approving the Operating Budgets For the Fiscal Year April 1, 2018 to March 31, 2019

WHEREAS, the regulations of the U.S. Department of Housing and Urban Development require the Commissioners of the Public Housing Agency to approve the Operating Budgets; and

WHEREAS, the Commissioners of the Housing Authority of the City of Austin have reviewed the Operating Budgets and do find: 1) That the proposed expenditures are necessary for the efficient and economical operation of the programs for the purpose of serving low-income families. 2) That the financial plan is reasonable in that: (a) It includes sources of funding adequate to cover all proposed expenditures, and (b) It does not provide for use of Federal funding in excess of that payable under the provisions of the Annual Contributions Contract. 3) That all proposed rental charges and expenditures will be consistent with this provisions of law and the Annual Contributions Contract; and

WHEREAS, the Board of Commissioners of the Housing Authority of the City of Austin hereby certifies that the Housing Authority of the City of Austin is in compliance with the Annual Contributions Contract which requires the Housing Authority to, at least once a year, re-examine the income of families receiving assistance; and

WHEREAS, the Board of Commissioners of the Housing Authority of the City of Austin hereby certifies that the Housing Authority of the city of Austin is in compliance with the requirement of the Annual Contributions Contract, and that rents and utility allowance calculations have been or will be, adjusted in accordance with current HUD requirements and regulations;

NOW, THEREFORE, BE IT RESOLVED that the Fiscal Year 2019 Operating Budgets, copies of such budgets attached, are hereby approved by the Board of Commissioners of the Housing Authority of the City of Austin.

PASSED, APPROVED AND ADOPTED this 21st day of March 2018.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson



Housing Authority of the City of Austin

Established in 1937

INTEROFFICE MEMORANDUM

DATE: March 1, 2018

TO: Board of Commissioners
Michael Gerber, President & CEO

FROM: Martha Ross, CFO

SUBJECT: FY19 Operating Budget, Management Summary and Assumptions

Management Summary:

The **Operating Budget** for the Fiscal Year ending March 31, 2019 is enclosed for your review. This consolidated Housing Authority of the City of Austin (HACA) budget with tax credit properties has excess revenue for the twelve month operating cycle of \$4.3M. On the balance sheet, HACA has approximately \$12M in unrestricted cash for ongoing operations, future needs and reserves. HACA's financial position is balanced to cover strategic goals, expected operational goals, and agreements with HUD and our partners.

Total Revenues increased \$978k, or one percent, compared to the prior budget. Various net offsets occurred within the line items. For example, slightly lower expected "HAP Reimbursements" in the Housing Choice Voucher program and lower management "COCC Fees and Revenues" allowed (as we convert properties through RAD --Rental Assistance Demonstration), were both offset by "Other Income," which includes developer fees from Austin Affordable Housing Corporation (AAHC).

Please note two major, inter-company eliminations shown in both revenues and expenses: (1) "Non-Federal Donations" in the Total Revenue section are offset by "Donations to Housing Programs" in the Other Expenses/Donations section; these are inter-company transfers that net to \$0, from SHCC to various departments, such as RAD Conversion, Austin Pathways (charitable donations, etc.) and Public Housing. (2) "HAP Reimbursements" in Revenue are offset by "Housing Assistance Payments" in Other Expenses/Donations.)

Total Administrative expenses are \$430k lower, or one percent lower, than the FY18 Budget primarily due to (1) expected lower "Management Fees and Commissions" collected from various departments as allowed to the COCC --Central Office Cost Center (RAD properties contribute four percent of all net revenues versus the higher fees charged to public housing); (2) typically not budgeting for "performance incentive" until mid-year budget revisions; and (3) less travel and training costs, observing cost controls.

Total Maintenance is \$683k or 13% lower than prior year budget, primarily due to newer renovated properties requiring less maintenance through services contracted out to third parties.

Total General Expenses are expected to increase \$452k or four percent due to higher interest expense on additional RAD conversions compared to the prior year.

Total Other Routine Expenses are budgeted \$160k or two percent lower than the prior year, in part due to lower utility expenses realized from EPC improvements and also an evaluation of current needs for tenant and protective services, including increased lighting and other security measures.

Total Non-Routine Expenses are \$105k or 84% lower than prior year, as a prior year carryforward budget item has been used as planned.

Other Expenses / Donations are \$597k or one percent higher than last year, primarily due to higher inter-company donations to public housing, offset by lower HAP payments out, as expected.

The assumptions for this Budget are included in the following pages.

FY19 Budget Assumptions

Overview

This comprehensive annual budget includes all programs, Central Office Cost Center, all public housing properties, all Pathways Asset Management properties, Austin Affordable Housing Corporation (AAHC), tax credit properties, Southwest Housing Compliance Corporation (SHCC), Blueprint Consulting and Austin Pathways. Capital Fund and Grant budgets are not included in this budget presentation; while those budgets are not part of the Operating Budget, material capital expenditures are approved by the Board separately. As part of the budget process this year, each of our property sites and departments prepared a budget and this information was assembled into the agency-wide Operating Budget. This enabled us to make more accurate projections of our Operating Budget and ensure HACA's compliance with HUD's asset based funding model and third party agreements.

HACA's consolidated budget includes revenue and expenses from the tax credit partnerships, from a stewardship standpoint. The budget for revenue and expenses is based on an accrual approach that matches revenues and expenses for the 12 months shown. For consistency to last year, two of the cash expenditures (the principal portion of debt for the Energy Performance Contract and capital expenditures not covered by the Capital Fund Grants) were also referenced. A third cash expenditure, capitalized interest expense on the tax credit properties, was disclosed in the FY18 budget.

Fee Model

These budgets are prepared using a fee-based Asset Management model. All programs are charged a fee to support the Central Office Cost Center (COCC) to support common central office functions. The Low Income Public Housing (LIPH) and Pathways Asset Management Inc. (PAMI) budgets are prepared using a site-based as well as an Asset Management Project (AMP) approach. Each site is charged fees as appropriate and as recommended by HUD. Expenditures to support resident programs and security are incorporated into the site-based budgets, or as part of the COCC. Due to the program deficit, no management fee is charged to the Housing Choice Voucher program. SHCC contracts are charged management fees up to the full available excess revenue. AAHC properties are similarly charged management fees of 20% of total revenue, or up to the full amount of available excess revenue, to make up any shortages in the Central Office.

Key Assumptions

The FY19 budget reflects an average 3% annual performance evaluation merit increase and a 47% benefit adder (which includes only a 5% increase to medical premiums paid by HACA, compared to the prior year). The budget reflects a net reduction through attrition and reorganization of 9.5 positions through various departments from FY18 to FY19, as we continue aligning our business model with RAD.

Housing and Community Development (HCD)

During FY19, HCD will continue its conversion from the conventional LIPH program to the PBRA program through RAD. Eleven properties were already completed and six more will convert during the coming year, two of those expected to have tax credits. The six properties we expect will convert to RAD in FY19 are: Rosewood, Salina, Santa Rita, Thurmond, Goodrich and parts of Chalmers. Said another way, this Budget currently reflects that Lakeside and the remaining part of Chalmers will convert to RAD after FY19. RAD conversions will provide long-term financial stability for HACA while also improving the quality of HACA's properties. This combination helps HACA achieve its goal of providing quality housing with excellent services that bring new opportunities home to residents.

Both types of HUD payments (Public Housing and PBRA) are based on a calendar year (CY), January to December. Since HACA's fiscal year (FY) ends March 31 and not December 31, we assumed that CY19 payments would be the same as CY18 payments for purposes of this Budget (except for an OCAF – Operating Cost Adjustment Factor-- on PBRA payments on the HAP contract anniversary date, ranging from 1.5% to 2%). As referenced in prior years, RAD accounting impacts the way HACA budgets for the properties. There are new and different sources of revenue and expenses, unique challenges and additional transition expenses:

1) CAPITAL:

When the properties convert to RAD, the top line (revenue) subsidy from HUD is higher and includes capital, starting January of each year. However, the bottom line ("provision for reserve", a.k.a. net income, or excess revenues over expenses) for RAD properties will not show a material increase; "reserves for capital replacement" are shown as an added expense line item, and are meant to offset the capital revenue.

In contrast, under Public Housing, the Capital Fund is an annual grant from HUD shown on the Balance Sheet, first as cash, then as an asset. (Said another way, the annual Capital Fund Grant received from HUD is not part of this annual operating budget, which only shows twelve months of accrual-based revenues earned, matched to expenses incurred, to produce those same revenues). Although the Capital Fund Grant cash expenditures are not in this annual operating budget, the Capital Fund Grant uses are individually approved by the Board for larger expenditures, and in total, are disclosed in monthly reporting to the Board.

2) LUMP SUM:

The monthly per unit Market Rent contract amount under PBRA is also different; it lacks itemization of discrete components and is shown as one lump sum for market rent, which includes HAP (Housing Assistance Payments). For reference purposes, the HAP payments include operations, utilities (including grandfathered EPC), *and capital*, as referenced in item (1) above. The combination of these transition items (adding capital to revenue and no itemization of details) results in more use of estimates to consistently align apples to apples in budget line items to the prior year. Given that, HACA is taking a conservative approach in this budget for estimates, to gain history and trends for actual capital needs, and if additional reserves should be set aside or not, over time.

Consistent with last year, the Housing and Community Development (HCD) department budget is divided into two separate budgets – one for the properties still in LIPH (the Low Rent Public Housing section of the budget) and one for the converted PBRA properties (the Pathways Asset Management section of the budget). In FY19, only properties that have fully converted to PBRA as of March 31, 2018 are shown in the Pathways Asset Management Budget. Properties that will convert to PBRA during FY19 (April 1, 2018 to March 31, 2019) are shown in the Low Rent Public Housing Budget.

As HACA's portfolio continues to evolve with a RAD business model, the FY19 budget and actuals will continue to be recorded correctly in our systems, but will be formatted and presented similar to our annual audited statements, showing accrued revenues and expenses similar to those shown to third parties.

Operating Subsidy for LIPH

Currently, we are estimating the 2018 and 2019 Public Housing Operating Subsidy proration at 90%. What this means is that HUD will prorate (lower) the total amount of subsidy approved by Congress to all Public Housing agencies, based on the approved subsidy calculation for each Housing Authority. For comparison, our proration for 2017 was 93.10%, 2016 was 90.21% and 2015 was 85.36%. The Operating Subsidy prorated at 90% was further reduced in this FY19 plan by eliminating the Energy Performance Contract (EPC) portion of the Operating Subsidy, when the related EPC loan is paid in full by September 30, 2018. The EPC portion will be included in the Project Based Rental Assistance (PBRA) market rent payment starting January 2019. Said another way, there is a 3 month (October to December 2018) EPC funding gap.

Regarding the EPC portion of the Operating Subsidy:

- a) The FY19 EPC portion of the operating subsidy is lower than the FY18 EPC portion by \$1.7M as follows: \$0.1M due to lower starting subsidy (\$2.2M, instead of \$2.3M originally estimated), \$1.0M due to Meadowbrook and BTW converted to RAD and receiving HAP contracts as of January 2018, and \$0.6M from paying the related EPC loan off, as required, in September 2018. The EPC loan will be paid off in September 2018 to remain in compliance with HUD's requirements, as we continue to convert properties through RAD. Specifically, HUD requires that PHAs use at least 75 percent of the annual projected utility cost savings at LIPH properties, to pay the related EPC debt (the remaining 25 percent for any other eligible operating cost).
- b) For conservatism until HUD actually recaptures the extra EPC subsidy from October through December 2018, the EPC subsidy loss was budgeted at 100%, rather than 90% proration, accounting for an additional \$170k loss (calculated at \$1.7M loss referenced in (a) above, at 10% -- or the difference between 100% and 90% proration).
- c) HUD also stipulates that the remaining LIPH properties pay the original part of the EPC loan and HACA has confirmed that criteria in this Budget. The COCC pays for the EPC loan attributable to RAD converted properties.

- **The Central Office Cost Center (COCC) Budget**

- Converted properties layered with tax credits do not show Tenant Services in their budgets. These are now reflected in the COCC budget.
- Converted RAD properties no longer receive Capital Fund Program (CFP) grant money from HUD. RAD expenditures in excess of "reserves for replacement," if needed, are shown on the COCC budget in FY18. Public housing capital expenditures in excess of Capital Grant funds from HUD are also shown in this line item.
- The RAD conversion process has required additional staff for successful completion. In addition, due to different program rules certain positions that had been charged to the properties must now be charged to the COCC: These include portions of the salaries for two District Lead Maintenance, two dispatch staff and two inspection staff.

- **Operations for Two Different Programs:** During the RAD transition, the Housing and Community Development (HCD) department is operating both the Public Housing program and the PBRA program. The result is some duplication of services and expenses to manage two sets of policies, two different software systems and the conversion process from Public Housing to PBRA. Last year, the HCD department reorganized to work under both Public Housing and PBRA programs. As HCD completes the transition, some of these costs will be reduced.

The chart below combines the totals from both budgets (Low Income Public Housing properties not yet converted to RAD, and Project Based Rental Assistance properties already converted through RAD). Compared to the FY18 budget, the combined FY19 budget shows a revenue increase of 13.5 percent and a decrease in total expenses of three percent.

Housing and Community Development with both programs combined (LIPH and PBRA):

(\$000s)	FY17	FY18	FY19	\$ Change	% Change
Revenue	\$14,598	\$14,744	\$16,738	\$1,994	13.5%
Administrative	\$3,427	\$3,240	\$3,048	(\$192)	-5.9%
Maintenance	\$3,563	\$3,058	\$2,936	(\$122)	-4.0%
General Expenses	\$1,717	\$1,768	\$1,901	\$133	7.5%
Other Routine Expenses	\$4,455	\$4,450	\$4,789	\$339	7.6%
Non-routine expenses	\$2,393	\$2,616	\$1,998	(\$618)	-23.6%
Total Expenses	\$15,555	\$15,132	\$14,672	(\$460)	-3.0%

Southwest Housing Compliance Corporation (SHCC)

The SHCC budget reflects that regional and national contract Requests for Proposals have been postponed, so the current contract expiration date of 12/31/18 is likely to continue through the entire fiscal year.

Austin Affordable Housing Corporation (AAHC)

Revenues for AAHC properties are estimated based on actual leases and development fees from current and future developments expected.

HACA FY19 Budget Summaries

HOUSING AUTHORITY OF THE CITY OF AUSTIN

SCHEDULE 1
ALL PROGRAMS
BUDGET ANALYSIS

	2017/2018 Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Requested	Over (Under) Prior Budget
REVENUE:				
Rental & Rental Related Income	\$ 14,369,892	\$ 12,507,114	\$ 14,277,197	\$ (92,695)
Interest	50,000	58,941	50,000	
HAP Reimbursements	51,690,000	42,910,585	51,456,000	(234,000)
HUD Subsidy, Fees and Grants	28,437,256	22,441,630	28,336,013	(101,243)
COCF Fees and Revenues	11,191,354	9,439,629	10,989,526	(201,828)
Public Donations	503,283	339,567	466,281	(37,002)
Non Federal Donations	1,988,002	1,599,218	2,690,043	702,041
Other Income	5,675,841	3,461,102	6,618,430	942,589
Total Revenues	\$ 113,905,628	\$ 92,757,785	\$ 114,883,490	\$ 977,862
EXPENSE:				
Administrative:				
Salaries	\$ 11,983,528	\$ 9,918,729	\$ 11,981,231	\$ (2,297)
Performance Incentive	132,379	123,000		(132,379)
Legal	399,134	194,629	420,287	21,153
Travel & Training	569,846	333,004	446,480	(123,366)
Audit Fees	104,961	108,000	176,928	71,967
Office Rent/Utilities	216,288	180,240	216,288	
Sundry Administrative	3,618,074	2,187,232	3,510,679	(107,395)
Property General & Admin. Cocts	2,094,883	1,943,632	2,141,735	46,852
Mgmt Fees & Commissions	11,191,354	8,267,446	11,021,859	(169,495)
Promotions & Advertising	129,276	75,448	94,454	(34,822)
Total Administrative	\$ 30,439,723	\$ 23,331,360	\$ 30,009,941	\$ (429,782)
Maintenance:				
Labor	\$ 1,385,655	\$ 1,209,953	\$ 1,301,211	\$ (84,443)
Materials	596,793	351,631	536,625	(60,169)
Contracts	3,258,135	3,163,958	2,719,903	(538,232)
Total Maintenance	\$ 5,240,583	\$ 4,725,542	\$ 4,557,739	\$ (682,844)
General Expense:				
Insurance	\$ 869,904	\$ 661,789	\$ 868,342	\$ (1,562)
Employee Benefit Contributions	6,276,218	4,736,144	6,212,002	(64,216)
Collection Losses	47,000	25,999	38,531	(8,469)
Performance Contracting(Interest)	51,784	69,506	32,162	(19,622)
Interest Expense	2,937,811	3,672,375	3,483,300	545,489
Property Taxes	88,107	73,421	88,106	(1)
Total General Expenses	\$ 10,270,823	\$ 9,239,234	\$ 10,722,443	\$ 451,619
Other Routine Expenses:				
Tenant Services	\$ 1,867,956	\$ 1,524,830	\$ 1,811,088	\$ (56,868)
Utilities	3,729,101	3,210,252	3,688,542	(40,559)
Protective Services	840,918	602,534	778,774	(62,144)
Total Other Routine Expenses	\$ 6,437,975	\$ 5,337,616	\$ 6,278,404	\$ (159,571)
Non-Routine Expenses:				
Capital Expenditures				
Prior Yr Carryforward / EO Expense	125,000		20,100	(104,900)
Additional RAD expenditures				
Total Non-Routine Expenses	\$ 125,000	\$	\$ 20,100	\$ (104,900)
Housing Assistance Payments	\$ 51,690,000	\$ 42,910,585	\$ 51,456,000	\$ (234,000)
Scholarships/ Digital Inclusion	319,650	180,953	243,332	(76,318)
Utility Assistance	2,500	4,301	5,000	2,500
Employee Contributions Match	15,000	22,398	15,000	
Resident Services	304,240		563,091	258,851
Fin. Lit. ED & Hm. ownership	5,000	192	3,000	(2,000)
Down payment Assistance	80,000	20,000	80,000	
Homeownership Center				
Community Initiatives	187,500	118,678	133,500	(54,000)
Donation to Housing Programs	1,988,002	1,599,218	2,690,043	702,041
Other Expenses/Donations	\$ 54,591,892	\$ 44,856,325	\$ 55,188,966	\$ 597,074
Total-All Expenses	\$ 107,105,996	\$ 87,490,077	\$ 106,777,592	\$ (328,403)
PROVISION FOR RESERVE	\$ 6,799,632	\$ 5,267,709	\$ 8,105,898	\$ 1,306,266
Other Expenditures in FY18 Budget				
Performance Contracting Principal	1,523,054	2,044,296	2,917,956	1,394,902
Capital Expenditures	\$ 365,300	\$ 650,045	\$ 870,361	\$ 505,061
Total Other Expenditures in FY18 Budget	1,888,354	2,694,341	3,788,317	1,899,963
REMAINING BALANCE	\$ 4,911,278	\$ 2,573,368	\$ 4,317,581	\$ (593,697)

HOUSING AUTHORITY OF THE CITY OF AUSTIN

SCHEDULE 1 ALL PROGRAMS BUDGET ANALYSIS

	2017/2018 Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Requested	Over (Under) Prior Budget	2018/2019 Less Tax Credit	2018/2019 Requested
REVENUE:						
Rental & Rental Related Income	\$ 14,369,892	\$ 12,507,114	\$ 14,277,197	\$ (82,695)	\$ 860,012	\$ 13,417,185
Interest	50,000	58,841	50,000			50,000
HAP Reimbursements	51,690,000	42,910,585	51,458,000	(234,000)		51,458,000
HUD Subsidy, Fees and Grants	28,437,258	22,441,830	28,336,013	(101,243)	2,399,039	25,936,974
COCC Fees and Revenues	11,191,354	9,438,829	10,989,528	(201,828)		10,989,528
Public Donations	503,283	339,567	466,281	(37,002)		466,281
Non Federal Donations	1,998,002	1,599,218	2,690,043	702,041	902,680	1,787,363
Other Income	5,675,841	3,481,102	6,618,430	942,589	18,026	6,600,404
Total Revenues	\$ 113,905,828	\$ 92,767,786	\$ 114,883,480	\$ 977,862	\$ 4,179,757	\$ 110,703,733
EXPENSE:						
Administrative:						
Salaries	\$ 11,683,528	\$ 9,616,728	\$ 11,981,231	\$ (2,297)	\$ 646,275	\$ 11,334,955
Performance Incentive	132,379	123,000		(132,379)		
Legal	395,134	194,829	420,287	21,153	39,000	381,287
Travel & Training	569,846	333,004	446,480	(123,366)	51,200	395,280
Audit Fees	104,961	109,000	176,928	71,967		176,928
Office Rent/Utilities	216,288	180,240	216,288			216,288
Sundry Administrative	3,618,074	2,187,232	3,510,679	(107,365)	322,877	3,187,802
Property General & Admin. Costs	2,094,883	1,843,632	2,141,735	46,852		2,141,735
Mgmt Fees & Commissions	11,191,354	8,267,448	11,021,859	(169,495)	99,472	10,922,387
Promotions & Advertising	129,276	75,448	94,454	(34,822)		94,454
Total Administrative	\$ 30,439,723	\$ 23,331,360	\$ 30,009,941	\$ (429,782)	\$ 1,158,625	\$ 28,851,115
Maintenance:						
Labor	\$ 1,385,855	\$ 1,209,853	\$ 1,301,211	\$ (84,443)	\$ 223,811	\$ 1,077,400
Materials	696,793	351,631	536,625	(60,169)	50,680	485,945
Contracts	3,258,135	3,163,956	2,719,903	(538,232)	225,869	2,494,004
Total Maintenance	\$ 5,240,583	\$ 4,725,542	\$ 4,557,739	\$ (682,844)	\$ 500,390	\$ 4,057,349
General Expense:						
Insurance	\$ 869,904	\$ 661,789	\$ 888,342	\$ (1,562)	\$ 82,786	\$ 775,556
Employee Benefit Contributions	6,276,218	4,736,144	6,212,002	(64,216)	406,222	5,805,780
Collection Losses	47,000	25,999	36,531	(8,469)		36,531
Performance Contracting(Interest)	51,784	59,505	32,162	(19,622)		32,162
Interest Expense	2,937,811	3,672,376	3,483,300	545,489	426,970	3,056,330
Property Taxes	88,107	73,421	88,106	(1)		88,106
Total General Expenses	\$ 10,270,823	\$ 9,239,234	\$ 10,722,443	\$ 451,619	\$ 925,978	\$ 9,796,465
Other Routine Expenses:						
Tenant Services	\$ 1,867,956	\$ 1,524,830	\$ 1,811,088	\$ (56,868)	\$ 8,100	\$ 1,802,988
Utilities	3,728,101	3,210,252	3,688,542	(40,558)	449,200	3,239,342
Protective Services	840,918	602,534	778,774	(82,144)	88,038	690,738
Total Other Routine Expenses	\$ 6,437,975	\$ 5,337,616	\$ 6,278,404	\$ (159,571)	\$ 545,336	\$ 5,733,068
Non-Routine Expenses:						
Capital Expenditures						
Prior Yr Carryforward / EO Expense	125,000		20,100	(104,900)		20,100
Additional RAD expenditures						
Total Non-Routine Expenses	\$ 125,000	\$	\$ 20,100	\$ (104,900)	\$	\$ 20,100
Housing Assistance Payments	\$ 51,690,000	\$ 42,910,585	\$ 51,458,000	\$ (234,000)	\$	\$ 51,458,000
Scholarships/Digital Inclusion	319,850	180,953	243,332	(76,318)		243,332
Utility Assistance	2,500	4,301	5,000	2,500		5,000
Employee Contributions Match	15,000	22,388	15,000			15,000
Resident Services	304,240		563,091	258,851		563,091
Fin. Lit. ED & Hm. ownership	5,000	192	3,000	(2,000)		3,000
Down payment Assistance	80,000	20,000	80,000			80,000
Homeownership Center						
Community Initiatives	187,500	118,678	133,500	(54,000)		133,500
Donation to Housing Programs	1,998,002	1,599,218	2,690,043	702,041		2,690,043
Other Expenses/Donations	\$ 64,581,892	\$ 44,656,326	\$ 55,188,966	\$ 597,074	\$	\$ 55,188,966
Total-All Expenses	\$ 107,105,996	\$ 87,490,077	\$ 106,777,592	\$ (328,403)	\$ 3,130,629	\$ 103,647,063
PROVISION FOR RESERVE	\$ 6,789,832	\$ 6,267,709	\$ 8,105,899	\$ 1,306,266	\$ 1,049,228	\$ 7,056,670
Other Expenditures in FY18 Budget						
Performance Contracting Principal	1,523,054	2,044,296	2,917,956	1,394,902		2,917,956
Capital Expenditures	365,300	650,045	870,361	505,061	\$ 113,400	\$ 756,961
Total Other Expenditures in FY18 Budget	1,888,354	2,694,341	3,788,317	1,899,963	113,400	3,674,917
REMAINING BALANCE	\$ 4,911,278	\$ 2,573,368	\$ 4,317,681	\$ (593,697)	\$ 936,826	\$ 3,381,753

HOUSING AUTHORITY OF THE CITY OF AUSTIN

SCHEDULE 1A CENTRAL OFFICE BUDGET ANALYSIS

	2017/2018 Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Requested	Over (Under) Prior Budget
REVENUE:				
COCC Fees and Revenue	\$ 11,191,354	\$ 9,439,629	\$ 10,989,526	\$ (201,828)
Interest	50,000	58,941	50,000	
Other Income				
Total Revenues	\$ 11,241,354	\$ 9,498,570	\$ 11,039,526	\$ (201,828)
EXPENSE:				
Administrative:				
Salaries	\$ 4,713,334	\$ 3,975,325	\$ 4,521,571	\$ (191,764)
Performance Incentive	132,379	123,000		(132,379)
Legal	34,500	51,277	38,000	3,500
Travel & Training	177,685	127,084	200,030	22,345
Audit Fees	39,996	48,990	110,000	70,004
Sundry Administrative	1,989,199	1,218,863	1,942,324	(46,875)
Total Administrative	\$ 6,895,714	\$ 5,544,539	\$ 6,811,925	\$ (275,168)
Maintenance:				
Labor	\$ 43,285	\$ 20,588	\$ 24,785	\$ (18,500)
Materials	22,800	14,166	27,450	4,650
Contracts	34,250	35,445	43,250	9,000
Total Maintenance	\$ 100,335	\$ 70,199	\$ 95,485	\$ (4,850)
General Expense:				
Insurance	\$ 197,873	\$ 96,223	\$ 100,000	\$ (97,873)
Employee Benefit Contributions	1,953,781	1,419,906	1,953,781	
Scholarships	5,750		5,750	
Utility Assistance	2,500	4,301	5,000	2,500
Employee Contributions Match	15,000	22,398	15,000	
Fin. Lit. ED & Hm. ownership	5,000	192	3,000	(2,000)
Down payment Assistance	80,000	20,000	80,000	
Homeownership Center				
Interest on Notes	1,570,491	1,671,631	259,405	(1,311,086)
Total General Expenses	\$ 3,214,065	\$ 3,234,651	\$ 2,421,936	\$ (1,408,459)
Other Routine Expenses:				
Utilities	\$ 351,000	\$ 210,192	\$ 305,000	\$ (46,000)
Resident Services	304,240		563,091	258,851
Protective Services	61,500	36,716	62,500	1,000
Community Initiatives	42,500	15,816	53,500	11,000
Total Other Routine Expenses	\$ 759,240	\$ 262,724	\$ 984,091	\$ 224,851
Non-Routine Expenses:				
Extraordinary Maintenance	\$	\$	\$	\$
Capital Expenditures	147,000	94,769	180,000	33,000
Carryover from Prior Year	125,000		20,100	(104,900)
Total Non-Routine Expenses	\$ 272,000	\$ 94,769	\$ 200,100	\$ (71,900)
Total-All Expenses	\$ 11,241,354	\$ 9,206,882	\$ 10,513,536	\$ (1,535,526)
PROVISION FOR RESERVE	\$ (0)	\$ 291,688	\$ 525,990	\$ 1,333,698

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HOUSING AUTHORITY OF THE CITY OF AUSTIN

SCHEDULE 1B LOW RENT PUBLIC HOUSING BUDGET ANALYSIS

	2017/2018 Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Requested	Over (Under) Prior Budget
REVENUE:				
Dwelling Rentals	\$ 3,108,387	\$ 2,391,403	\$ 1,876,542	\$ (1,231,845)
Nondwelling Rental	51,069	44,701	54,996	3,927
Excess Utilities Usage	34,327	29,029	28,706	(5,621)
Interest				
Other Income	215,666	145,959	249,160	33,494
Inter AMPS Transfer				
Non Federal Donations	255,304		1,447,105	1,191,801
HUD Subsidy	6,596,469	4,983,092	3,716,625	(2,879,845)
Total Revenues	\$ 10,261,222	\$ 7,594,184	\$ 7,373,134	\$ (2,888,088)
EXPENSE:				
Administrative:				
Salaries	\$ 902,203	\$ 698,760	\$ 599,401	\$ (302,802)
Legal	83,465	73,605	60,437	(23,028)
Travel & Training	16,199	17,423	9,099	(7,100)
Audit Fees	18,950	18,950	11,530	(7,420)
Management Fee	1,225,098	748,463	641,286	(583,812)
Sundry Administrative	216,114	180,598	143,645	(72,469)
Total Administrative	\$ 2,462,029	\$ 1,737,799	\$ 1,465,398	\$ (996,631)
Maintenance:				
Labor	\$ 928,281	\$ 729,442	\$ 551,964	\$ (376,317)
Materials	427,429	222,715	222,477	(204,952)
Contracts	1,239,065	697,863	477,310	(761,755)
Total Maintenance	\$ 2,594,775	\$ 1,650,020	\$ 1,251,751	\$ (1,343,024)
General Expense:				
Insurance	\$ 158,020	\$ 105,042	\$ 152,903	\$ (5,117)
Employee Benefit Contributions	1,002,205	607,459	588,423	(413,782)
Collection Losses	47,000	25,999	37,531	(9,469)
Total General Expenses	\$ 1,207,225	\$ 738,500	\$ 778,857	\$ (428,368)
Other Routine Expenses:				
Tenant Services	\$ 1,181,108	\$ 780,246	\$ 647,150	\$ (533,958)
Utilities	1,701,757	1,393,072	1,020,072	(681,685)
Protective Services	371,890	224,815	215,320	(156,570)
Total Other Routine Expenses	\$ 3,254,755	\$ 2,398,133	\$ 1,882,542	\$ (1,372,213)
Non-Routine Expenses:				
Extraordinary Maintenance	\$ 177,510	\$ 51,071	\$	\$ (177,510)
Capital Expenditures		4,300		
Performance Contracting / Interest	1,574,838	2,113,802	32,162	(1,542,676)
Inter AMPS Transfer				
Total Non-Routine Expenses	\$ 1,752,348	\$ 2,169,173	\$ 32,162	\$ (1,720,186)
Total-All Expenses	\$ 11,271,133	\$ 8,693,625	\$ 5,410,710	\$ (5,860,423)
PROVISION FOR RESERVE	\$ (1,009,911)	\$ (1,099,441)	\$ 1,962,424	\$ 2,972,335

HOUSING AUTHORITY OF THE CITY OF AUSTIN

SCHEDULE 1Ba PATHWAYS ASSET MANAGEMENT UNITS AVAILABLE - 1,057 OPERATING REVENUES & EXPENSES BUDGET WORKSHEET

	2017/2018 Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Requested	Over (Under) Prior Budget
REVENUE:				
Dwelling Rentals	\$ 1,638,596	\$ 2,906,081	\$ 2,951,777	\$ 1,313,181
Vacancy	(256,737)	(772,907)	(475,318)	(218,581)
Bad Debts	(80,701)		(190,127)	(109,426)
Interest		24		
Other Income	37,875	136,217	524,347	486,472
Inter AMPS Transfer				
Non Federal Donations				
HUD Subsidy	3,143,911	2,612,842	6,554,580	3,410,669
Total Revenues	\$ 4,482,944	\$ 4,882,257	\$ 9,365,258	\$ 4,882,314
EXPENSE:				
Administrative:				
Salaries	\$ 450,379	\$ 554,122	\$ 864,259	\$ 413,880
Legal	32,300	48,972	46,850	14,550
Travel & Training	8,278	8,924	15,662	7,386
Audit Fees	9,391	3,436	9,269	(122)
Management Fee	180,869	173,765	374,610	193,741
Sundry Administrative	112,600	157,833	272,384	159,784
Total Administrative	\$ 793,815	\$ 947,052	\$ 1,583,034	\$ 789,219
Maintenance:				
Labor	\$ 414,088	\$ 459,923	\$ 724,462	\$ 310,374
Materials	132,793	106,866	277,805	145,012
Contracts	302,672	420,495	681,881	379,209
Total Maintenance	\$ 849,553	\$ 987,284	\$ 1,684,148	\$ 834,595
General Expense:				
Insurance	\$ 75,854	\$ 190,642	\$ 319,250	\$ 243,396
Employee Benefit Contributions	484,505	471,286	873,382	388,877
Collection Losses		48,411		
Total General Expenses	\$ 560,359	\$ 710,339	\$ 1,192,632	\$ 632,273
Other Routine Expenses:				
Tenant Services	\$ 235,764	\$ 175,250	\$ 1,103,038	\$ 867,274
Utilities	797,131	874,183	1,520,980	723,849
Protective Services	174,345	168,005	282,274	107,929
Total Other Routine Expenses	\$ 1,207,240	\$ 1,217,438	\$ 2,906,292	\$ 1,699,052
Non-Routine Expenses:				
Extraordinary Maintenance	\$ 44,322	\$ 1,418	\$	\$ (44,322)
Capital Expenditures	203,300	217,228	370,300	167,000
Interest on Notes	616,329	811,437	1,595,177	978,848
Other				
Total Non-Routine Expenses	\$ 863,951	\$ 1,030,083	\$ 1,965,477	\$ 1,101,526
Total-All Expenses	\$ 4,274,918	\$ 4,892,196	\$ 9,331,583	\$ 5,056,666
PROVISION FOR RESERVE	\$ 208,026	\$ (9,939)	\$ 33,675	\$ (174,352)

HOUSING AUTHORITY OF THE CITY OF AUSTIN

SCHEDULE 1C HOUSING CHOICE VOUCHER PROGRAM BUDGET ANALYSIS

	2017/2018 Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Requested	Over (Under) Prior Budget
REVENUE:				
Estimated Administrative Fees	\$ 4,210,805	\$ 3,172,448	\$ 4,036,256	\$ (174,549)
HAP Reimbursements	51,690,000	42,910,585	51,456,000	(234,000)
Interest Income				
Total Revenues	\$ 55,900,805	\$ 46,083,033	\$ 55,492,256	\$ (408,549)
EXPENSE:				
Administrative:				
Salaries	\$ 2,705,823	\$ 1,914,376	\$ 2,758,529	\$ 52,706
Legal	5,000	2,403	3,000	(2,000)
Travel & Training	41,600	18,979	30,000	(11,600)
Audit Fees				
Management fees		31,330		
Sundry Administrative	270,855	223,725	171,910	(98,945)
Total Administrative	\$ 3,023,278	\$ 2,190,813	\$ 2,963,439	\$ (59,839)
Maintenance:				
Labor	\$	\$	\$	\$
Materials	10,000	6,546	7,200	(2,800)
Contracts	7,000	7,603	5,000	(2,000)
Total Maintenance	\$ 17,000	\$ 14,149	\$ 12,200	\$ (4,800)
Other:				
Insurance	\$ 54,116	\$ 8,879	\$	\$ (54,116)
Protective Services	27,500	21,039	27,500	
Employee Benefit Contributions	1,349,781	934,652	1,296,508	(53,272)
Capital Improvements			25,000	25,000
Total Other Expenses	\$ 1,431,397	\$ 964,570	\$ 1,349,008	\$ (82,388)
Housing Assistance Payments	\$ 51,690,000	\$ 42,910,585	\$ 51,456,000	\$ (234,000)
FSS Programs	6,400	3,803	4,900	(1,500)
Total-All Expenses	\$ 56,168,074	\$ 46,083,920	\$ 55,785,547	\$ (382,527)
PROVISION FOR RESERVE	\$ (267,270)	\$ (887)	\$ (293,291)	\$ (26,021)

HOUSING AUTHORITY OF THE CITY OF AUSTIN

SCHEDULE 6 RAD Conversion BUDGET ANALYSIS

	2017/2018 Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Requested	Over (Under) Prior Budget
REVENUE:				
HACA Transfer	\$ 1,392,440	\$ 1,483,647	\$ 902,680	\$ (489,760)
Other Income				
Interest Income				
Total Revenues	\$ 1,392,440	\$ 1,483,647	\$ 902,680	\$ (489,760)
EXPENSE:				
Administrative:				
Salaries	\$ 307,975	\$ 422,856	\$ 364,202	\$ 56,227
Legal	40,000	5,080	20,000	(20,000)
Travel & Training	101,500	42,140	48,100	(53,400)
Other	585,100	213,945	243,203	(341,897)
Total Administrative	\$ 886,075	\$ 684,021	\$ 675,505	\$ (359,070)
Maintenance:				
Labor	\$	\$	\$	\$
Materials				
Relocation Assistance	342,460	372,001	56,000	(286,460)
Total Maintenance	\$ 220,200	\$ 372,001	\$ 56,000	\$ (286,460)
Other:				
Insurance	\$	\$	\$	\$
Emp. Benefit	183,941	234,095	171,175	(12,767)
Additional RAD expenditures				
Tenant Services	102,223	193,530		(102,223)
Capital Expenditures				
Total Other Expenses	\$ 286,165	\$ 427,625	\$ 171,175	\$ (114,990)
Total-All Expenses	\$ 1,392,440	\$ 1,483,647	\$ 902,680	\$ (489,760)
PROVISION FOR RESERVE	\$	\$	\$	\$

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HACA FY19 Budget
Southwest Housing Compliance Corporation
SHCC
And
Blueprint Consulting

SOUTHWEST HOUSING COMPLIANCE CORPORATION

SCHEDULE 2 SHCC PROGRAMS COMBINED BUDGET ANALYSIS

	2017/2018 Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Requested	Over (Under) Prior Budget
REVENUE:				
Estimated Administrative Fees	\$ 14,486,071	\$ 11,673,248	\$ 14,028,553	\$ (457,518)
Other Income				
Interest Income				
Total Revenues	\$ 14,486,071	\$ 11,673,248	\$ 14,028,553	\$ (457,518)
EXPENSE:				
Administrative:				
Salaries	\$ 2,554,804	\$ 2,067,562	\$ 2,527,505	\$ (27,299)
Legal	200,000	13,292	250,000	50,000
Travel & Training	175,487	91,746	115,989	(59,498)
Audit Fees	36,624	36,624	46,129	9,505
Management Fees	4,503,840	6,480,768	6,485,539	1,981,699
Office Rent/Utilities	216,288	180,240	216,288	
Other	333,177	110,123	444,852	111,675
Total Administrative	\$ 8,020,220	\$ 8,980,355	\$ 10,086,302	\$ 2,066,082
Maintenance:				
Labor	\$	\$	\$	\$
Materials	3,152	611	893	(2,260)
Contracts	1,290	3,035	5,798	4,508
Total Maintenance	\$ 4,442	\$ 3,646	\$ 6,691	\$ 2,249
Other:				
Insurance	\$ 110,223	\$ 68,661	\$ 59,000	\$ (51,223)
Emp. Benefit Contrib. -SHCC	1,159,315	965,525	1,186,517	27,202
Donation to Housing Programs	1,988,002	1,599,218	2,690,043	702,041
Capital Expenditures				
Total Other Expenses	\$ 3,257,540	\$ 2,633,404	\$ 3,935,560	\$ 678,020
Total-All Expenses	\$ 11,282,202	\$ 11,617,405	\$ 14,028,553	\$ 2,746,351
PROVISION FOR RESERVE	\$ 3,203,869	\$ 55,843	\$	\$ (3,203,869)

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SOUTHWEST HOUSING COMPLIANCE CORPORATION

SCHEDULE 2A SECTION 8 CONTRACT ADMINISTRATION - TEXAS BUDGET ANALYSIS

	2017/2018 Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Requested	Over (Under) Prior Budget
REVENUE:				
Estimated Administrative Fees	\$ 12,380,761	\$ 9,832,621	\$ 11,924,270	\$ (456,491)
HAP Reimbursements	N/A	N/A	N/A	N/A
Interest Income				
Total Revenues	\$ 12,380,761	\$ 9,832,621	\$ 11,924,270	\$ (456,491)
EXPENSE:				
Administrative:				
Salaries	\$ 1,864,812	\$ 1,510,479	\$ 2,158,498	\$ 293,686
Legal	146,000	9,969	182,500	36,500
Travel & Training	138,285	57,614	77,267	(61,018)
Audit Fees	27,119	27,119	27,119	
Management Fees	4,125,700	5,646,192	5,241,403	1,115,703
Office Rent/Utilities	162,216	135,180	162,216	
Other	241,911	80,603	321,910	79,999
Total Administrative	\$ 6,706,043	\$ 7,467,156	\$ 8,170,913	\$ 1,464,870
Maintenance:				
Labor	\$	\$	\$	\$
Materials	3,077	611	893	(2,185)
Contracts	1,290	3,035	5,798	4,508
Total Maintenance	\$ 4,367	\$ 3,646	\$ 6,691	\$ 2,324
Other:				
Insurance	\$ 86,865	\$ 57,730	\$ 43,070	\$ (43,795)
Emp. Benefit Contrib. -SHCC	846,303	704,871	1,013,554	167,251
Donation to Housing Programs	1,988,002	1,599,218	2,690,043	702,041
Capital Expenditures				
Total Other Expenses	\$ 2,921,170	\$ 2,361,819	\$ 3,746,667	\$ 825,497
Non-Profit Funds	\$	\$	\$	\$
Total-All Expenses	\$ 9,631,580	\$ 9,832,621	\$ 11,924,270	\$ 2,292,690
PROVISION FOR RESERVE	\$	\$ (0)	\$	\$

SOUTHWEST HOUSING COMPLIANCE CORPORATION

SCHEDULE 2B SECTION 8 CONTRACT ADMINISTRATION - ARKANSAS BUDGET ANALYSIS

	2017/2018 Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Requested	Over (Under) Prior Budget
REVENUE:				
Estimated Administrative Fees	\$ 2,105,310	\$ 1,840,627	\$ 2,104,283	\$ (1,027)
Interest Income				
Total Revenues	\$ 1,650,622	\$ 1,840,627	\$ 2,104,283	\$ (1,027)
EXPENSE:				
Administrative:				
Salaries - SHCC	\$ 689,992	\$ 557,083	\$ 369,007	\$ (320,985)
Legal	54,000	3,323	67,500	13,500
Travel & Training	37,202	34,132	38,722	1,520
Audit Fees	9,505	9,505	19,010	9,505
Management Fees	378,140	834,576	1,244,137	865,997
Office Rent/Utilities	54,072	45,060	54,072	
Other	91,266	29,520	122,942	31,676
Total Administrative	\$ 1,314,177	\$ 1,513,199	\$ 1,915,390	\$ 601,213
Maintenance:				
Labor	\$	\$	\$	\$
Materials	75			(75)
Contracts				
Total Maintenance	\$ 75	\$	\$	\$ (75)
Other:				
Insurance	\$ 23,358	\$ 10,931	\$ 15,930	\$ (7,428)
Emp. Benefit Contrib. -SHCC	313,012	260,654	172,963	(140,049)
Capital Expenditures				
Total Other Expenses	\$ 336,370	\$ 271,585	\$ 188,893	\$ (147,477)
Total-All Expenses	\$ 1,650,622	\$ 1,784,784	\$ 2,104,283	\$ 453,661
PROVISION FOR RESERVE	\$ 0	\$ 55,843	\$	\$ (0)

SOUTHWEST HOUSING COMPLIANCE CORPORATION

SCHEDULE 4 BLUEPRINT HOUSING SOLUTIONS BUDGET ANALYSIS

	2017/2018 Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Requested	Over (Under) Prior Budget
REVENUE:				
Estimated Administrative Fees	\$	\$	\$	\$
Other Income	300,000	202,166	350,000	50,000
Interest Income				
Total Revenues	\$ 300,000	\$ 202,166	\$ 350,000	\$ 50,000
EXPENSE:				
Administrative:				
Salaries	\$ 168,758	\$ 113,261	\$ 147,806	\$ (20,952)
Legal	3,869		2,000	(1,869)
Travel & Training	38,949	22,182	16,600	(22,349)
Audit Fees				
Management Fees				
Other	33,701	31,498	12,250	(21,451)
Total Administrative	\$ 245,277	\$ 166,941	\$ 178,656	\$ (66,621)
Maintenance:				
Labor	\$	\$	\$	\$
Materials	619	727	800	181
Contracts				
Total Maintenance	\$ 619	\$ 727	\$ 800	\$ 181
Other:				
Insurance	\$ 3,375	\$ 547	\$	\$ (3,375)
Emp. Benefit	49,175	46,159	49,175	
Capital Expenditures				
Total Other Expenses	\$ 52,550	\$ 46,706	\$ 49,175	\$ (3,375)
Total-All Expenses	\$ 298,446	\$ 214,374	\$ 228,631	\$ (69,815)
PROVISION FOR RESERVE	\$ 1,554	\$ (12,208)	\$ 121,369	\$ 119,815

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HACA SCHOLARSHIP FOUNDATION

SCHEDULE 5 AUSTIN PATHWAYS BUDGET ANALYSIS

	2017/2018 Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Requested	Over (Under) Prior Budget
REVENUE:				
Public Donations	\$ 503,283	\$ 339,567	\$ 466,281	\$ (37,002)
HACA Donations	340,258	115,571	340,258	
HACA Donations Carryover				
Other Income				
Grants	25,000		22,500	(2,500)
Total Revenues	\$ 868,541	\$ 455,138	\$ 829,039	\$ (39,502)
EXPENSE:				
Administrative:				
Salaries	\$ 180,252	\$ 172,467	\$ 197,959	\$ 17,707
Legal				
Travel & Training	10,150	4,526	11,000	850
Audit Fees				
Management Fees				
Other	45,600	40,130	53,200	7,600
Total Administrative	\$ 236,002	\$ 217,123	\$ 262,159	\$ 26,157
Scholarships/Digital Inclusion				
Resident Children Scholarship	\$ 50,000	\$ 70,464	\$ 50,000	\$
Scholarship Marketing	3,400	8,665	3,500	100
Training Content Licenses	3,000		2,000	(1,000)
Parenting Classes		16,743	582	582
Youth Stem/Steam Programming	27,000	16,855	18,000	(9,000)
Adult Digital Inclusion Training	62,000	19,328	30,000	(32,000)
Adult Supportive Services	45,000		30,000	
Apprenticeship Stipends	20,000	26,294	20,000	
Transportation Assistance	17,000		20,000	3,000
Transportation Counseling Assistance	7,000		7,000	
Incentives	10,000		10,000	
FSS Luncheon	10,000	15,887	15,000	5,000
Google fiber signup Fees			500	500
Wi-Fi Hotspots	20,000	5,347	5,000	
HCV Support Services	10,000		5,000	(5,000)
HCV GED Incentives	1,000		1,000	
Workforce Development Services	10,000	50	10,000	
Smoking Cessation Program Support	3,500		1,000	(2,500)
ACC Tech Support Program	5,000		6,000	1,000
Devices	10,000	1,320	3,000	(7,000)
Total Scholarship/Digital Inclusion	\$ 313,900	\$ 180,953	\$ 237,582	\$ (46,318)
Other:				
Resident Services RAD below Line	\$ 32,253	\$	\$	\$ (32,253)
Workers Comp	4,250	818		(4,250)
Emp. Benefit	89,266	56,244	93,041	3,775
Capital Expenditures	15,000			(15,000)
Total Other Expenses	\$ 140,769	\$ 57,062	\$ 93,041	\$ (47,728)
Total-All Expenses	\$ 690,671	\$ 455,138	\$ 592,782	\$ (97,889)
PROVISION FOR RESERVE	\$ 177,870	\$	\$ 236,257	\$ 58,387

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HACA FY19 Budget
Austin Affordable Housing Corporation
AAHC

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 ALL AAHC PROGRAMS COMBINED BUDGET ANALYSIS

	2017/2018 Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Requested	Over (Under) Prior Budget
REVENUE:				
Rental & Rental Related Income	\$ 9,874,951	\$ 7,908,807	\$ 10,030,621	\$ 155,670
Interest Income				
Other Income	5,097,300	2,976,760	5,472,423	375,123
Total Revenues	\$ 14,972,251	\$ 10,885,567	\$ 15,503,044	\$ 530,793
EXPENSE:				
Administrative:				
HACA In-House Salaries	\$	\$	\$	\$
HACA Other Admin Costs	31,728	10,517	196,910	165,182
Legal Expense				
Property Mgmt - Fees & Commis.	332,694	337,552	330,893	(1,801)
Property Mgmt - Payroll Costs	1,371,550	1,223,454	1,418,207	46,657
Property Admin. Costs	390,639	382,626	392,636	1,997
HACA Management Fees	5,281,547	833,120	3,520,424	(1,761,123)
Promotions & Advertising	129,276	75,448	94,454	(34,822)
Total Administrative	\$ 7,537,434	\$ 2,862,717	\$ 5,953,523	\$ (1,583,911)
Maintenance:				
Materials & Contracts	\$ 1,192,561	\$ 1,527,574	\$ 990,995	\$ (201,566)
Cleaning & Decorating	481,297	419,454	515,669	34,372
Total Maintenance	\$ 1,673,858	\$ 1,947,028	\$ 1,506,664	\$ (167,194)
General Expense:				
Insurance	\$ 238,190	\$ 191,795	\$ 237,189	\$ (1,001)
Protective Services	205,683	151,959	191,180	(14,503)
Collection Loss			1,000	1,000
Property Taxes	88,107	73,421	88,106	(1)
Other - Interest on Note	1,367,320	1,189,307	1,407,403	40,083
Community Initiatives	145,000	102,862	80,000	(65,000)
Total General Expenses	\$ 2,044,300	\$ 1,709,344	\$ 2,004,878	\$ (39,422)
Other Routine Expenses:				
Utilities	\$ 879,213	\$ 732,805	\$ 842,490	\$ (36,723)
Total Other Routine Expenses	\$ 879,213	\$ 732,805	\$ 842,490	\$ (36,723)
Non-Routine Expenses:				
Capital Expenditures	\$	\$ 333,748	\$ 295,061	\$ 295,061
Other Non-Routine			16,370	16,370
Total Non-Routine Expenses	\$	\$ 333,748	\$ 311,431	\$ 311,431
Total-All Expenses	\$ 12,134,805	\$ 7,585,642	\$ 10,618,986	\$ (1,515,819)
PROVISION FOR RESERVE	\$ 2,837,446	\$ 3,299,925	\$ 4,884,058	\$ 2,046,612

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 A BUDGET ANALYSIS AAHC SINGLE FAMILY HOMES

	2017/2018 Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Requested	Over (Under) Prior Budget
REVENUE:				
Rental Income	\$ 217,000	\$ 196,931	\$ 240,000	\$ 23,000
Interest Income				
Other Income	1,000	980	1,000	
Total Revenues	\$ 218,000	\$ 197,911	\$ 241,000	\$ 23,000
EXPENSE:				
Administrative:				
Salaries	\$	\$	\$	\$
Legal				
Property Mgmt - Fees & Comm		11,250		
Management Fees	166,500	84,018	119,100	(47,400)
Other		2,764	44,600	44,600
Total Administrative	\$ 166,500	\$ 98,032	\$ 163,700	\$ (2,800)
Maintenance:				
Labor	\$	\$	\$	\$
Materials				
Contracts	45,000	80,793	45,500	500
Total Maintenance	\$ 45,000	\$ 80,793	\$ 45,500	\$ 500
Other:				
Insurance	\$ 5,500	\$ 4,251	\$ 5,800	\$ 300
Utilities	1,000	2,614	1,000	
Collection Loss				
Total Other Expenses	\$ 6,500	\$ 6,865	\$ 6,800	\$ 300
TOTAL ROUTINE EXPENSES	\$ 218,000	\$ 185,690	\$ 216,000	\$ (2,000)
Total Capital Expenditures	\$	\$	\$ 25,000	\$ 25,000
Total-All Expenses	\$ 218,000	\$ 185,690	\$ 241,000	\$ 23,000
PROVISION FOR RESERVE	\$	\$ 12,221	\$	\$

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AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 B BUDGET ANALYSIS EASTLAND PLAZA SHOPPING CENTER

	2017/2018 Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Requested	Over (Under) Prior Budget
REVENUES				
Rental Income	\$ 1,175,000	\$ 664,000	\$ 1,184,433	\$ 9,433
Other Income				
Total Operating Income	\$ 1,175,000	\$ 664,000	\$ 1,184,433	\$ 9,433
EXPENSE:				
Administrative:				
Salaries	\$	\$	\$	\$
Administrative Costs		6,939	76,890	76,890
Audit Fees				
Legal				
Property Management Fees		40,500	616,567	616,567
HACA Mgmt Fee	738,893	149,720		(738,893)
Total Administrative	\$ 738,893	\$ 197,159	\$ 693,457	\$ (45,436)
Maintenance:				
	\$	\$	\$	\$
Materials & Contracts	75,000	149,885	91,250	16,250
Total Maintenance	\$ 75,000	\$ 149,885	\$ 91,250	\$ 16,250
General Expense:				
Insurance	\$ 32,000	\$ 29,599	\$ 35,000	\$ 3,000
Employee Benefits				
Property Taxes - Estimated	88,107	73,421	88,106	(1)
Other - Interest on Note				
Community Initiatives	145,000	102,862	80,000	(65,000)
Total General Expenses	\$ 265,107	\$ 205,882	\$ 203,106	\$ (62,001)
Other Routine Expenses:				
Utilities	\$ 61,000	\$ 61,511	\$ 67,020	\$ 6,020
Protective Services	35,000	47,586	57,600	22,600
Total Other Routine Expenses	\$ 96,000	\$ 109,097	\$ 124,620	\$ 28,620
Non-Routine Expenses:				
Capital Expenditures	\$	\$ 1,977	\$ 72,000	\$ 72,000
Other Non-Routine				
Total Non-Routine Expenses	\$	\$ 1,977	\$ 72,000	\$ 72,000
Total-All Expenses	\$ 1,175,000	\$ 664,000	\$ 1,184,433	\$ 9,433
PROVISION FOR RESERVE	\$	\$	\$	\$

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AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 C STERLING VILLAGE APARTMENTS BUDGET ANALYSIS

	2017/2018 Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Requested	Over (Under) Prior Budget
REVENUE:				
Rental & Rental Related Income	\$ 1,460,770	\$ 1,274,488	\$ 1,542,140	\$ 81,370
Other Income	125,725	107,898	133,860	8,135
Total Revenues	\$ 1,586,495	\$ 1,382,386	\$ 1,676,000	\$ 89,505
EXPENSE:				
Administrative:				
HACA In-House Salaries	\$	\$	\$	\$
HACA Other Admin Costs				
Audit Fees				
Property Mgmt - Fees & Commis.	72,397	61,337	75,375	2,978
Property Mgmt - Payroll Costs	344,557	324,747	346,976	2,419
Property Admn. Costs	79,982	65,367	77,357	(2,625)
HACA Management Fees	317,300	211,534	346,207	28,907
Promotions & Advertising	11,420	4,535	5,400	(6,020)
Total Administrative	\$ 825,656	\$ 667,520	\$ 851,315	\$ 25,659
Maintenance:				
Materials & Contracts	\$ 184,094	\$ 146,673	\$ 164,250	\$ (19,844)
Cleaning & Decorating	118,483	65,784	97,350	(21,133)
Total Maintenance	\$ 302,577	\$ 212,457	\$ 261,600	\$ (40,977)
General Expense:				
Insurance	\$ 35,000	\$ 29,278	\$ 41,602	\$ 6,602
Collection Loss			1,000	1,000
Protective Services	45,977	28,065	48,057	2,080
Other - Interest on Note	164,000	155,871	197,749	33,749
Donation to Public Housing				
Total General Expenses	\$ 244,977	\$ 213,214	\$ 288,408	\$ 43,431
Other Routine Expenses:				
Utilities	\$ 200,568	\$ 170,620	\$ 208,785	\$ 8,217
Total Other Routine Expenses	\$ 200,568	\$ 170,620	\$ 208,785	\$ 8,217
Non-Routine Expenses:				
Capital Expenditures	\$	\$ 51,750	\$ 62,100	\$ 62,100
Other Non-Routine				
Total Non-Routine Expenses	\$	\$ 51,750	\$ 62,100	\$ 62,100
Total-All Expenses	\$ 1,573,778	\$ 1,315,561	\$ 1,672,208	\$ 98,430
PROVISION FOR RESERVE	\$ 12,717	\$ 66,825	\$ 3,792	\$ (8,925)

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AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 D BENT TREE APARTMENTS BUDGET ANALYSIS

	2017/2018 Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Requested	Over (Under) Prior Budget
REVENUE:				
Rental & Rental Related Income	\$ 1,045,491	\$ 871,537	\$ 1,063,540	\$ 18,049
Other Income	67,714	121,977	71,327	3,613
Total Revenues	\$ 1,113,205	\$ 993,514	\$ 1,134,867	\$ 21,662
EXPENSE:				
Administrative:				
HACA In-House Salaries	\$	\$	\$	\$
HACA Other Admin Costs			(0)	(0)
Audit Fees				
Property Mgmt - Fees & Commis.	51,693	44,086	51,024	(669)
Property Mgmt - Payroll Costs	199,104	199,741	240,948	41,844
Property Admn. Costs	60,769	58,632	52,469	(8,300)
HACA Management Fees	222,640		366,114	143,474
Promotions & Advertising	14,731	6,782	13,400	(1,331)
Total Administrative	\$ 548,937	\$ 309,241	\$ 723,955	\$ 175,018
Maintenance:				
Materials & Contracts	\$ 172,733	\$ 144,598	\$ 143,981	\$ (28,752)
Cleaning & Decorating	72,402	61,053	90,142	17,740
Total Maintenance	\$ 245,135	\$ 205,651	\$ 234,123	\$ (11,012)
General Expense:				
Insurance	\$ 32,000	\$ 20,294	\$ 26,000	\$ (6,000)
Protective Services	4,227	689	840	(3,387)
Other - Interest on Note	86,000	45,890	51,722	(34,278)
Donation to Public Housing				
Total General Expenses	\$ 122,227	\$ 66,873	\$ 78,562	\$ (43,665)
Other Routine Expenses:				
Utilities	\$ 99,700	\$ 77,690	\$ 93,710	\$ (5,990)
Total Other Routine Expenses	\$ 99,700	\$ 77,690	\$ 93,710	\$ (5,990)
Non-Routine Expenses:				
Capital Expenditures	\$	\$ 179,281	\$	\$
Other Non-Routine			1,000	1,000
Total Non-Routine Expenses	\$	\$ 179,281	\$ 1,000	\$ 1,000
Total-All Expenses	\$ 1,015,999	\$ 838,736	\$ 1,131,350	\$ 115,351
PROVISION FOR RESERVE	\$ 97,206	\$ 154,778	\$ 3,516	\$ (93,690)

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AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 E SWEET WATER APARTMENTS BUDGET ANALYSIS

	2017/2018 Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Requested	Over (Under) Prior Budget
REVENUE:				
Rental & Rental Related Income	\$ 1,008,959	\$ 843,447	\$ 1,034,570	\$ 25,611
Other Income	68,806	65,233	76,251	7,445
Total Revenues	\$ 1,077,765	\$ 908,680	\$ 1,110,821	\$ 33,056
EXPENSE:				
Administrative:				
HACA In-House Salaries	\$	\$	\$	\$
HACA Other Admin Costs			(0)	(0)
Audit Fees				
Property Mgmt - Fees & Commis.	49,638	40,444	49,942	304
Property Mgmt - Payroll Costs	246,264	213,586	243,822	(2,442)
Property Admn. Costs	82,164	57,297	71,237	(10,927)
HACA Management Fees	203,130		110,776	(92,354)
Promotions & Advertising	14,260	12,863	14,160	(100)
Total Administrative	\$ 595,456	\$ 324,190	\$ 489,937	\$ (105,519)
Maintenance:				
Materials & Contracts	\$ 175,582	\$ 142,349	\$ 148,119	\$ (27,463)
Cleaning & Decorating	43,657	80,173	100,695	57,038
Total Maintenance	\$ 219,239	\$ 222,522	\$ 248,814	\$ 29,575
General Expense:				
Insurance	\$ 34,000	\$ 21,609	\$ 25,797	\$ (8,203)
Protective Services				
Other - Interest on Note	138,000	159,577	178,716	40,716
Total General Expenses	\$ 172,000	\$ 181,186	\$ 204,513	\$ 32,513
Other Routine Expenses:				
Utilities	\$ 91,070	\$ 86,936	\$ 117,530	\$ 26,460
Total Other Routine Expenses	\$ 91,070	\$ 86,936	\$ 117,530	\$ 26,460
Non-Routine Expenses:				
Capital Expenditures	\$	\$ 22,800	\$ 45,600	\$ 45,600
Other Non-Routine			1,000	1,000
Total Non-Routine Expenses	\$	\$ 22,800	\$ 46,600	\$ 46,600
Total-All Expenses	\$ 1,077,765	\$ 837,634	\$ 1,107,394	\$ 29,629
PROVISION FOR RESERVE	\$	\$ 71,046	\$ 3,427	\$ 3,427

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AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 F OFFICE RENTAL BUDGET ANALYSIS

	2017/2018 Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Requested	Over (Under) Prior Budget
REVENUE:				
Lease Revenue	\$ 1,104,365	\$ 971,545	\$ 1,054,830	\$ (49,535)
Other Income	76,000		65,000	(11,000)
Total Revenues	\$ 1,180,365	\$ 971,545	\$ 1,119,830	\$ (60,535)
EXPENSE:				
Administrative:				
Salaries	\$	\$	\$	\$
Legal				
Audit				
Management Fees	1,078,465	171,854	223,966	(854,499)
Other		16		
Total Administrative	\$ 1,078,465	\$ 171,870	\$ 223,966	\$ (854,499)
Maintenance & Protective Services:				
Materials & Contracts	\$ 12,000	\$ 71,864	\$ 12,000	\$
Protective Services	22,000	25,749	4,095	(17,905)
Total Maintenance & Prot. Svs.	\$ 34,000	\$ 97,613	\$ 16,095	\$ (17,905)
General Expense:				
Insurance	\$ 10,900	\$ 9,847	\$ 9,000	\$ (1,900)
Emp. Benefits				
Collection Loss				
Community Initiatives				
Total General Expenses	\$ 10,900	\$ 9,847	\$ 9,000	\$ (1,900)
Other Routine Expenses:				
Utilities	\$ 57,000	\$ 41,554	\$	\$ (57,000)
Total Other Routine Expenses	\$ 57,000	\$ 41,554	\$	\$ (57,000)
Non-Routine Expenses:				
Capital Expenditures	\$	\$	\$	\$
Other Non-Routine				
Total Non-Routine Expenses	\$	\$	\$	\$
Total-All Expenses	\$ 1,180,365	\$ 320,884	\$ 249,061	\$ (931,304)
PROVISION FOR RESERVE	\$	\$ 650,661	\$ 870,769	\$ 870,769

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AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 G LEISURE TIME CONDOMINIUMS BUDGET ANALYSIS

	2017/2018 Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Requested	Over (Under) Prior Budget
REVENUE:				
Rental & Rental Related Income	\$ 157,000	\$ 121,770	\$ 175,650	\$ 18,650
Other Income	500	3,994	500	
Total Revenues	\$ 157,500	\$ 125,764	\$ 176,150	\$ 18,650
EXPENSE:				
Administrative:				
Salaries	\$	\$	\$	\$
Property Mgmt Fees		12,500		
Property Admin. Costs		29,777		
HACA Management Fees	31,500	26,250	35,230	3,730
Other	31,728	548	75,420	43,692
Total Administrative	\$ 63,228	\$ 69,075	\$ 110,650	\$ 47,422
Maintenance:				
Materials & Contracts	\$ 27,000	\$ 25,901	\$ 11,550	\$ (15,450)
Cleaning & Decorating		13,568		
Total Maintenance	\$ 27,000	\$ 39,469	\$ 11,550	\$ (15,450)
General Expense:				
Insurance	\$	\$	\$	\$
Protective Services	1,500	2,995		(1,500)
Collection Losses				
Total General Expenses	\$ 1,500	\$ 2,995	\$	\$ (1,500)
Other Routine Expenses:				
Utilities	\$	\$ 1,666	\$	\$
Total Other Routine Expenses	\$	\$ 1,666	\$	\$
Non-Routine Expenses:				
Capital Expenditures	\$	\$	\$ 10,000	\$ 10,000
Other Non-Routine				
Total Non-Routine Expenses	\$	\$	\$ 10,000	\$ 10,000
Total-All Expenses	\$ 91,728	\$ 113,205	\$ 132,200	\$ 40,472
PROVISION FOR RESERVE	\$ 65,772	\$ 12,559	\$ 43,950	\$ (21,822)

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AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 H LEXINGTON HILLS BUDGET ANALYSIS

	2017/2018 Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Requested	Over (Under) Prior Budget
REVENUE:				
Rental & Rental Related Income	\$ 2,127,877	\$ 1,793,759	\$ 2,160,164	\$ 32,287
Other Income	149,051	113,090	138,320	(10,731)
Total Revenues	\$ 2,276,928	\$ 1,906,849	\$ 2,298,484	\$ 21,556
EXPENSE:				
Administrative:				
HACA In-House Salaries	\$	\$	\$	\$
HACA Other Admin Costs				
Legal				
Property Mgmt - Fees & Commis.	104,966	85,612	103,375	(1,591)
Property Mgmt - Payroll Costs	365,625	291,752	348,744	(16,881)
Property Admn. Costs	67,544	77,216	91,158	23,614
HACA Management Fees	455,385	189,744	585,763	130,378
Promotions & Advertising	18,128	15,683	19,750	1,622
Total Administrative	\$ 1,011,648	\$ 660,007	\$ 1,148,789	\$ 137,141
Maintenance:				
Materials & Contracts	\$ 265,952	\$ 591,425	\$ 199,177	\$ (66,775)
Cleaning & Decorating	162,020	103,241	117,164	(44,856)
Total Maintenance	\$ 427,972	\$ 694,666	\$ 316,341	\$ (111,631)
General Expense:				
Insurance	\$ 48,790	\$ 36,355	\$ 42,332	\$ (6,458)
Protective Services	38,976	22,316	37,930	(1,046)
Other - Interest on Note	458,580	385,339	451,243	(7,337)
Total General Expenses	\$ 546,346	\$ 444,010	\$ 531,505	\$ (14,841)
Other Routine Expenses:				
Utilities	\$ 224,100	\$ 170,509	\$ 207,118	\$ (16,982)
Total Other Routine Expenses	\$ 224,100	\$ 170,509	\$ 207,118	\$ (16,982)
Non-Routine Expenses:				
Capital Expenditures	\$	\$ 24,420	\$ 80,361	\$ 80,361
Other Non-Routine			14,370	14,370
Total Non-Routine Expenses	\$	\$ 24,420	\$ 94,731	\$ 94,731
Total-All Expenses	\$ 2,210,066	\$ 1,993,612	\$ 2,298,484	\$ 88,418
PROVISION FOR RESERVE	\$ 66,862	\$ (86,763)	\$ 0	\$ (66,862)

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AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 I BENWHITE DEVELOPMENT BUDGET ANALYSIS

	2017/2018 Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Requested	Over (Under) Prior Budget
REVENUE:				
Rental & Rental Related Income	\$	\$	\$	\$
Other Income	567,648	209,940	180,000	(387,648)
Total Revenues	\$ 567,648	\$ 209,940	\$ 180,000	\$ (387,648)
EXPENSE:				
Administrative:				
HACA In-House Salaries	\$	\$	\$	\$
HACA Other Admin Costs				
Legal				
Property Mgmt - Fees & Commis.				
Property Mgmt - Payroll Costs				
Property Admin. Costs				
HACA Management Fees	567,648		36,000	(531,648)
Promotions & Advertising				
Total Administrative	\$ 567,648	\$	\$ 36,000	\$ (531,648)
Maintenance:				
Materials & Contracts	\$	\$	\$	\$
Cleaning & Decorating				
Total Maintenance	\$	\$	\$	\$
General Expense:				
Insurance	\$	\$	\$	\$
Protective Services				
Other - Interest on Note				
Total General Expenses	\$	\$	\$	\$
Other Routine Expenses:				
Utilities	\$	\$	\$	\$
Total Other Routine Expenses	\$	\$	\$	\$
Non-Routine Expenses:				
Capital Expenditures	\$	\$	\$	\$
Other Non-Routine				
Total Non-Routine Expenses	\$	\$	\$	\$
Total-All Expenses	\$ 567,648	\$	\$ 36,000	\$ (531,648)
PROVISION FOR RESERVE	\$	\$ 209,940	\$ 144,000	\$ 144,000

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AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 J HARRIS BRANCH SENIOR BUDGET ANALYSIS

	2017/2018 Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Requested	Over (Under) Prior Budget
REVENUE:				
Rental & Rental Related Income	\$	\$	\$	\$
Other Income	214,933	183,029		(214,933)
Total Revenues	\$ 214,933	\$ 183,029	\$	\$ (214,933)
EXPENSE:				
Administrative:				
HACA In-House Salaries	\$	\$	\$	\$
HACA Other Admin Costs				
Legal				
Property Mgmt - Fees & Commis.				
Property Mgmt - Payroll Costs				
Property Admn. Costs				
HACA Management Fees	42,986			(42,986)
Promotions & Advertising				
Total Administrative	\$ 42,986	\$	\$	\$ (42,986)
Maintenance:				
Materials & Contracts	\$	\$	\$	\$
Cleaning & Decorating				
Total Maintenance	\$	\$	\$	\$
General Expense:				
Insurance	\$	\$	\$	\$
Protective Services				
Other - Interest on Note				
Total General Expenses	\$	\$	\$	\$
Other Routine Expenses:				
Utilities	\$	\$	\$	\$
Total Other Routine Expenses	\$	\$	\$	\$
Non-Routine Expenses:				
Capital Expenditures	\$	\$	\$	\$
Other Non-Routine				
Total Non-Routine Expenses	\$	\$	\$	\$
Total-All Expenses	\$ 42,986	\$	\$	\$ (42,986)
PROVISION FOR RESERVE	\$ 171,947	\$ 183,029	\$	\$ (171,947)

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AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 K RESERVE AT SPRINGDALE BUDGET ANALYSIS

	2017/2018 Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Requested	Over (Under) Prior Budget
REVENUE:				
Rental & Rental Related Income	\$	\$	\$	\$
Other Income	191,572	38,228		(191,572)
Total Revenues	\$ 191,572	\$ 38,228	\$	\$ (191,572)
EXPENSE:				
Administrative:				
HACA In-House Salaries	\$	\$	\$	\$
HACA Other Admin Costs				
Legal				
Property Mgmt - Fees & Commis.				
Property Mgmt - Payroll Costs				
Property Admn. Costs				
HACA Management Fees	38,315			(38,315)
Promotions & Advertising				
Total Administrative	\$ 38,315	\$	\$	\$ (38,315)
Maintenance:				
Materials & Contracts	\$	\$	\$	\$
Cleaning & Decorating				
Total Maintenance	\$	\$	\$	\$
General Expense:				
Insurance	\$	\$	\$	\$
Protective Services				
Other - Interest on Note				
Total General Expenses	\$	\$	\$	\$
Other Routine Expenses:				
Utilities	\$	\$	\$	\$
Total Other Routine Expenses	\$	\$	\$	\$
Non-Routine Expenses:				
Capital Expenditures	\$	\$	\$	\$
Other Non-Routine				
Total Non-Routine Expenses	\$	\$	\$	\$
Total-All Expenses	\$ 38,315	\$	\$	\$ (38,315)
PROVISION FOR RESERVE	\$ 153,257	\$ 38,228	\$	\$ (153,257)

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AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 L URBAN OAKS BUDGET ANALYSIS

	2017/2018 Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Requested	Over (Under) Prior Budget
REVENUE:				
Rental & Rental Related Income	\$	\$	\$	\$
Other Income	187,500	73,795	150,000	(37,500)
Total Revenues	\$ 187,500	\$ 73,795	\$ 150,000	\$ (37,500)
EXPENSE:				
Administrative:				
HACA In-House Salaries	\$	\$	\$	\$
HACA Other Admin Costs				
Legal				
Property Mgmt - Fees & Commis.				
Property Mgmt - Payroll Costs				
Property Admn. Costs				
HACA Management Fees	37,500		30,000	(7,500)
Promotions & Advertising				
Total Administrative	\$ 37,500	\$	\$ 30,000	\$ (7,500)
Maintenance:				
Materials & Contracts	\$	\$	\$	\$
Cleaning & Decorating				
Total Maintenance	\$	\$	\$	\$
General Expense:				
Insurance	\$	\$	\$	\$
Protective Services				
Other - Interest on Note				
Total General Expenses	\$	\$	\$	\$
Other Routine Expenses:				
Utilities	\$	\$	\$	\$
Total Other Routine Expenses	\$	\$	\$	\$
Non-Routine Expenses:				
Capital Expenditures	\$	\$	\$	\$
Other Non-Routine				
Total Non-Routine Expenses	\$	\$	\$	\$
Total-All Expenses	\$ 37,500	\$	\$ 30,000	\$ (7,500)
PROVISION FOR RESERVE	\$ 150,000	\$ 73,795	\$ 120,000	\$ (30,000)

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AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 M THE PARK AT SUMMERS GROVE BUDGET ANALYSIS

	2017/2018 Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Requested	Over (Under) Prior Budget
REVENUE:				
Rental & Rental Related Income	\$	\$	\$	\$
Other Income	275,000	647,997	680,000	405,000
Total Revenues	\$ 275,000	\$ 647,997	\$ 680,000	\$ 405,000
EXPENSE:				
Administrative:				
HACA In-House Salaries	\$	\$	\$	\$
HACA Other Admin Costs				
Legal				
Property Mgmt - Fees & Commis.				
Property Mgmt - Payroll Costs				
Property Admn. Costs				
HACA Management Fees	55,000		136,000	81,000
Promotions & Advertising				
Total Administrative	\$ 55,000	\$	\$ 136,000	\$ 81,000
Maintenance:				
Materials & Contracts	\$	\$	\$	\$
Cleaning & Decorating				
Total Maintenance	\$	\$	\$	\$
General Expense:				
Insurance	\$	\$	\$	\$
Protective Services				
Other - Interest on Note				
Total General Expenses	\$	\$	\$	\$
Other Routine Expenses:				
Utilities	\$	\$	\$	\$
Total Other Routine Expenses	\$	\$	\$	\$
Non-Routine Expenses:				
Capital Expenditures	\$	\$	\$	\$
Other Non-Routine				
Total Non-Routine Expenses	\$	\$	\$	\$
Total-All Expenses	\$ 55,000	\$	\$ 136,000	\$ 81,000
PROVISION FOR RESERVE	\$ 220,000	\$ 647,997	\$ 544,000	\$ 324,000

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AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 N BRIDGE AT CENTER RIDGE BUDGET ANALYSIS

	2017/2018 Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Requested	Over (Under) Prior Budget
REVENUE:				
Rental & Rental Related Income	\$	\$	\$	\$
Other Income	257,624	219,046	265,000	7,376
Total Revenues	\$ 257,624	\$ 219,046	\$ 265,000	\$ 7,376
EXPENSE:				
Administrative:				
HACA In-House Salaries	\$	\$	\$	\$
HACA Other Admin Costs				
Legal				
Property Mgmt - Fees & Commis.				
Property Mgmt - Payroll Costs				
Property Admn. Costs				
HACA Management Fees	51,525		53,000	1,475
Promotions & Advertising				
Total Administrative	\$ 51,525	\$	\$ 53,000	\$ 1,475
Maintenance:				
Materials & Contracts	\$	\$	\$	\$
Cleaning & Decorating				
Total Maintenance	\$	\$	\$	\$
General Expense:				
Insurance	\$	\$	\$	\$
Protective Services				
Other - Interest on Note				
Total General Expenses	\$	\$	\$	\$
Other Routine Expenses:				
Utilities	\$	\$	\$	\$
Total Other Routine Expenses	\$	\$	\$	\$
Non-Routine Expenses:				
Capital Expenditures	\$	\$	\$	\$
Other Non-Routine				
Total Non-Routine Expenses	\$	\$	\$	\$
Total-All Expenses	\$ 51,525	\$	\$ 53,000	\$ 1,475
PROVISION FOR RESERVE	\$ 206,099	\$ 219,046	\$ 212,000	\$ 5,901

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AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 O BRIDGE AT TECH RIDGE BUDGET ANALYSIS

	2017/2018 Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Requested	Over (Under) Prior Budget
REVENUE:				
Rental & Rental Related Income	\$	\$	\$	\$
Other Income	189,141	158,547	190,000	859
Total Revenues	\$ 189,141	\$ 158,547	\$ 190,000	\$ 859
EXPENSE:				
Administrative:				
HACA In-House Salaries	\$	\$	\$	\$
HACA Other Admin Costs				
Legal				
Property Mgmt - Fees & Commis.				
Property Mgmt - Payroll Costs				
Property Admn. Costs				
HACA Management Fees	37,828		38,000	172
Promotions & Advertising				
Total Administrative	\$ 37,828	\$	\$ 38,000	\$ 172
Maintenance:				
Materials & Contracts	\$	\$	\$	\$
Cleaning & Decorating				
Total Maintenance	\$	\$	\$	\$
General Expense:				
Insurance	\$	\$	\$	\$
Protective Services				
Other - Interest on Note				
Total General Expenses	\$	\$	\$	\$
Other Routine Expenses:				
Utilities	\$	\$	\$	\$
Total Other Routine Expenses	\$	\$	\$	\$
Non-Routine Expenses:				
Capital Expenditures	\$	\$	\$	\$
Other Non-Routine				
Total Non-Routine Expenses	\$	\$	\$	\$
Total-All Expenses	\$ 37,828	\$	\$ 38,000	\$ 172
PROVISION FOR RESERVE	\$ 151,313	\$ 158,547	\$ 152,000	\$ 687

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AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 P BRIGGE AT VOLENTE BUDGET ANALYSIS

	2017/2018 Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Requested	Over (Under) Prior Budget
REVENUE:				
Rental & Rental Related Income	\$	\$	\$	\$
Other Income	418,090	291,870	300,000	(118,090)
Total Revenues	\$ 418,090	\$ 291,870	\$ 300,000	\$ (118,090)
EXPENSE:				
Administrative:				
HACA In-House Salaries	\$	\$	\$	\$
HACA Other Admin Costs				
Legal				
Property Mgmt - Fees & Commis.				
Property Mgmt - Payroll Costs				
Property Admin. Costs				
HACA Management Fees			60,000	60,000
Promotions & Advertising				
Total Administrative	\$	\$	\$ 60,000	\$ 60,000
Maintenance:				
Materials & Contracts	\$	\$	\$	\$
Cleaning & Decorating				
Total Maintenance	\$	\$	\$	\$
General Expense:				
Insurance	\$	\$	\$	\$
Protective Services				
Other - Interest on Note				
Total General Expenses	\$	\$	\$	\$
Other Routine Expenses:				
Utilities	\$	\$	\$	\$
Total Other Routine Expenses	\$	\$	\$	\$
Non-Routine Expenses:				
Capital Expenditures	\$	\$	\$	\$
Other Non-Routine				
Total Non-Routine Expenses	\$	\$	\$	\$
Total-All Expenses	\$	\$	\$ 60,000	\$ 60,000
PROVISION FOR RESERVE	\$ 418,090	\$ 291,870	\$ 240,000	\$ (178,090)

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AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 Q BRIDGE AT SOUTHPOINT BUDGET ANALYSIS

	2017/2018 Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Requested	Over (Under) Prior Budget
REVENUE:				
Rental & Rental Related Income	\$ 1,578,489	\$ 1,171,330	\$ 1,575,294	\$ (3,195)
Other Income	126,996	94,736	137,851	10,855
Total Revenues	\$ 1,705,485	\$ 1,266,066	\$ 1,713,145	\$ 7,660
EXPENSE:				
Administrative:				
HACA In-House Salaries	\$	\$	\$	\$
HACA Other Admin Costs		250		
Legal				
Property Mgmt - Fees & Commis.	54,000	41,823	51,177	(2,823)
Property Mgmt - Payroll Costs	216,000	193,628	237,716	21,716
Property Admin. Costs	100,180	94,337	100,415	235
HACA Management Fees	341,097		147,038	(194,059)
Promotions & Advertising	70,737	35,585	41,744	(28,993)
Total Administrative	\$ 782,014	\$ 365,623	\$ 578,090	\$ (203,924)
Maintenance:				
Materials & Contracts	\$ 235,200	\$ 174,086	\$ 175,169	\$ (60,031)
Cleaning & Decorating	84,735	95,635	110,318	25,583
Total Maintenance	\$ 319,935	\$ 269,721	\$ 285,487	\$ (34,448)
General Expense:				
Insurance	\$ 40,000	\$ 40,562	\$ 51,658	\$ 11,658
Protective Services	58,003	24,559	42,658	(15,345)
Other - Interest on Note	520,740	442,630	527,973	7,233
Total General Expenses	\$ 618,743	\$ 507,751	\$ 622,289	\$ 3,546
Other Routine Expenses:				
Utilities	\$ 144,775	\$ 119,705	\$ 147,327	\$ 2,552
Total Other Routine Expenses	\$ 144,775	\$ 119,705	\$ 147,327	\$ 2,552
Non-Routine Expenses:				
Capital Expenditures	\$	\$ 53,520	\$ 72,700	\$ 72,700
Other Non-Routine			7,252	7,252
Total Non-Routine Expenses	\$	\$ 53,520	\$ 79,952	\$ 79,952
Total-All Expenses	\$ 1,865,467	\$ 1,316,320	\$ 1,713,145	\$ (152,322)
PROVISION FOR RESERVE	\$ (159,982)	\$ (50,254)	\$ (0)	\$ 159,982

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AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 R AAHC PFC AND FUTURE DEVELOPMENTS BUDGET ANALYSIS

Total Revenues

	2017/2018 Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Requested	Over (Under) Prior Budget
REVENUE:				
Rental & Rental Related Income	\$	\$	\$	\$
Other Income	2,180,000	646,400	3,083,314	903,314
Total Revenues	\$ 2,180,000	\$ 646,400	\$ 3,083,314	\$ 903,314
EXPENSE:				
Administrative:				
HACA In-House Salaries	\$	\$	\$	\$
HACA Other Admin Costs				
Legal				
Property Mgmt - Fees & Commis.				
Property Mgmt - Payroll Costs				
Property Admin. Costs				
HACA Management Fees	895,835		616,663	(279,172)
Promotions & Advertising				
Total Administrative	\$ 895,835	\$	\$ 616,663	\$ (279,172)
Maintenance:				
Materials & Contracts	\$	\$	\$	\$
Cleaning & Decorating				
Total Maintenance	\$	\$	\$	\$
General Expense:				
Insurance	\$	\$	\$	\$
Protective Services				
Other - Interest on Note				
Total General Expenses	\$	\$	\$	\$
Other Routine Expenses:				
Utilities	\$	\$	\$	\$
Total Other Routine Expenses	\$	\$	\$	\$
Non-Routine Expenses:				
Capital Expenditures	\$	\$	\$	\$
Other Non-Routine				
Total Non-Routine Expenses	\$	\$	\$	\$
Total-All Expenses	\$ 895,835	\$	\$ 616,663	\$ (279,172)
PROVISION FOR RESERVE	\$ 1,284,165	\$ 646,400	\$ 2,466,651	\$ 1,182,486

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HACA FY19 Budget
Low Income Public Housing
LIPH

HOUSING AUTHORITY OF THE CITY OF AUSTIN

SCHEDULE 1B
LOW RENT PUBLIC HOUSING COMBINED TOTAL
UNITS AVAILABLE - 1257
OPERATING REVENUES & EXPENSES
BUDGET WORKSHEET

	2016/17 Budget Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Budget	PUM \$	Over (Under) Prior Budget
REVENUE:					
Dwelling Rentals	\$ 3,108,387	\$ 2,391,403	\$ 1,876,542	81.1	\$ (1,231,845)
Nondwelling Rental	51,069	44,701	54,996	2.38	3,927
Excess Utilities Usage	34,327	29,029	28,706	1.24	(5,621)
Interest Income	0	0	0	-	0
Other Income	215,666	145,959	249,160	10.76	33,494
Inter AMPS Transfer	0	0	0	-	0
Non Federal Donations	255,304	0	1,447,105	62.52	1,191,801
HUD Subsidy/Grants	6,596,469	4,983,092	3,716,625	160.56	(2,879,845)
Total Revenues	\$ 10,261,222	\$ 7,594,184	\$ 7,373,134	318.52	\$ (2,888,088)
EXPENSE:					
Administrative:					
Salaries	\$ 902,203	\$ 698,760	\$ 599,401	25.89	\$ (302,802)
Legal - Misc.	83,465	73,605	60,437	2.61	(23,028)
Travel & Training	16,199	17,423	9,099	0.39	(7,100)
Accounting & Audit Fees	18,950	18,950	11,530	0.50	(7,420)
Management Fee	1,225,098	748,463	641,286	27.70	(583,812)
Sundry Administrative	216,114	180,598	143,645	6.21	(72,469)
Total Administrative	\$ 2,462,029	\$ 1,737,799	\$ 1,465,398	63.31	\$ (996,631)
Maintenance:					
Labor	\$ 928,281	\$ 729,442	551,964	23.84	\$ (376,317)
Materials	427,429	222,715	222,477	9.61	(204,952)
Contracts	926,233	697,863	477,310	20.62	(448,923)
Total Maintenance	\$ 2,281,943	\$ 1,650,020	\$ 1,251,751	54.08	\$ (1,030,192)
General Expense:					
Insurance	\$ 158,020	\$ 105,042	152,903	6.61	\$ (5,117)
Employee Benefit Contributions	1,002,205	607,459	588,423	25.42	(413,782)
Collection Losses	47,000	25,999	37,531	1.62	(9,469)
Total General Expenses	\$ 1,207,225	\$ 738,500	\$ 778,857	33.65	\$ (428,368)
Other Routine Expenses:					
Tenant Services	\$ 1,181,108	\$ 780,246	647,150	27.96	\$ (533,958)
Utilities	1,701,757	1,393,072	1,020,072	44.07	(681,685)
Protective Services	371,890	224,815	215,320	9.30	(156,570)
Total Other Routine Expenses	\$ 3,254,755	\$ 2,398,133	\$ 1,882,542	81.33	\$ (1,372,213)
Non-Routine Expenses:					
Extraordinary Maintenance	\$ 177,510	\$ 51,071	0	-	\$ (177,510)
Capital Expenditures	0	4,300	0	-	0
Performance Contracting	1,574,839	2,113,802	32,162	1.39	(1,542,677)
Inter AMPS Transfer	0	0	0	-	0
Total Non-Routine Expenses	\$ 1,752,349	\$ 2,169,173	\$ 32,162	1.39	\$ (1,720,187)
Total-All Expenses	\$ 10,958,301	\$ 8,693,625	\$ 5,410,710	233.74	\$ (5,547,591)
PROVISION FOR RESERVE	\$ (697,079)	\$ (1,099,441)	\$ 1,962,424	84.78	\$ 2,659,503

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HOUSING AUTHORITY OF THE CITY OF AUSTIN

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

	2016/17 Budget Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Budget	PUM \$	Over (Under) Prior Budget
REVENUE:					
Dwelling Rentals	\$ 382,440	\$ 338,878	\$ 395,499	208.60	\$ 13,059
Nondwelling Rental	0	0	0	-	0
Excess Utilities Usage	4,100	1,292	2,601	1.37	(1,499)
Interest Income	0	0	0	-	0
Other Income	42,584	(6,428)	199,703	105.33	157,119
Inter AMPS Transfer	0	0	0	-	0
Non Federal Donations	88,438	0	335,966	177.20	247,528
HUD Subsidy/Grants	747,032	656,377	704,148	371.39	(42,884)
Total Revenues	\$ 1,264,594	\$ 990,119	\$ 1,637,917	863.88	\$ 373,323
EXPENSE:					
Administrative:					
Salaries	\$ 98,215	\$ 80,165	\$ 101,779	53.68	\$ 3,564
Legal - Misc.	29,000	28,368	29,000	15.30	0
Travel & Training	2,119	590	4,838	2.55	2,719
Accounting & Audit Fees	2,413	2,413	2,413	1.27	0
Management Fee	156,860	114,332	165,899	87.50	9,039
Sundry Administrative	52,404	21,148	25,021	13.20	(27,383)
Total Administrative	\$ 311,011	\$ 247,016	\$ 328,950	173.50	\$ (12,061)
Maintenance:					
Labor	\$ 121,659	\$ 119,354	123,076	64.91	\$ 1,417
Materials/Resident Charges	52,548	22,198	40,415	21.32	(12,133)
Contracts	114,265	99,868	108,440	57.19	(5,825)
Total Maintenance	\$ 288,472	\$ 241,420	\$ 271,931	143.42	\$ (16,541)
General Expense:					
Insurance	\$ 19,491	\$ 15,716	13,992	7.38	\$ (5,499)
Employee Benefit Contributions	118,621	79,945	155,737	82.14	37,116
Collection Losses	5,000	2,887	7,910	4.17	2,910
Total General Expenses	\$ 143,112	\$ 98,548	\$ 177,639	93.69	\$ 34,527
Other Routine Expenses:					
Tenant Services	\$ 159,795	\$ 102,695	280,297	147.84	\$ 120,502
Utilities	205,650	187,457	211,478	111.54	5,828
Protective Services	35,147	37,186	44,303	23.37	9,156
Total Other Routine Expenses	\$ 400,592	\$ 327,338	\$ 536,078	282.74	\$ 135,486
Non-Routine Expenses:					
Extraordinary Maintenance	\$ 0	\$ 0	0	-	\$ 0
Capital Expenditures	0	0	0	-	0
Performance Contracting	197,951	320,425	2,598	1.37	(195,353)
Inter AMPS Transfer	0	0	0	-	0
Total Non-Routine Expenses	\$ 197,951	\$ 320,425	\$ 2,598	1.37	\$ (195,353)
Total-All Expenses	\$ 1,341,138	\$ 1,234,747	\$ 1,317,196	694.72	\$ (53,942)
PROVISION FOR RESERVE	\$ (76,544)	\$ (244,628)	\$ 320,721	169.16	\$ 427,265

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ASSET MANAGEMENT PROJECT (AMP) DETAIL
TX001000002P ROSEWOOD/SALINA
UNITS AVAILABLE - 156
OPERATING REVENUES & EXPENSES
BUDGET WORKSHEET

	2016/17 Budget Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Budget	PUM \$	Over (Under) Prior Budget
REVENUE:					
Dwelling Rentals	\$ 370,347	\$ 354,953	\$ 396,016	211.55	\$ 25,669
Nondwelling Rental	9,000	4,900	8,700	4.65	(300)
Excess Utilities Usage	4,469	4,162	4,903	2.62	434
Interest Income	0	0	0	-	0
Other Income	12,774	28,144	13,621	7.28	847
Inter AMPS Transfer	0	0	0	-	0
Non Federal Donations	7,719	0	255,756	136.62	248,037
HUD Subsidy/Grants	746,300	667,726	731,158	390.58	(15,142)
Total Revenues	\$ 1,150,609	\$ 1,059,885	\$ 1,410,154	753.29	\$ 259,545
EXPENSE:					
Administrative:					
Salaries	\$ 98,578	\$ 79,475	\$ 120,150	64.18	\$ 21,572
Legal - Misc.	12,000	17,150	7,000	3.74	(5,000)
Travel & Training	2,037	640	1,070	0.57	(967)
Accounting & Audit Fees	2,382	2,382	2,382	1.27	0
Management Fee	153,882	112,586	122,850	65.63	(31,032)
Sundry Administrative	22,787	18,864	32,646	17.44	9,859
Total Administrative	\$ 291,666	\$ 231,097	\$ 286,098	152.83	\$ (5,568)
Maintenance:					
Labor	\$ 116,514	\$ 102,791	113,399	60.58	\$ (3,115)
Materials	48,645	31,976	53,675	28.67	5,030
Contracts	96,890	88,970	101,300	54.11	4,410
Total Maintenance	\$ 262,049	\$ 223,737	\$ 268,374	143.36	\$ 6,325
General Expense:					
Insurance	\$ 19,579	\$ 15,387	30,079	16.07	\$ 10,500
Employee Benefit Contributions	115,660	90,155	108,046	57.72	(7,614)
Collection Losses	12,500	4,887	7,920	4.23	(4,580)
Total General Expenses	\$ 147,739	\$ 110,429	\$ 146,045	78.02	\$ (1,694)
Other Routine Expenses:					
Tenant Services	\$ 81,818	\$ 65,545	72,659	38.81	\$ (9,159)
Utilities	174,681	155,374	175,000	93.48	319
Protective Services	42,824	23,319	30,804	16.46	(12,020)
Total Other Routine Expenses	\$ 299,323	\$ 244,238	\$ 278,463	148.75	\$ (20,860)
Non-Routine Expenses:					
Extraordinary Maintenance	\$ 0	\$ 0	\$ 0	-	\$ 0
Capital Expenditures	0	0	0	-	0
Performance Contracting	195,445	319,433	8,415	4.50	(187,030)
Inter AMPS Transfer	0	0		-	0
Total Non-Routine Expenses	\$ 195,445	\$ 319,433	\$ 8,415	4.50	\$ (187,030)
Total-All Expenses	\$ 1,196,222	\$ 1,128,934	\$ 987,395	527.45	\$ (208,827)
PROVISION FOR RESERVE	\$ (45,613)	\$ (69,049)	\$ 422,758	225.83	\$ 468,371

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ASSET MANAGEMENT PROJECT (AMP) DETAIL
TX001000003P SANTA RITA
UNITS AVAILABLE - 97
OPERATING REVENUES & EXPENSES
BUDGET WORKSHEET

	2016/17 Budget Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Budget	PUM \$	Over (Under) Prior Budget
REVENUE:					
Dwelling Rentals	\$ 245,990	\$ 220,663	\$ 252,263	216.72	\$ 6,273
Nondwelling Rental	0	0	0	-	0
Excess Utilities Usage	1,300	316	966	0.83	(334)
Interest Income	0		0	-	0
Other Income	14,673	13,447	13,341	11.46	(1,332)
Inter AMPS Transfer	0	0	0	-	0
Non Federal Donations	4,800	0	315,362	270.93	310,562
HUD Subsidy/Grants	597,744	529,917	563,738	484.31	(34,006)
Total Revenues	\$ 864,507	\$ 764,343	\$ 1,145,670	984.25	\$ 281,163
EXPENSE:					
Administrative:					
Salaries	\$ 88,662	\$ 71,235	\$ 110,141	94.62	\$ 21,479
Legal - Misc.	5,000	4,737	2,500	2.15	(2,500)
Travel & Training	1,266	194	711	0.61	(555)
Accounting & Audit Fees	1,481	1,481	1,481	1.27	0
Management Fee	96,300	70,112	76,386	65.62	(19,914)
Sundry Administrative	14,390	17,222	18,833	16.18	4,443
Total Administrative	\$ 207,100	\$ 164,981	\$ 210,052	180.46	\$ 2,952
Maintenance:					
Labor	\$ 74,866	\$ 69,490	72,531	62.31	\$ (2,335)
Materials	46,534	21,716	40,428	34.73	(6,106)
Contracts	76,264	54,857	70,834	60.85	(5,430)
Total Maintenance	\$ 197,664	\$ 146,063	\$ 183,793	157.90	\$ (13,871)
General Expense:					
Insurance	\$ 11,330	\$ 9,717	25,047	21.52	\$ 13,717
Employee Benefit Contributions	87,981	59,244	85,357	73.33	(2,624)
Collection Losses	5,000	2,855	5,045	4.33	45
Total General Expenses	\$ 104,311	\$ 71,816	\$ 115,449	99.18	\$ 11,138
Other Routine Expenses:					
Tenant Services	\$ 128,030	\$ 99,749	133,711	114.87	\$ 5,681
Utilities	147,500	157,086	177,194	152.23	29,694
Protective Services	25,516	27,365	33,654	28.91	8,138
Total Other Routine Expenses	\$ 301,046	\$ 284,200	\$ 344,559	296.01	\$ 43,513
Non-Routine Expenses:					
Extraordinary Maintenance	\$ 0	\$ 0	0	-	\$ 0
Capital Expenditures	0	0	0	-	0
Performance Contracting	121,527	196,655	6,395	5.49	(115,132)
Inter AMPS Transfer	0	0	0	-	0
Total Non-Routine Expenses	\$ 121,527	\$ 196,655	\$ 6,395	5.49	\$ (115,132)
Total-All Expenses	\$ 931,647	\$ 863,715	\$ 860,248	739.04	\$ (71,399)
PROVISION FOR RESERVE	\$ (67,140)	\$ (99,372)	\$ 285,422	245.21	\$ 352,562

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ASSET MANAGEMENT PROJECT (AMP) DETAIL
TX001000005P B. T. WASHINGTON
UNITS AVAILABLE - 222
OPERATING REVENUES & EXPENSES
BUDGET WORKSHEET

	2016/17 Budget Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Budget	PUM \$	Over (Under) Prior Budget
REVENUE:					
Dwelling Rentals	\$ 546,660	\$ 286,486	\$ 19,230	7.22	\$ (527,430)
Nondwelling Rental	0	0	0	-	0
Excess Utilities Usage	1,500	505	0	-	(1,500)
Interest Income	0	0	0	-	0
Other Income	88,924	28,139	(4,158)	(1.56)	(93,082)
Inter AMPS Transfer	0	0	0	-	0
Non Federal Donations	124,262	0	0	-	(124,262)
HUD Subsidy/Grants	1,532,053	960,163	46,894	17.60	(1,485,159)
Total Revenues	\$ 2,293,399	\$ 1,275,293	\$ 61,966	23.26	\$ (2,231,434)
EXPENSE:					
Administrative:					
Salaries	\$ 174,419	\$ 132,781	\$ 4,522	1.70	\$ (169,897)
Legal - Misc.	5,000	0	69	0.03	(4,931)
Travel & Training	2,715	2,185	233	0.09	(2,482)
Accounting & Audit Fees	3,390	3,390	94	0.04	(3,296)
Management Fee	214,442	113,459	6,301	2.37	(208,141)
Sundry Administrative	33,667	36,907	1,401	0.53	(32,266)
Total Administrative	\$ 433,632	\$ 288,722	\$ 12,620	4.74	\$ (421,012)
Maintenance:					
Labor	\$ 149,509	\$ 89,498	4,093	1.54	\$ (145,416)
Materials	104,142	32,663	2,338	0.88	(101,804)
Contracts	218,694	127,461	5,166	1.94	(213,528)
Total Maintenance	\$ 451,890	\$ 249,622	\$ 11,597	4.35	\$ (460,748)
General Expense:					
Insurance	\$ 28,054	\$ 13,672	1,464	0.55	\$ (26,590)
Employee Benefit Contributions	176,033	98,622	7,185	2.70	(168,848)
Collection Losses	10,000	1,837	385	0.14	(9,615)
Total General Expenses	\$ 214,087	\$ 114,131	\$ 9,034	3.39	\$ (205,053)
Other Routine Expenses:					
Tenant Services	\$ 309,404	\$ 216,211	15,995	6.00	\$ (293,409)
Utilities	381,000	251,764	0	-	(381,000)
Protective Services	47,617	26,465	1,323	0.50	(46,294)
Total Other Routine Expenses	\$ 738,021	\$ 494,440	\$ 17,318	6.50	\$ (720,703)
Non-Routine Expenses:					
Extraordinary Maintenance	\$ 163,235	\$ 11,400	0	-	\$ (163,235)
Capital Expenditures	0	0	0	-	0
Performance Contracting	278,134	262,769	0	-	(278,134)
Inter AMPS Transfer	0	0	0	-	0
Total Non-Routine Expenses	\$ 441,369	\$ 274,169	\$ 0	-	\$ (441,369)
Total-All Expenses	\$ 2,278,999	\$ 1,421,084	\$ 50,569	18.98	\$ (2,248,885)
PROVISION FOR RESERVE	\$ 14,400	\$ (145,791)	\$ 11,397	4.28	\$ 17,452

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ASSET MANAGEMENT PROJECT (AMP) DETAIL TX001000007P LAKESIDE UNITS AVAILABLE - 164 OPERATING REVENUES & EXPENSES BUDGET WORKSHEET

	2016/17 Budget Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Budget	PUM \$	Over (Under) Prior Budget
REVENUE:					
Dwelling Rentals	\$ 466,931	\$ 391,547	\$ 460,599	234.04	\$ (6,333)
Nondwelling Rental	34,500	33,439	46,296	23.52	11,796
Excess Utilities Usage	17,557	17,368	19,248	9.78	1,691
Interest Income	0	0	0	-	0
Other Income	9,231	5,592	8,361	4.25	(870)
Inter AMPS Transfer	0	0	0	-	0
Non Federal Donations	8,115	0	329,306	167.33	321,191
HUD Subsidy/Grants	628,746	554,769	534,801	271.75	(93,946)
Total Revenues	\$ 1,165,080	\$ 1,002,715	\$ 1,398,610	710.68	\$ 233,530
EXPENSE:					
Administrative:					
Salaries	\$ 98,643	\$ 82,585	\$ 113,912	57.88	\$ 15,269
Legal - Misc.	15,000	9,276	12,000	6.10	(3,000)
Travel & Training	2,142	399	858	0.44	(1,284)
Accounting & Audit Fees	2,504	2,504	2,504	1.27	0
Management Fee	162,817	116,513	129,150	65.63	(33,667)
Sundry Administrative	22,269	18,423	31,173	15.84	8,904
Total Administrative	\$ 303,375	\$ 229,700	\$ 289,597	147.15	\$ (13,778)
Maintenance:					
Labor	\$ 138,711	\$ 130,307	110,921	56.36	\$ (27,790)
Materials	57,358	47,646	57,932	29.44	574
Contracts	120,800	79,762	116,490	59.19	(4,310)
Total Maintenance	\$ 316,869	\$ 257,715	\$ 285,343	144.99	\$ (31,526)
General Expense:					
Insurance	\$ 21,815	\$ 16,896	18,123	9.21	\$ (3,692)
Employee Benefit Contributions	124,385	90,095	102,002	51.83	(22,383)
Collection Losses	2,000	1,298	9,212	4.68	7,212
Total General Expenses	\$ 148,200	\$ 108,289	\$ 129,337	65.72	\$ (18,863)
Other Routine Expenses:					
Tenant Services	\$ 46,377	\$ 42,024	43,077	21.89	\$ (3,300)
Utilities	223,000	226,784	250,000	127.03	27,000
Protective Services	85,574	43,022	63,121	32.07	(22,453)
Total Other Routine Expenses	\$ 354,951	\$ 311,830	\$ 356,198	180.99	\$ 1,247
Non-Routine Expenses:					
Extraordinary Maintenance	\$ 0	\$ 4,380	\$ 0	-	\$ 0
Capital Expenditures	0	0	0	-	0
Performance Contracting	205,468	331,134	2,697	1.37	(202,771)
Inter AMPS Transfer	0	0	0	-	0
Total Non-Routine Expenses	\$ 205,468	\$ 335,514	\$ 2,697	1.37	\$ (202,771)
Total-All Expenses	\$ 1,328,864	\$ 1,243,048	\$ 1,063,172	540.23	\$ (265,692)
PROVISION FOR RESERVE	\$ (163,783)	\$ (240,333)	\$ 335,438	170.45	\$ 499,221

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HOUSING AUTHORITY OF THE CITY OF AUSTIN

ASSET MANAGEMENT PROJECT (AMP) DETAIL TX001000011P THURMOND UNITS AVAILABLE - 144 OPERATING REVENUES & EXPENSES BUDGET WORKSHEET

	2016/17 Budget Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Budget	PUM \$	Over (Under) Prior Budget
REVENUE:					
Dwelling Rentals	\$ 291,386	\$ 275,428	\$ 300,684	174.01	\$ 9,298
Nondwelling Rental	0	0	0	-	0
Excess Utilities Usage	500	1,114	988	0.57	488
Interest Income	0	0	0	-	0
Other Income	13,685	31,216	17,184	9.94	3,499
Inter AMPS Transfer	0	0	0	-	0
Non Federal Donations	7,126	0	63,437	36.71	56,311
HUD Subsidy/Grants	765,338	727,465	883,624	511.36	118,286
Total Revenues	\$ 1,078,035	\$ 1,035,223	\$ 1,265,917	732.59	\$ 187,882
EXPENSE:					
Administrative:					
Salaries	\$ 120,480	\$ 79,682	\$ 118,837	68.77	\$ (1,643)
Legal - Misc.	6,000	11,369	9,000	5.21	3,000
Travel & Training	2,067	11,764	1,000	0.58	(1,067)
Accounting & Audit Fees	2,199	2,199	2,199	1.27	0
Management Fee	142,961	79,567	113,400	65.63	(29,561)
Sundry Administrative	17,216	17,978	26,874	15.55	9,658
Total Administrative	\$ 290,923	\$ 202,559	\$ 271,310	157.01	\$ (19,613)
Maintenance:					
Labor	\$ 95,932	\$ 83,615	94,587	54.74	\$ (1,345)
Materials	26,884	16,720	22,850	13.22	(4,034)
Contracts	64,542	70,888	64,900	37.56	358
Total Maintenance	\$ 187,358	\$ 171,223	\$ 182,337	105.52	\$ (5,021)
General Expense:					
Insurance	\$ 18,364	\$ 14,266	33,170	19.20	\$ 14,806
Employee Benefit Contributions	116,081	79,139	99,731	57.71	(16,350)
Collection Losses	10,000	2,082	6,014	3.48	(3,986)
Total General Expenses	\$ 144,445	\$ 95,487	\$ 138,915	80.39	\$ (5,530)
Other Routine Expenses:					
Tenant Services	\$ 81,617	\$ 61,533	90,421	52.33	\$ 8,804
Utilities	198,926	189,230	195,000	112.85	(3,926)
Protective Services	38,165	26,593	34,628	20.04	(3,537)
Total Other Routine Expenses	\$ 318,708	\$ 277,356	\$ 320,049	185.21	\$ 1,341
Non-Routine Expenses:					
Extraordinary Maintenance	\$ 0	\$ 0	0	-	\$ 0
Capital Expenditures	0	0	0	-	0
Performance Contracting	180,411	290,374	11,518	6.67	(168,893)
Inter AMPS Transfer	0	0	0	-	0
Total Non-Routine Expenses	\$ 180,411	\$ 290,374	\$ 11,518	6.67	\$ (168,893)
Total-All Expenses	\$ 1,121,845	\$ 1,036,999	\$ 924,129	534.80	\$ (197,717)
PROVISION FOR RESERVE	\$ (43,810)	\$ (1,776)	\$ 341,788	197.79	\$ 385,599

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HOUSING AUTHORITY OF THE CITY OF AUSTIN

ASSET MANAGEMENT PROJECT (AMP) DETAIL TX001000016P NORTHGATE/CORONADO & 14 S/S UNITS AVAILABLE OPERATING REVENUES & EXPENSES BUDGET WORKSHEET

	2016/17 Budget Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Budget	PUM \$	Over (Under) Prior Budget
REVENUE:					
Dwelling Rentals	\$ 0	\$ 52,331	\$ 22,934	136.51	\$ 22,934
Nondwelling Rental	0	0	0	-	0
Excess Utilities Usage	0	0	0	-	0
Interest Income	0	0	0	-	0
Other Income	0	20,697	614	3.65	614
Inter AMPS Transfer	0	0	0	-	0
Non Federal Donations	0	0	0	-	0
HUD Subsidy/Grants	34,899	3,077	47,989	285.65	13,090
Total Revenues	\$ 34,899	\$ 76,105	\$ 71,537	425.81	\$ 36,638
EXPENSE:					
Administrative:					
Salaries	\$ 0	\$ 0	\$ 13,229	78.74	\$ 13,229
Legal - Misc.	0	0	588	3.50	588
Travel & Training	0	29	168	1.00	168
Accounting & Audit Fees	0	0	275	1.64	275
Management Fee	0	10,108	14,700	87.50	14,700
Sundry Administrative	0	2,252	4,385	26.10	4,385
Total Administrative	\$ 0	\$ 12,389	\$ 33,345	198.48	\$ 33,345
Maintenance:					
Labor	\$ 0	\$ 862	10,560	62.86	\$ 10,560
Materials	0	1,390	3,038	18.08	3,038
Contracts	47,727	36,753	5,153	30.67	(42,574)
Total Maintenance	\$ 0	\$ 39,005	\$ 18,751	111.61	\$ (28,976)
General Expense:					
Insurance	\$ 0	\$ 1,317	3,415	20.33	\$ 3,415
Employee Benefit Contributions	0	475	11,524	68.60	11,524
Collection Losses	0	519	459	2.73	459
Total General Expenses	\$ 0	\$ 2,311	\$ 15,398	91.65	\$ 15,398
Other Routine Expenses:					
Tenant Services	\$ 0	\$ 305	4,936	29.38	\$ 4,936
Utilities	0	134	0	-	0
Protective Services	0	164	4,385	26.10	4,385
Total Other Routine Expenses	\$ 0	\$ 603	\$ 9,321	55.48	\$ 9,321
Non-Routine Expenses:					
Extraordinary Maintenance	\$ 0	\$ 14,850	0	-	\$ 0
Capital Expenditures	0	0	0	-	0
Performance Contracting	17,540	28,558		-	(17,540)
Inter AMPS Transfer	0	0	0	-	0
Total Non-Routine Expenses	\$ 17,540	\$ 43,408	\$ 0	-	\$ (17,540)
Total-All Expenses	\$ 17,540	\$ 97,716	\$ 76,815	457.23	\$ 11,548
PROVISION FOR RESERVE	\$ 17,359	\$ (21,611)	\$ (5,278)	(31.42)	\$ 25,090

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HOUSING AUTHORITY OF THE CITY OF AUSTIN

ASSET MANAGEMENT PROJECT (AMP) DETAIL TX001000017P Goodrich/2 Scattered Sites UNITS AVAILABLE - 42 OPERATING REVENUES & EXPENSES BUDGET WORKSHEET

	2016/17 Budget Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Budget	PUM \$	Over (Under) Prior Budget
REVENUE:					
Dwelling Rentals	\$ 101,953	\$ 91,073	\$ 29,319	58.17	\$ (72,634)
Nondwelling Rental	0	0	0	-	0
Excess Utilities Usage	570	178	0	-	(570)
Interest Income	0	0	0	-	0
Other Income	4,062	5,725	494	0.98	(3,568)
Inter AMPS Transfer	0	0	0	-	0
Non Federal Donations	1,979	0	147,278	292.22	145,299
HUD Subsidy/Grants	205,312	114,901	204,273	405.30	(1,039)
Total Revenues	\$ 313,876	\$ 211,877	\$ 381,364	756.67	\$ 67,488
EXPENSE:					
Administrative:					
Salaries	\$ 29,580	\$ 31,984	\$ 16,831	33.39	\$ (12,749)
Legal - Misc.	800	0	280	0.56	(520)
Travel & Training	675	307	221	0.44	(454)
Accounting & Audit Fees	611	611	182	0.36	(429)
Management Fee	39,711	26,038	12,600	25.00	(27,111)
Sundry Administrative	4,750	4,185	3,312	6.57	(1,438)
Total Administrative	\$ 76,127	\$ 63,125	\$ 33,426	66.32	\$ (42,701)
Maintenance:					
Labor	\$ 40,188	\$ 28,685	22,797	45.23	\$ (17,391)
Materials	6,720	2,320	1,801	3.57	(4,919)
Contracts	26,319	16,994	5,027	9.97	(21,292)
Total Maintenance	\$ 66,409	\$ 47,999	\$ 29,625	58.78	\$ (43,602)
General Expense:					
Insurance	\$ 5,478	\$ 4,243	27,613	54.79	\$ 22,135
Employee Benefit Contributions	38,995	25,065	18,841	37.38	(20,154)
Collection Losses	1,000	696	586	1.16	(414)
Total General Expenses	\$ 45,473	\$ 30,004	\$ 47,040	93.33	\$ 1,568
Other Routine Expenses:					
Tenant Services	\$ 9,142	\$ 27,704	6,054	12.01	\$ (3,088)
Utilities	45,600	41,267	11,400	22.62	(34,200)
Protective Services	8,761	8,430	3,102	6.15	(5,659)
Total Other Routine Expenses	\$ 63,503	\$ 77,401	\$ 20,556	40.79	\$ (42,947)
Non-Routine Expenses:					
Extraordinary Maintenance	\$ 0	\$ 2,602	\$ 0	-	\$ 0
Capital Expenditures	0	0	0	-	0
Performance Contracting	52,620	85,104	539	1.07	(52,081)
Inter AMPS Transfer	0	0	-	-	0
Total Non-Routine Expenses	\$ 52,620	\$ 87,706	\$ 539	1.07	\$ (52,081)
Total-All Expenses	\$ 304,132	\$ 306,235	\$ 131,186	260.29	\$ (179,763)
PROVISION FOR RESERVE	\$ 9,745	\$ (94,358)	\$ 250,178	496.38	\$ 247,251

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HACA FY19 Budget
Pathways Asset Management, Inc.
PAMI
(RAD converted properties)

HOUSING AUTHORITY OF THE CITY OF AUSTIN

SCHEDULE 1Ba PATHWAYS ASSET MANAGEMENT UNITS AVAILABLE - 1,057 OPERATING REVENUES & EXPENSES BUDGET WORKSHEET

	2016/17 Budget Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Budget	PUM \$	Over (Under) Prior Budget
REVENUE:					
Dwelling Rentals	\$ 2,887,936	\$ 2,906,081	\$ 2,951,777	422.6	\$ 63,841
Vacancy	(256,737)	(772,907)	(475,318)	(68.06)	(218,581)
Bad Debts	(69,944)	0	(190,127)	(27.22)	(120,183)
Interest Income	0	24	0	-	0
Other Income	291,354	136,217	524,347	75.08	232,993
Inter AMPS Transfer	0	0	0	-	0
Non Federal Donations	4,948	0	0	-	(4,948)
HUD Subsidy/Grants	6,015,008	2,612,842	6,554,580	938.51	539,572
Total Revenues	\$ 8,872,565	\$ 4,882,257	\$ 9,365,258	1,340.96	\$ 492,693
EXPENSE:					
Administrative:					
Salaries	\$ 818,424	\$ 554,122	\$ 864,259	123.75	\$ 45,835
Legal - Misc.	47,965	48,972	46,850	6.71	(1,115)
Travel & Training	14,169	8,924	15,662	2.24	1,493
Accounting & Audit Fees	16,751	3,436	9,269	1.33	(7,482)
Management Fee	653,436	173,765	374,610	53.64	(278,826)
Sundry Administrative	194,898	157,833	272,384	39.00	77,486
Total Administrative	\$ 1,745,643	\$ 947,052	\$ 1,583,034	226.67	\$ (162,609)
Maintenance:					
Labor	\$ 754,501	\$ 459,923	724,462	103.73	\$ (30,039)
Materials	321,533	106,866	277,805	39.78	(43,728)
Contracts	661,643	420,495	681,881	97.63	20,238
Total Maintenance	\$ 1,737,677	\$ 987,284	\$ 1,684,148	241.14	\$ (53,529)
General Expense:					
Insurance	\$ 104,538	\$ 190,642	319,250	45.71	\$ 214,712
Employee Benefit Contributions	918,265	471,286	873,382	125.05	(44,883)
Collection Losses	11,500	48,411	0	-	(11,500)
Total General Expenses	\$ 1,034,303	\$ 710,339	\$ 1,192,632	170.77	\$ 158,329
Other Routine Expenses:					
Tenant Services	\$ 897,594	\$ 175,250	1,103,038	157.94	\$ 205,444
Utilities	1,503,531	874,183	1,520,980	217.78	17,449
Protective Services	310,248	168,005	282,274	40.42	(27,974)
Total Other Routine Expenses	\$ 2,711,373	\$ 1,217,438	\$ 2,906,292	416.14	\$ 194,919
Non-Routine Expenses:					
Extraordinary Maintenance	\$ 221,832	\$ 1,418	0	-	\$ (221,832)
Replacement Reserve	203,300	217,228	370,300	53.02	167,000
Interest on Notes	616,329	811,437	1,595,177	228.40	978,848
Other	0	0	0	-	0
Total Non-Routine Expenses	\$ 1,041,461	\$ 1,030,083	\$ 1,965,477	281.43	\$ 924,016
Total-All Expenses	\$ 8,270,457	\$ 4,892,196	\$ 9,331,583	1,336.14	\$ 1,061,126
PROVISION FOR RESERVE	\$ 602,108	\$ (9,939)	\$ 33,675	4.82	\$ (568,433)

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HOUSING AUTHORITY OF THE CITY OF AUSTIN

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

	2016/17 Budget Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Budget	PUM \$	Over (Under) Prior Budget
REVENUE:					
Dwelling Rentals	\$ 397,773	\$ 494,539	\$ 449,368	237.01	\$ 51,595
Vacancy	(65,027)	(47,171)	(65,316)	(34.45)	(289)
Bad Debts	(26,011)		(26,126)	(13.78)	(115)
Interest Income	0		0	-	0
Other Income	19,026	66,601	36,483	19.24	17,457
Inter AMPS Transfer	0		0	-	0
Non Federal Donations	0		0	-	0
HUD Subsidy/Grants	883,731	568,311	856,946	451.98	(26,785)
Total Revenues	\$ 1,209,492	\$ 1,082,280	\$ 1,251,355	660.00	\$ 41,863
EXPENSE:					
Administrative:					
Salaries	\$ 115,938	\$ 94,622	\$ 100,062	52.78	\$ (15,876)
Legal - Misc.	17,000	16,133	15,000	7.91	(2,000)
Travel & Training	1,877	2,036	650	0.34	(1,227)
Accounting & Audit Fees	2,199	2,199	2,199	1.16	0
Management Fee	49,420	43,277	50,054	26.40	634
Sundry Administrative	22,581	22,132	29,754	15.69	7,173
Total Administrative	\$ 209,015	\$ 180,399	\$ 197,719	104.28	\$ (11,296)
Maintenance:					
Labor	\$ 87,358	\$ 84,632	87,646	46.23	\$ 288
Materials/Resident Charges	33,880	25,116	33,530	17.68	(350)
Contracts	64,261	72,188	66,471	35.06	2,210
Total Maintenance	\$ 185,499	\$ 181,936	\$ 187,647	98.97	\$ 2,148
General Expense:					
Insurance	\$ 14,084	\$ 36,264	41,574	21.93	\$ 27,490
Employee Benefit Contributions	126,886	92,133	90,989	47.99	(35,897)
Collection Losses	0	35,402	0	-	0
Total General Expenses	\$ 140,970	\$ 163,799	\$ 132,563	69.92	\$ (8,407)
Other Routine Expenses:					
Tenant Services	\$ 196,237	\$ 111,817	176,960	93.33	\$ (19,277)
Utilities	190,300	184,348	192,000	101.27	1,700
Protective Services	45,485	30,719	35,141	18.53	(10,344)
Total Other Routine Expenses	\$ 432,022	\$ 326,884	\$ 404,101	213.13	\$ (27,921)
Non-Routine Expenses:					
Extraordinary Maintenance	\$ 14,316	\$ 902	0	-	\$ (14,316)
Replacement Reserve	50,000	42,000	50,400	26.58	400
Interest on Notes	210,020	220,814	258,446	136.31	48,426
Other	0	0	0	-	0
Total Non-Routine Expenses	\$ 274,336	\$ 263,716	\$ 308,846	162.89	\$ 34,510
Total-All Expenses	\$ 1,241,842	\$ 1,116,734	\$ 1,230,876	649.20	\$ (10,966)
PROVISION FOR RESERVE	\$ (32,350)	\$ (34,454)	\$ 20,478	10.80	\$ 52,828

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HOUSING AUTHORITY OF THE CITY OF AUSTIN

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

	2016/17 Budget Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Budget	PUM \$	Over (Under) Prior Budget
REVENUE:					
Dwelling Rentals	\$ 132,566	\$ 146,561	\$ 142,647	76.20	\$ 10,081
Vacancy	(17,922)	(8,139)	(18,231)	(9.74)	(309)
Bad Debts	(7,169)		(7,292)	(3.90)	(123)
Interest Income	0		0	-	0
Other Income	1,579	5,161	3,058	1.63	1,479
Inter AMPS Transfer	0		0	-	0
Non Federal Donations	0	0	0	-	0
HUD Subsidy/Grants	224,290	149,796	221,975	118.58	(2,315)
Total Revenues	\$ 333,344	\$ 293,379	\$ 342,156	182.78	\$ 8,812
EXPENSE:					
Administrative:					
Salaries	\$ 49,076	\$ 38,952	\$ 46,569	24.88	\$ (2,507)
Legal - Misc.	1,000		500	0.27	(500)
Travel & Training	627	712	600	0.32	(27)
Accounting & Audit Fees	733	733	733	0.39	0
Management Fee	13,621	11,667	13,686	7.31	65
Sundry Administrative	11,553	13,344	11,081	5.92	(472)
Total Administrative	\$ 76,610	\$ 65,408	\$ 73,169	39.09	\$ (3,441)
Maintenance:					
Labor	\$ 34,916	\$ 28,544	36,571	19.54	\$ 1,655
Materials	20,128	5,873	13,060	6.98	(7,068)
Contracts	30,311	33,556	30,151	16.11	(160)
Total Maintenance	\$ 85,355	\$ 67,973	\$ 79,782	42.62	\$ (5,573)
General Expense:					
Insurance	\$ 4,650	\$ 11,136	13,713	7.33	\$ 9,063
Employee Benefit Contributions	49,747	42,042	39,998	21.37	(9,749)
Collection Losses	0		0	-	0
Total General Expenses	\$ 54,397	\$ 53,178	\$ 53,711	28.69	\$ (686)
Other Routine Expenses:					
Tenant Services	\$ 16,116	\$ 12,192	11,451	6.12	\$ (4,665)
Utilities	55,423	57,130	63,500	33.92	8,077
Protective Services	13,885	12,172	15,022	8.02	1,137
Total Other Routine Expenses	\$ 85,424	\$ 81,494	\$ 89,973	48.06	\$ 4,549
Non-Routine Expenses:					
Extraordinary Maintenance	\$ 7,901	\$ 0	\$ 0	-	\$ (7,901)
Replacement Reserve	16,800	14,000	16,800	8.97	0
Interest on Notes	36,080	37,935	44,400	23.72	8,320
Other	0	0	0	-	0
Total Non-Routine Expenses	\$ 60,781	\$ 51,935	\$ 61,200	32.69	\$ 419
Total-All Expenses	\$ 362,567	\$ 319,988	\$ 357,835	191.15	\$ (4,732)
PROVISION FOR RESERVE	\$ (29,223)	\$ (26,609)	\$ (15,679)	(8.38)	\$ 13,544

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HOUSING AUTHORITY OF THE CITY OF AUSTIN

PATHWAYS ASSET MANAGEMENT
TX16RD00030 PATHWAYS AT MANCHACA II
UNITS AVAILABLE - 144
OPERATING REVENUES & EXPENSES
BUDGET WORKSHEET

	2016/17 Budget Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Budget	PUM \$	Over (Under) Prior Budget
REVENUE:					
Dwelling Rentals	\$ 79,122	\$ 93,923	\$ 86,656	74.45	\$ 7,534
Vacancy	(13,611)	(6,935)	(13,877)	(11.92)	(266)
Bad Debts	(5,444)		(5,551)	(4.77)	(107)
Interest Income	0		0	-	0
Other Income	844	1,975	1,209	1.04	365
Inter AMPS Transfer	0		0	-	0
Non Federal Donations	0		0	-	0
HUD Subsidy/Grants	192,245	129,966	190,891	164.00	(1,354)
Total Revenues	\$ 253,156	\$ 218,929	\$ 259,328	222.79	\$ 6,172
EXPENSE:					
Administrative:					
Salaries	\$ 28,107	\$ 38,703	\$ 31,079	26.70	\$ 2,972
Legal - Misc.	700		350	0.30	(350)
Travel & Training	609	245	750	0.64	141
Accounting & Audit Fees	504	504	504	0.43	0
Management Fee	10,344	8,794	10,373	8.91	29
Sundry Administrative	6,532	7,021	5,960	5.12	(572)
Total Administrative	\$ 46,796	\$ 55,267	\$ 49,016	42.11	\$ 2,220
Maintenance:					
Labor	\$ 30,699	\$ 24,327	25,152	21.61	\$ (5,547)
Materials	9,345	2,863	6,715	5.77	(2,630)
Contracts	13,950	15,255	17,105	14.70	3,155
Total Maintenance	\$ 53,994	\$ 42,445	\$ 48,972	42.07	\$ (5,022)
General Expense:					
Insurance	\$ 3,250	\$ 7,404	8,859	7.61	\$ 5,609
Employee Benefit Contributions	36,048	27,159	27,660	23.76	(8,388)
Collection Losses	0		0	-	0
Total General Expenses	\$ 39,298	\$ 34,563	\$ 36,519	31.37	\$ (2,779)
Other Routine Expenses:					
Tenant Services	\$ 10,912	\$ 4,018	7,068	6.07	\$ (3,844)
Utilities	42,000	37,394	41,200	35.40	(800)
Protective Services	6,728	3,642	4,510	3.87	(2,218)
Total Other Routine Expenses	\$ 59,640	\$ 45,054	\$ 52,778	45.34	\$ (6,862)
Non-Routine Expenses:					
Extraordinary Maintenance	\$ 1,941	\$ 0	\$ 0	-	\$ (1,941)
Replacement Reserve	11,550	9,625	11,550	9.92	0
Interest on Notes	32,472	34,141	39,960	34.33	7,488
Other	0	0	0	-	0
Total Non-Routine Expenses	\$ 45,963	\$ 43,766	\$ 51,510	44.25	\$ 5,547
Total-All Expenses	\$ 245,690	\$ 221,095	\$ 238,795	205.15	\$ (6,895)
PROVISION FOR RESERVE	\$ 7,466	\$ (2,166)	\$ 20,533	17.64	\$ 13,067

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HOUSING AUTHORITY OF THE CITY OF AUSTIN

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

	2016/17 Budget Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Budget	PUM \$	Over (Under) Prior Budget
REVENUE:					
Dwelling Rentals	\$ 249,937	\$ 326,390	\$ 292,615	152.40	\$ 42,678
Vacancy	(54,982)	(89,059)	(39,937)	(20.80)	15,046
Bad Debts	0		(15,975)	(8.32)	(15,975)
Interest Income	0		0	-	0
Other Income	5,860	12,667	1,660	0.86	(4,200)
Inter AMPS Transfer	0		0		0
Non Federal Donations	0		0	-	0
HUD Subsidy/Grants	529,525	317,072	506,116	263.60	(23,410)
Total Revenues	\$ 730,340	\$ 567,070	\$ 744,479	387.75	\$ 14,139
EXPENSE:					
Administrative:					
Salaries	\$ 68,192	\$ 71,707	\$ 80,584	41.97	\$ 12,392
Legal - Misc.	6,000	4,039	6,500	3.39	500
Travel & Training	1,228	1,084	900	0.47	(328)
Accounting & Audit Fees	1,435		0	-	(1,435)
Management Fee	29,219	22,684	29,779	15.51	560
Sundry Administrative	16,452	12,077	18,683	9.73	2,231
Total Administrative	\$ 122,526	\$ 111,591	\$ 136,446	71.07	\$ 13,920
Maintenance:					
Labor	\$ 69,603	\$ 59,931	72,578	37.80	\$ 2,975
Materials	14,450	8,483	14,450	7.53	0
Contracts	46,375	39,136	48,650	25.34	2,275
Total Maintenance	\$ 130,428	\$ 107,550	\$ 135,678	70.67	\$ 5,250
General Expense:					
Insurance	\$ 9,250	\$ 25,077	27,008	14.07	\$ 17,758
Employee Benefit Contributions	79,330	52,893	73,820	38.45	(5,510)
Collection Losses	0	1,124	0	-	0
Total General Expenses	\$ 88,580	\$ 79,094	\$ 100,828	52.51	\$ 12,248
Other Routine Expenses:					
Tenant Services	\$ 0	\$ 866	2,350	1.22	\$ 2,350
Utilities	144,000	116,147	133,000	69.27	(11,000)
Protective Services	26,633	24,316	25,017	13.03	(1,616)
Total Other Routine Expenses	\$ 170,633	\$ 141,329	\$ 160,367	83.52	\$ (10,266)
Non-Routine Expenses:					
Extraordinary Maintenance	\$ 7,541	\$ 0	\$ 0	-	\$ (7,541)
Replacement Reserve	32,900	27,420	32,900	17.14	0
Interest on Notes	95,955	79,960	95,928	49.96	(27)
Other	0	0	0	-	0
Total Non-Routine Expenses	\$ 136,396	\$ 107,380	\$ 128,828	67.10	\$ (7,568)
Total-All Expenses	\$ 648,563	\$ 546,944	\$ 662,147	344.87	\$ 13,584
PROVISION FOR RESERVE	\$ 81,777	\$ 20,126	\$ 82,332	42.88	\$ 555

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HOUSING AUTHORITY OF THE CITY OF AUSTIN

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

	2016/17 Budget Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Budget	PUM \$	Over (Under) Prior Budget
REVENUE:					
Dwelling Rentals	\$ 133,227	\$ 162,593	\$ 157,746	59.21	\$ 24,519
Vacancy	(21,069)	(25,731)	(21,347)	(8.01)	(278)
Bad Debts	(8,427)		(8,539)	(3.21)	(112)
Interest Income	0		0	-	0
Other Income	4,839	5,259	1,936	0.73	(2,903)
Inter AMPS Transfer	0		0	-	0
Non Federal Donations	0		0	-	0
HUD Subsidy/Grants	283,309	183,162	269,198	101.05	(14,112)
Total Revenues	\$ 391,879	\$ 325,283	\$ 398,993	149.77	\$ 7,114
EXPENSE:					
Administrative:					
Salaries	\$ 30,319	\$ 25,038	\$ 46,733	17.54	\$ 16,414
Legal - Misc.	1,000	2,111	2,000	0.75	1,000
Travel & Training	966	1,221	900	0.34	(66)
Accounting & Audit Fees	794		0	-	(794)
Management Fee	15,675	13,011	15,960	5.99	285
Sundry Administrative	11,476	15,450	18,842	7.07	7,366
Total Administrative	\$ 60,230	\$ 56,831	\$ 84,435	31.69	\$ 24,205
Maintenance:					
Labor	\$ 45,229	\$ 36,920	40,110	15.06	\$ (5,119)
Materials	13,105	15,644	12,830	4.82	(275)
Contracts	21,072	19,164	23,222	8.72	2,150
Total Maintenance	\$ 79,406	\$ 71,728	\$ 76,162	28.59	\$ (3,244)
General Expense:					
Insurance	\$ 5,056	\$ 15,718	16,988	6.38	\$ 11,932
Employee Benefit Contributions	41,985	34,525	39,877	14.97	(2,108)
Collection Losses	0	1,933	0	-	0
Total General Expenses	\$ 47,041	\$ 52,176	\$ 56,865	21.35	\$ 9,824
Other Routine Expenses:					
Tenant Services	\$	\$ 286	1,250	0.47	\$ 1,250
Utilities	77,700	54,530	77,000	28.90	(700)
Protective Services	11,490	7,127	8,525	3.20	(2,965)
Total Other Routine Expenses	\$ 89,190	\$ 61,943	\$ 86,775	32.57	\$ (2,415)
Non-Routine Expenses:					
Extraordinary Maintenance	\$ 0	\$ 0	\$ 0	-	\$ 0
Replacement Reserve	17,500	14,580	17,500	6.57	0
Interest on Notes	48,491	40,410	48,478	18.20	(13)
Other		0	0	-	0
Total Non-Routine Expenses	\$ 65,991	\$ 54,990	\$ 65,978	24.77	\$ (13)
Total-All Expenses	\$ 341,858	\$ 297,668	\$ 370,215	138.97	\$ 28,356
PROVISION FOR RESERVE	\$ 50,021	\$ 27,615	\$ 28,778	10.80	\$ (21,242)

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HOUSING AUTHORITY OF THE CITY OF AUSTIN

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

	2016/17 Budget Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Budget	PUM \$	Over (Under) Prior Budget
REVENUE:					
Dwelling Rentals	\$ 157,259	\$ 167,035	\$ 170,404	86.59	\$ 13,145
Vacancy	(19,695)	(59,538)	(20,055)	(10.19)	(360)
Bad Debts	(7,878)		(8,022)	(4.08)	(144)
Interest Income	0		0	-	0
Other Income	2,151	4,603	2,011	1.02	(140)
Inter AMPS Transfer	0		0	-	0
Non Federal Donations	0		0	-	0
HUD Subsidy/Grants	234,483	142,436	230,700	117.23	(3,783)
Total Revenues	\$ 366,320	\$ 254,536	\$ 375,037	190.57	\$ 8,717
EXPENSE:					
Administrative:					
Salaries	\$ 50,838	\$ 43,564	\$ 47,248	24.01	\$ (3,590)
Legal - Misc.	1,600	2,822	1,500	0.76	(100)
Travel & Training	696	1,688	600	0.30	(96)
Accounting & Audit Fees	983		0	-	(983)
Management Fee	14,653	10,703	15,001	7.62	348
Sundry Administrative	13,585	8,547	14,005	7.12	420
Total Administrative	\$ 82,355	\$ 67,324	\$ 78,354	39.81	\$ (4,001)
Maintenance:					
Labor	\$ 43,186	\$ 35,195	37,213	18.91	\$ (5,973)
Materials	16,750	5,031	8,050	4.09	(8,700)
Contracts	38,635	28,538	27,225	13.83	(11,410)
Total Maintenance	\$ 98,571	\$ 68,764	\$ 72,488	36.83	\$ (26,083)
General Expense:					
Insurance	\$ 5,200	\$ 13,577	14,963	7.60	\$ 9,763
Employee Benefit Contributions	48,944	46,384	38,992	19.81	(9,952)
Collection Losses	0	3,139	0	-	0
Total General Expenses	\$ 54,144	\$ 63,100	\$ 53,955	27.42	\$ (189)
Other Routine Expenses:					
Tenant Services	\$	\$ 2,128	1,250	0.64	\$ 1,250
Utilities	62,908	58,551	66,000	33.54	3,092
Protective Services	15,574	12,168	15,660	7.96	86
Total Other Routine Expenses	\$ 78,482	\$ 72,847	\$ 82,910	42.13	\$ 4,428
Non-Routine Expenses:					
Extraordinary Maintenance	\$ 7,768	\$ 0	0	-	\$ (7,768)
Replacement Reserve	17,500	14,580	17,500	8.89	0
Interest on Notes	55,859	46,550	55,844	28.38	(15)
Other		0	0	-	0
Total Non-Routine Expenses	\$ 81,127	\$ 61,130	\$ 73,344	37.27	\$ (7,783)
Total-All Expenses	\$ 394,679	\$ 333,165	\$ 361,051	183.46	\$ (33,627)
PROVISION FOR RESERVE	\$ (28,359)	\$ (78,629)	\$ 13,986	7.11	\$ 42,344

HOUSING AUTHORITY OF THE CITY OF AUSTIN

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

	2016/17 Budget Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Budget	PUM \$	Over (Under) Prior Budget
REVENUE:					
Dwelling Rentals	\$ 389,772	\$ 419,589	\$ 425,071	354.23	\$ 35,299
Vacancy	(50,318)	(176,591)	(51,391)	(42.83)	(1,073)
Bad Debts	(20,127)		(20,557)	(17.13)	(430)
Interest Income	0		0	-	0
Other Income	2,151	18,946	12,419	10.35	10,268
Inter AMPS Transfer	0		0	-	0
Non Federal Donations	0		0	-	0
HUD Subsidy/Grants	614,440	410,864	602,756	502.30	(11,684)
Total Revenues	\$ 935,918	\$ 672,808	\$ 968,298	806.92	\$ 32,380
EXPENSE:					
Administrative:					
Salaries	\$ 85,932	\$ 90,057	\$ 107,509	89.59	\$ 21,577
Legal - Misc.	4,000	20,070	9,000	7.50	5,000
Travel & Training	1,614	1,081	700	0.58	(914)
Accounting & Audit Fees	1,985		0	-	(1,985)
Management Fee	37,437	27,018	38,732	32.28	1,295
Sundry Administrative	20,259	41,312	28,144	23.45	7,885
Total Administrative	\$ 151,227	\$ 179,538	\$ 184,085	153.40	\$ 32,858
Maintenance:					
Labor	\$ 72,038	\$ 63,284	73,910	61.59	\$ 1,872
Materials	14,650	12,451	15,350	12.79	700
Contracts	69,158	99,227	70,802	59.00	1,644
Total Maintenance	\$ 155,846	\$ 174,962	\$ 160,062	133.39	\$ 4,216
General Expense:					
Insurance	\$ 12,850	\$ 20,277	33,827	28.19	\$ 20,977
Employee Benefit Contributions	91,334	60,438	82,358	68.63	(8,976)
Collection Losses	0	5,420	0	-	0
Total General Expenses	\$ 104,184	\$ 86,135	\$ 116,185	96.82	\$ 12,001
Other Routine Expenses:					
Tenant Services	\$ 0	\$ 3,327	3,250	2.71	\$ 3,250
Utilities	183,500	154,173	173,200	144.33	(10,300)
Protective Services	46,922	32,957	38,834	32.36	(8,088)
Total Other Routine Expenses	\$ 230,422	\$ 190,457	\$ 215,284	179.40	\$ (15,138)
Non-Routine Expenses:					
Extraordinary Maintenance	\$ 0	\$ 0	0	-	\$ 0
Replacement Reserve	45,500	37,920	45,500	37.92	0
Interest on Notes	104,693	87,240	104,664	87.22	(29)
Other	0	0	0	-	0
Total Non-Routine Expenses	\$ 150,193	\$ 125,160	\$ 150,164	125.14	\$ (29)
Total-All Expenses	\$ 791,872	\$ 756,252	\$ 825,780	688.15	\$ 33,908
PROVISION FOR RESERVE	\$ 144,046	\$ (83,444)	\$ 142,518	118.77	\$ (1,528)

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HOUSING AUTHORITY OF THE CITY OF AUSTIN

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

	2016/17 Budget Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Budget	PUM \$	Over (Under) Prior Budget
REVENUE:					
Dwelling Rentals	\$ 98,940	\$ 129,036	\$ 91,984	53.23	\$ (6,956)
Vacancy	(14,113)	(4,032)	(14,393)	(8.33)	(280)
Bad Debts	(5,645)		(5,757)	(3.33)	(112)
Interest Income	0		0	-	0
Other Income	1,425	2,103	1,083	0.63	(342)
Inter AMPS Transfer	0		0	-	0
Non Federal Donations	0		0	-	0
HUD Subsidy/Grants	181,888	132,696	195,870	113.35	13,982
Total Revenues	\$ 262,495	\$ 259,803	\$ 268,787	155.55	\$ 6,292
EXPENSE:					
Administrative:					
Salaries	\$ 21,977	\$ 24,533	\$ 31,172	18.04	\$ 9,195
Legal - Misc.	1,000	2,681	1,500	0.87	500
Travel & Training	659	662	800	0.46	141
Accounting & Audit Fees	758		0	-	(758)
Management Fee	10,500	10,392	10,751	6.22	251
Sundry Administrative	10,162	10,014	17,020	9.85	6,858
Total Administrative	\$ 45,056	\$ 48,282	\$ 61,243	35.44	\$ 16,187
Maintenance:					
Labor	\$ 31,060	\$ 22,584	17,307	10.02	\$ (13,753)
Materials	10,485	5,898	8,590	4.97	(1,895)
Contracts	18,910	32,234	21,760	12.59	2,850
Total Maintenance	\$ 60,455	\$ 60,716	\$ 47,657	27.58	\$ (12,798)
General Expense:					
Insurance	\$ 3,250	\$ 9,051	10,106	5.85	\$ 6,856
Employee Benefit Contributions	28,494	18,066	22,069	12.77	(6,425)
Collection Losses	0	1,393	0	-	0
Total General Expenses	\$ 31,744	\$ 28,510	\$ 32,175	18.62	\$ 431
Other Routine Expenses:					
Tenant Services	\$	\$ 169	825	0.48	\$ 825
Utilities	41,300	41,005	45,800	26.50	4,500
Protective Services	7,628	6,844	7,650	4.43	22
Total Other Routine Expenses	\$ 48,928	\$ 48,018	\$ 54,275	31.41	\$ 5,347
Non-Routine Expenses:					
Extraordinary Maintenance	\$ 4,855	\$ 0	\$ 0	-	\$ (4,855)
Replacement Reserve	11,550	9,620	11,550	6.68	0
Interest on Notes	32,759	27,300	35,459	20.52	2,700
Other			0	-	0
Total Non-Routine Expenses	\$ 49,164	\$ 36,920	\$ 47,009	27.20	\$ (2,155)
Total-All Expenses	\$ 235,347	\$ 222,446	\$ 242,359	140.25	\$ 7,013
PROVISION FOR RESERVE	\$ (8,356)	\$ 37,357	\$ 26,428	15.29	\$ (721)

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PATHWAYS ASSET MANAGEMENT
TX16RD00040 PATHWAYS AT GASTON PLACE
UNITS AVAILABLE - 100
OPERATING REVENUES & EXPENSES
BUDGET WORKSHEET

	2016/17 Budget Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Budget	PUM \$	Over (Under) Prior Budget
REVENUE:					
Dwelling Rentals	\$ 293,353	\$ 246,398	\$ 122,665	102.22	\$ (170,688)
Vacancy	0	(116,053)	(35,853)	(29.88)	(35,853)
Bad Debts	0		(14,341)	(11.95)	(14,341)
Interest Income	0		0	-	0
Other Income	12,974	9,928	21,267	17.72	8,293
Inter AMPS Transfer	0		0	-	0
Non Federal Donations	4,948	0	0	-	(4,948)
HUD Subsidy/Grants	277,231	173,803	594,400	495.33	317,169
Total Revenues	\$ 588,506	\$ 314,076	\$ 688,137	573.45	\$ 99,631
EXPENSE:					
Administrative:					
Salaries	\$ 66,585	35,558	\$ 89,979	74.98	\$ 23,394
Legal - Misc.	2,665	0	1,000	0.83	(1,665)
Travel & Training	1,088	0	500	0.42	(588)
Accounting & Audit Fees	1,527	0	0	-	(1,527)
Management Fee	99,279	13,462	27,525	22.94	(71,754)
Sundry Administrative	18,417	12,837	20,212	16.84	1,795
Total Administrative	\$ 189,561	\$ 61,857	\$ 139,216	116.01	\$ (50,345)
Maintenance:					
Labor	\$ 69,880	\$ 38,046	72,868	60.72	\$ 2,988
Materials	9,690	3,002	11,480	9.57	1,790
Contracts	44,345	27,002	49,400	41.17	5,055
Total Maintenance	\$ 123,915	\$ 68,050	\$ 133,748	111.46	\$ 9,833
General Expense:					
Insurance	\$ 9,500	\$ 11,231	19,795	16.50	\$ 10,295
Employee Benefit Contributions	72,199	31,841	74,300	61.92	2,101
Collection Losses	500	0	0	-	(500)
Total General Expenses	\$ 82,199	\$ 43,072	\$ 94,095	78.41	\$ 11,896
Other Routine Expenses:					
Tenant Services	\$ 40,168	\$ 1,176	2,500	2.08	\$ (37,668)
Utilities	101,400	50,976	99,000	82.50	(2,400)
Protective Services	47,041	21,435	43,053	35.88	(3,988)
Total Other Routine Expenses	\$ 188,609	0 73,587	\$ 144,553	120.46	\$ (44,056)
Non-Routine Expenses:					
Extraordinary Maintenance	\$ 0	\$ 516	\$ 0	-	\$ 0
Replacement Reserve	0	14,585	35,000	29.17	35,000
Interest on Notes		36,770	86,596	72.16	86,596
Other			0	-	0
Total Non-Routine Expenses	\$ 0	\$ 51,871	\$ 121,596	101.33	\$ 121,596
Total-All Expenses	\$ 584,284	\$ 298,437	\$ 633,208	527.67	\$ 48,924
PROVISION FOR RESERVE	\$ 4,222	\$ 15,639	\$ 54,929	45.77	\$ 50,707

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HOUSING AUTHORITY OF THE CITY OF AUSTIN

PATHWAYS ASSET MANAGEMENT
TX16RD00042 PATHWAYS AT BOOKER T WASHINGTON
UNITS AVAILABLE - 216
OPERATING REVENUES & EXPENSES
BUDGET WORKSHEET

	2016/17 Budget Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Budget	PUM \$	Over (Under) Prior Budget
REVENUE:					
Dwelling Rentals	\$ 546,660	\$ 399,087	\$ 543,828	209.81	\$ (2,832)
Vacancy	0	(143,791)	(114,298)	(44.10)	(114,298)
Bad Debts	10,257	0	(45,719)	(17.64)	(55,976)
Interest Income	0	12	0	-	0
Other Income	204,429	3,866	441,145	170.19	236,716
Inter AMPS Transfer	0		0	-	0
Non Federal Donations	0		0	-	0
HUD Subsidy/Grants	1,532,053	218,012	1,742,126	672.12	210,073
Total Revenues	\$ 2,293,399	\$ 477,186	\$ 2,567,082	990.39	\$ 273,683
EXPENSE:					
Administrative:					
Salaries	\$ 174,419	\$ 47,976	\$ 162,809	62.81	\$ (11,610)
Legal - Misc.	5,000		2,500	0.96	(2,500)
Travel & Training	2,715	169	8,413	3.25	5,698
Accounting & Audit Fees	3,390	0	3,390	1.31	0
Management Fee	214,442	7,566	102,683	39.62	(111,759)
Sundry Administrative	33,667	9,022	58,170	22.44	24,503
Total Administrative	\$ 433,633	\$ 64,733	\$ 337,965	130.39	\$ (95,668)
Maintenance:					
Labor	\$ 149,509	\$ 37,378	147,320	56.84	\$ (2,189)
Materials	104,142	9,981	84,100	32.45	(20,042)
Contracts	198,239	34,456	185,920	71.73	(12,319)
Total Maintenance	\$ 451,890	\$ 81,815	\$ 417,340	161.01	\$ (34,550)
General Expense:					
Insurance	\$ 21,448	\$ 23,679	72,308	27.90	\$ 50,860
Employee Benefit Contributions	182,639	37,039	258,671	99.80	76,032
Collection Losses	10,000	0	0	-	(10,000)
Total General Expenses	\$ 214,087	\$ 60,718	\$ 330,979	127.69	\$ 116,892
Other Routine Expenses:					
Tenant Services	\$ 309,404	\$ 19,101	576,252	222.32	\$ 266,848
Utilities	381,000	75,416	381,000	146.99	0
Protective Services	47,617	9,023	47,617	18.37	0
Total Other Routine Expenses	\$ 738,021	\$ 103,540	\$ 1,004,869	387.68	\$ 266,848
Non-Routine Expenses:					
Extraordinary Maintenance	\$ 163,235	\$ 0	\$ 0	-	\$ (163,235)
Replacement Reserve	0	18,900	75,600	29.17	75,600
Interest on Notes		121,189	502,184	193.74	502,184
Other		0	0	-	0
Total Non-Routine Expenses	\$ 163,235	\$ 140,089	\$ 577,784	222.91	\$ 414,549
Total-All Expenses	\$ 2,000,866	\$ 450,895	\$ 2,668,937	1,029.68	\$ 668,071
PROVISION FOR RESERVE	\$ 292,533	\$ 26,291	\$ (101,855)	(39.30)	\$ (394,388)

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PATHWAYS ASSET MANAGEMENT
TX16RD00043 PATHWAYS AT MEADOWBROOK
UNITS AVAILABLE - 160
OPERATING REVENUES & EXPENSES
BUDGET WORKSHEET

	2016/17 Budget Approved	Y-T-D Actual As of 01/31/2018	2018/2019 Budget	PUM \$	Over (Under) Prior Budget
REVENUE:					
Dwelling Rentals	\$ 409,327	\$ 320,930	\$ 468,795	244.16	\$ 59,468
Vacancy	0	(95,867)	(80,620)	(41.99)	(80,620)
Bad Debts	500	0	(32,248)	(16.80)	(32,748)
Interest Income	0	12	0	-	0
Other Income	36,076	5,108	2,076	1.08	(34,000)
Inter AMPS Transfer	0		0	-	0
Non Federal Donations	0		0	-	0
HUD Subsidy/Grants	1,061,813	186,724	1,143,603	595.63	81,790
Total Revenues	\$ 1,507,716	\$ 416,907	\$ 1,501,605	782.09	\$ (6,111)
EXPENSE:					
Administrative:					
Salaries	\$ 127,041	\$ 43,412	\$ 120,515	62.77	\$ (6,526)
Legal - Misc.	8,000	1,116	7,000	3.65	(1,000)
Travel & Training	2,090	26	849	0.44	(1,241)
Accounting & Audit Fees	2,443	0	2,443	1.27	0
Management Fee	158,846	5,191	60,064	31.28	(98,782)
Sundry Administrative	30,214	6,077	50,513	26.31	20,299
Total Administrative	\$ 328,634	\$ 55,822	\$ 241,384	125.72	\$ (87,250)
Maintenance:					
Labor	\$ 121,023	\$ 29,082	113,787	59.26	\$ (7,236)
Materials	74,908	12,524	69,650	36.28	(5,258)
Contracts	116,387	19,739	141,175	73.53	24,788
Total Maintenance	\$ 312,318	\$ 61,345	\$ 324,612	169.07	\$ 12,294
General Expense:					
Insurance	\$ 16,000	\$ 17,228	60,109	31.31	\$ 44,109
Employee Benefit Contributions	160,659	28,766	124,648	64.92	(36,011)
Collection Losses	1,000		0	-	(1,000)
Total General Expenses	\$ 177,659	\$ 45,994	\$ 184,757	96.23	\$ 7,098
Other Routine Expenses:					
Tenant Services	\$ 324,758	\$ 20,170	319,882	166.61	\$ (4,876)
Utilities	224,000	44,513	249,280	129.83	25,280
Protective Services	41,245	7,602	41,245	21.48	0
Total Other Routine Expenses	\$ 590,003	\$ 72,285	\$ 610,407	317.92	\$ 20,404
Non-Routine Expenses:					
Extraordinary Maintenance	\$ 14,275	\$ 0	0	-	\$ (14,275)
Replacement Reserve	0	13,998	56,000	29.17	56,000
Interest on Notes		79,128	323,218	168.34	323,218
Other	0	0	0	-	0
Total Non-Routine Expenses	\$ 14,275	\$ 93,126	\$ 379,218	197.51	\$ 364,943
Total-All Expenses	\$ 1,422,889	\$ 328,572	\$ 1,740,378	906.45	\$ 317,489
PROVISION FOR RESERVE	\$ 84,827	\$ 88,335	\$ (238,773)	(124.36)	\$ (323,600)

PHA Board Resolution
Approving Operating Budget

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing -
Real Estate Assessment Center (PIH-REAC)

OMB No. 2577-0026
(exp. 07/31/2019)

Public reporting burden for this collection of information is estimated to average **10 minutes per response**, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: *****PHA Code:

PHA Fiscal Year Beginning: *****Board Resolution Number:

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE

- ☐ Operating Budget approved by Board resolution on:
- ☐ Operating Budget submitted to HUD, if applicable, on:
- ☐ Operating Budget revision approved by Board resolution on:
- ☐ Operating Budget revision submitted to HUD, if applicable, on:

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

Print Board Chairperson's Name:	Signature:	Date:
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HOUSING AUTHORITY OF THE CITY OF AUSTIN
REPORT
RENTAL ASSISTANCE DEMONSTRATION
ITEM NO. 6.

MEETING DATE: March 21, 2018

STAFF CONTACT: Ann Gass, Director of RAD

ITEM TITLE: Update on HACA's Rental Assistance Demonstration Program

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

No action is being requested. Staff will provide an update to the Board regarding progress with HACA's Rental Assistance Demonstration Program, ongoing construction and rehabilitation of units in HACA's public housing portfolio, and implications for residents and the broader community.