



MONTHLY REPORTS

MAY 2018

ASSISTED HOUSING

AUSTIN PATHWAYS



Housing Authority of the City of Austin

Established in 1937

Interoffice Memo

To: Michael Gerber, President and CEO

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

Subject: Austin Pathways Report for May, 2018

Date: June 5, 2018

In May seven Austin Community College interns wrapped up their work serving HACA residents and Austin Pathways welcomed 17 Summer Interns, who will participate in a 9-week “sprint” to support 150+ HACA residents. The Rosewood and Northloop Computer Labs opened to residents. The HACA Vision Zero team, supported by a contract from the City of Austin Transportation Department, conducted a review of accomplishments. Austin Strategic Mobility Plan outreach professionals participated in five events, including training Lab Apprentices to conduct an online survey in the labs. On May 30, Austin Pathways helped secure a Code for America Fellow to in part support the HCV-led effort to create an online directory of affordable housing options for voucher holders. The six-month Fellowship will start June 18.

WPSCT helps HACA 8th Grader Fly. On May 29, a 12-year old HACA resident flew to West Point, New York to attend a four-day STEM camp. “Even going to the airport is something big for her... the way they speak, the jetway, the ramp. For her to step out of this neighborhood is an inspiration for her,” says mom Eva Contreras. Travel was paid by the West Point Society of Central Texas (WPSCT), who on March 24, announced to alumni at sold out 146-seat sold out Annual Gala that Austin Pathways & HACA would be its new strategic partners. WPSCT President Frank Brown shared photos of the USMA graduates volunteering at a January 27 Robotics Camp. USMA Alumni raised almost \$1,200 that night to help pay the travel costs for any HACA youth that are accepted into West Point’s annual Summer



Camp. Austin Pathways and HACA staff are working with WPSCT, USMA, U.S. Army Research Labs and HUD to develop a productive long-term partnership. The U.S. Military Academy (USMA) at West Point has a robust alumni network around the globe.

Digital Inclusion Week brought a “Tech Teach In” staffed by 10 AT&T volunteers to Northloop Apartments thanks to the Community Technology Network. A dozen HACA residents learned to use smartphones to order a ride using Ride Austin. Participants downloaded the Ride Austin app, shared a ride to the Black Star Co-op where they had lunch with AT&T volunteers. HACA Workforce Development coordinator (acting) Claudia Conner led a much-anticipated opening of the Rosewood/Salina computer lab on May 9.

Bridging the Gap distributed 50 computers and 25 Wi-Fi hotspots to 50 HACA residents on March 2. In May, HACA Lab Apprentices continued to provide technical support to residents who were awarded the devices. Mobile hotspots come with three months of unlimited internet service. Five community organizations participated, including El Buen Samaritano, Foundation Communities, Literacy Coalition of Central Texas, and the Del Valle Independent School District. Community Technology Network provided computer training and one-on-one technical assistance during the distribution event; HACA lab apprentices and ACC interns will provide ongoing digital literacy support at properties with a large number of participants, including Northloop, Georgian Manor, Thurmond Heights and Gaston Place Apartments. Bridging the Gap is a partnership of PCs for People (MN.) and Mobile Beacon (ME.) The organization may return to Austin for another event in October, 2018.

Austin Pathways secured a donation of 15 KANO devices. KANO devices are “build your own computer” sets that come with a curriculum and the ability for youth to share their software creations in online communities. Between March and May, Austin Pathways received about 300 donated laptops from a local tech company and 86 desktops with peripherals from Austin Community College. The laptops will be provided to HACA residents participating in a variety of programs, including Family Self-Sufficiency and A/B Honor Roll or Perfect Attendance.

In May, Google Fiber conducted a follow-up to the March launch event for free service at Manchaca II, a 33-household property in South Austin. About half of residents connected their service; a second launch date is scheduled for April 20.

Work

Three HACA residents interviewed to staff City of Austin public access computing labs under a GTOPS contract extension with Austin Pathways. In February, HACA Workforce Development Manager Larry Carter successfully recruited nine new HACA Lab Apprentices.

Lab Apprentices will support Mobility Equity programming in July, to ensure that residents who are temporarily relocated to other properties are able to use smartphones to navigate transportation options, and are aware of app-enabled tools to secure transportation to healthcare appointments, workforce development opportunities and jobs, and school. In addition, in March

and April, we expect to see a variety of community volunteers hosting “how to get free- and low-cost internet” for the North properties.

Seven Austin Community College interns complete a thorough assessment of donated devices after 138 were consolidated, inventoried, assessed and moved to a new processing location. The team refurbished and reimaged about half of those computers in preparation for deployments, and proposed alternate approaches for reimaging computers. The team assisted in data cleansing and hygiene to prepare digital literacy program data for the LBJ School evaluation team. Two team members helped automate spreadsheets and direct mail to ensure that Amplify Austin Day processes run smoothly and accurately. The team provided technical support to HACA residents and helped promote a deployment for youth who earned laptops by attending the USMA & ARL Robotics Camp in January.

ConnectHome Mentor City Participation

From January to May, Austin Pathways liaised with public housing and city officials in Louisville, Kentucky. Austin Pathways is exploring how to assist HUD in establishing a refurbishing and re-imaging process for equipment used by ConnectHome cities nationwide.

Media and Public Appearances

On May 7, HACA and Austin Pathways were featured in Google Fiber’s 2017 Annual Community Impact Report. The feature, titled “Launchng the largest gigabit community” says, “Partnering with the Housing Authority of the City of Austin (HACA), we launched Booker T. Washington Terraces as Austin’s latest Gigabit Community. All 216 families living there now have access to Google Fiber’s super fast Internet in their homes at no cost. As part of HACA’s Unlocking the Connection program, residents can also access digital literacy training and earn refurbished computers of their own. With this launch, Google Fiber became available for over 600 HACA residents.”

On May 8, Austin Pathways was the featured donation partner of the Austin Forum on Technology and Society’s Social Media and Society event. 300+ local professionals attended.

May 9, Austin Pathways and HACA were featured in a Community Technology Network press release, “Community Technology Network Highlights Internet Access for All.”

On May 22, Austin Pathways participated in the Austin CityUP Civic Priorities Forum, sharing resident needs with about 100 city, corporate and non-profit leaders.

Austin Pathways was invited to participate in IEEE Digital Inclusion through Trust and Agency Summit, June 19, 2018.

COMMUNICATIONS



May 2018 Communications Report

Beth Phillips, Communications Manager
Housing Authority of the City of Austin

Public Relations

The following is the Housing Authority of the City of Austin communications report for May 1-31, 2018.

Media Mentions

May 4: KUT, Possible HUD Rent Hikes
<https://bit.ly/2sm09Tv>

May 10: Texas Patch, Mayor Adler on Possible HUD Rent Hikes
<https://bit.ly/2H7K8oA>

May 11: Public., Spectrum, Residents on Possible HUD Rent Hikes
<https://bit.ly/2xs4MR2>

May 16: Austin American-Statesman, Op-Ed About Possible HUD Rent Hikes
<https://atxne.ws/2LchCVv>

May 22, Austin American-Statesman Food Bank Looking for Volunteers
<https://atxne.ws/2s4LbjW>



Social Media - HACA

Facebook

85%

of HACA's Facebook followers are women.

There is room for growth with our male audience, which makes up 15% of our Facebook followers.

3,118

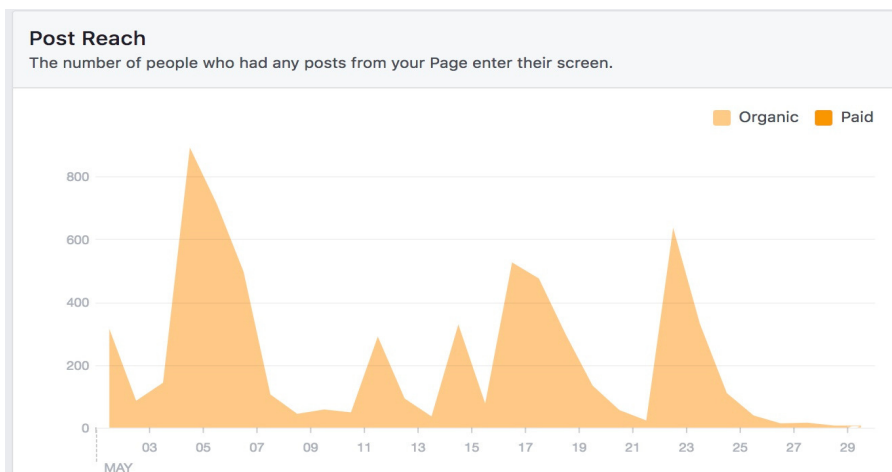
people currently like HACA on Facebook.

The majority of our Facebook audience is English-speaking Austinites age 25-34.

What We Did

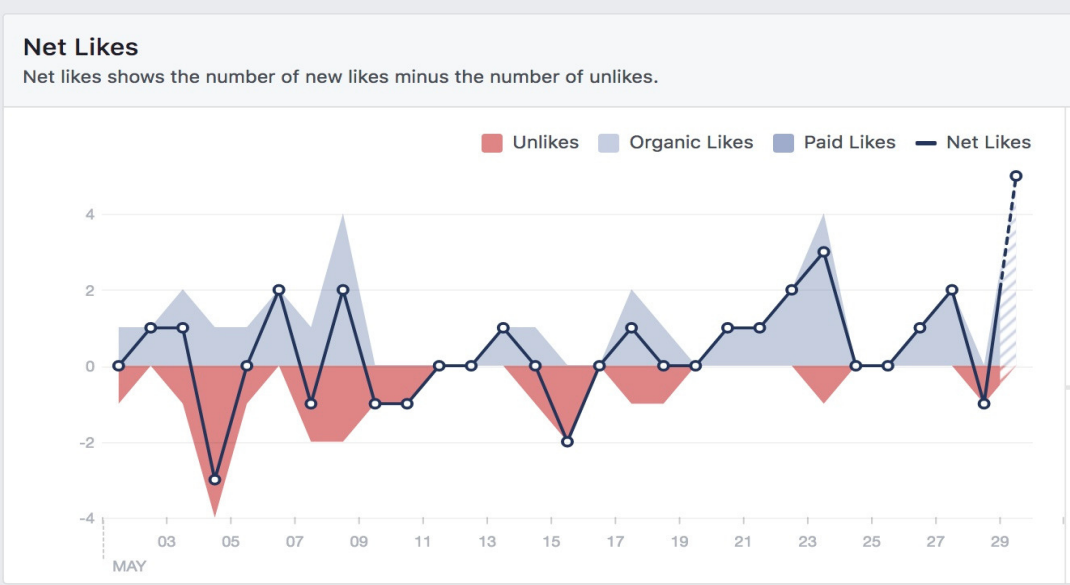
The communications manager drafts a social media editorial calendar each month, and updates HACA's and Austin Pathways' Facebook and Twitter pages at least once a week.

Results: Post Reach



Social Media - HACA

Facebook Net Likes



Facebook Post Engagement

The post that received the most engagement on HACA's Facebook page this month (2.1K people reached; 241 post clicks; 128 reactions) was a link to a Spectrum News story about a HUD proposal to increase public housing rents.

05/23/2018 3:32 pm		American Christian Fellowship hosted a resident luncheon and			305		28 19	
05/22/2018 1:48 pm		Congratulations to Booker T. Washington Terraces resident Aly			449		41 22	
05/22/2018 9:33 am		Food bank needs volunteers who love to cook			620		29 23	
05/17/2018 3:59 pm		Congratulations to Santa Rita Resident Lupe Garcia on being n			480		29 34	
05/17/2018 3:54 pm		Thank you to our North Loop residents, staff, and the HACA Bo			607		106 28	
05/16/2018 11:55 am		GRUMET: Austin sees value of housing safety net — even if D.			716		62 25	
05/14/2018 9:19 am		Thank you AIA Austin for naming HACA the recipient of the 201			262		20 11	
05/14/2018 8:53 am		Mayor Adler addressed public housing rent hike concerns durin			334		22 7	
05/11/2018 3:45 pm		Thank you to special guests Austin Mayor Steve Adler, Sabino			389		14 18	
05/09/2018 1:06 pm		Housing Authority of the City of Austin shared a post.			74		31 13	
05/04/2018 4:12 pm		Dr. Alexandra Garcia, HACA VP of Housing and Community D			348		25 11	
05/04/2018 9:05 am		Advocates Say HUD Proposal To Raise Rents Could Hurt Strug			2.1K		241 128	
05/03/2018 11:45 am		Housing Authority of the City of Austin shared a post.			58		6 4	
05/01/2018 11:02 am		Expansion of independent senior or living high-rise will double uni			508		32 12	

Social Media - HACA

Twitter

663

people currently follow
HACA on Twitter.



May 2018 • 28 days so far...

TWEET HIGHLIGHTS

Top Tweet earned 3,426 impressions

Special Thanks to [@MayorAdler](#), [@CM_Renteria](#) & [@LloydDoggettTX](#) for celebrating [#OlderAmericansMonth](#) with us today at our 26th Annual Senior Mayfest! pic.twitter.com/HTA3dlfhvb

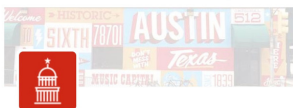


🔗 7 ❤️ 15

[View Tweet activity](#)

[View all Tweet activity](#)

Top Follower followed by 11.1K people



Austin Tech Events

[@ATXTechEvents](#) [FOLLOWS YOU](#)

Events for developers, technologists, and other geeks in Austin, TX. If I'm missing your event, tweet me! (We only tweet tech events, not jobs.)

[View profile](#)

[View followers dashboard](#)

Top mention earned 52 engagements



Lloyd Doggett

[@RepLloydDoggett](#) • May 11

Today I participated in [@Hacanet](#)'s Senior Mayfest with my friends [@MayorAdler](#) & [@CM_Renteria](#). We helped President & CEO Mike Gerber present the Resident of the Year award to my neighbor, Lupe Garcia, from Santa Rita. pic.twitter.com/xH4LUyey1n



🔗 9 ❤️ 21

[View Tweet](#)

Top media Tweet earned 1,017 impressions

THX North Loop residents, staff & HACA Board for your support during RAD. North Loop rehab is complete! Learn more: hacarad.org pic.twitter.com/MlxPURwUuF



🔗 5 ❤️ 8

[View Tweet activity](#)

[View all Tweet activity](#)

MAY 2018 SUMMARY

Tweets

6

Profile visits

362

New followers

5

Tweet impressions

9,859

Mentions

17

Social Media - Austin Pathways

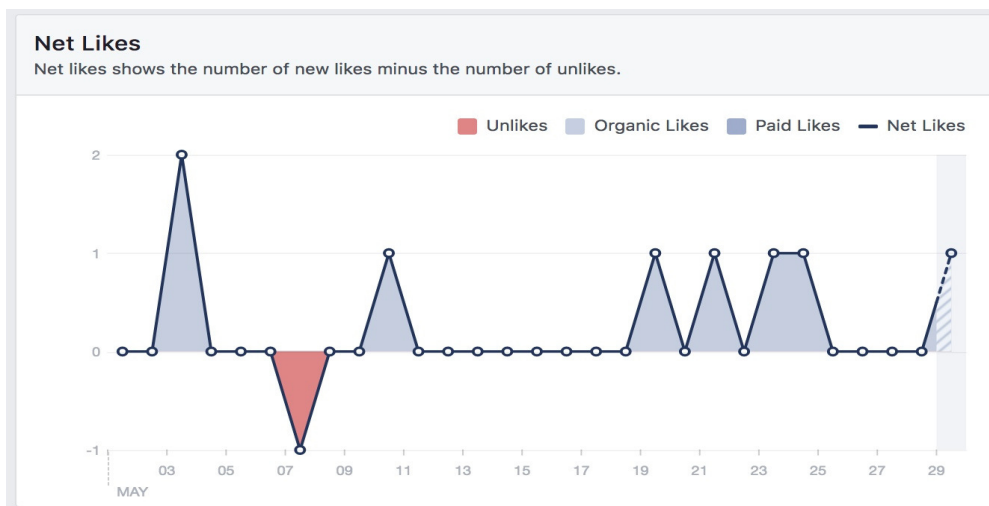
81%

of Austin Pathways' Facebook followers are women.

881

people currently like Austin Pathways on Facebook.

Facebook Net Likes

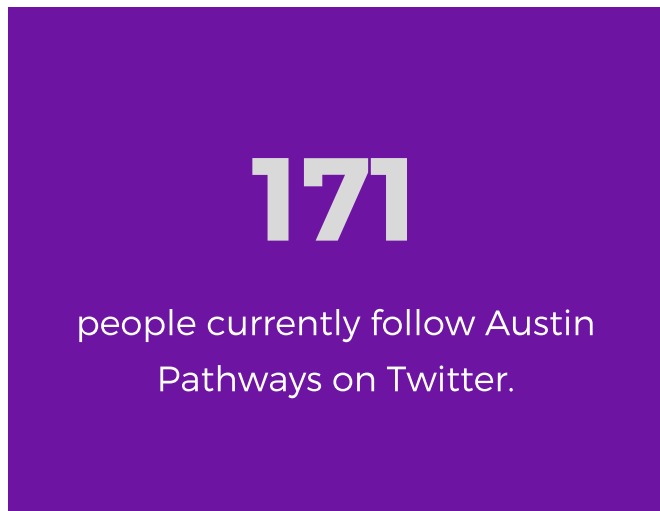


Facebook Post Reach



Social Media - Austin Pathways

Twitter




The road to success.

Analytics Home Tweets Audiences Events More

Top Tweet earned 1,993 impressions

The computer lab at Rosewood/Salina is now open for @Hacanet residents! Lab apprentices & @accdistrict interns were on hand today as part of #DIW2018. Residents can register for classes & have the chance to earn a computer! bit.ly/1yKZQ4p #digitalinclusion pic.twitter.com/RjIByfREpF




2 5 10

[View Tweet activity](#)

Top mention earned 14 engagements

HACA
@Hacanet · May 22

BTW resident & @AustinPathways HACA scholar Alyaa A. is studying agriculture at @txst. Alyaa (standing, far right) became a CNA thru @AustinGoodwill in '17. She credits HACA, Goodwill & Jobs Plus ATX w/ giving her the tools she needs to achieve her dreams. jobsplusatx.org pic.twitter.com/Lgq61B72Yy



3 5

[View Tweet](#)

Get your Tweets in front of more people

Promoted Tweets and content open up your reach on Twitter to more people.

[Get started](#)

MAY 2018 SUMMARY

Tweets	2	Tweet impressions	4,499
Profile visits	106	Mentions	5
New followers	8		

Top Follower followed by 854K people


@NonprofitOrgs
@nonprofitorgs · FOLLOWS YOU

Mission: To promote nonprofits doing great work in the world and to share useful technology advice & tools. Follows nonprofits, charities, NGOs & activists.

[View profile](#) [View followers dashboard](#)

Top media Tweet earned 1,578 impressions

Don't miss out on free digital literacy programs in ATX 5/7-5/11 during National Digital Inclusion Week! Let Austin Pathways & our partners help you learn how to use technology in your every day life! bit.ly/2rjfgMQ #DigitalInclusion #DIW2018 pic.twitter.com/16rQeTLAg0



2 7

[View Tweet activity](#) [View all Tweet activity](#)

Websites

What We Did

- Updated HACA's news blog
- Updated One Voice newsletter link for May
- Updated the website calendar
- Updated the scholarship page
- Updated the bid/RFP page
- Updated the awards section of the HACA website with information about recent NAHRO Awards and the latest SEMAP score
- Received & forwarded messages from hacanet.org's contact us page to the appropriate staff members/departments
- Updated the news & events section of the Austin Pathways website with information about the upcoming scholarship ceremony
- Updated the intranet page with current announcements and the upcoming HACA Spring Employee Picnic at Dell Diamond

HACA NEWS



AMERICAN INSTITUTE OF ARCHITECTS HONORS HACA FOR COMMUNITY VISION

HACA is honored to announce we recently received the Community Vision Award from the Austin Chapter of the American Institute of Architects (AIA) during the organization's 2018 AIA Austin Design Awards Celebration at the New Central Library in Downtown Austin. The AIA's Community Vision Award was first awarded to Austin...

[Read More](#)



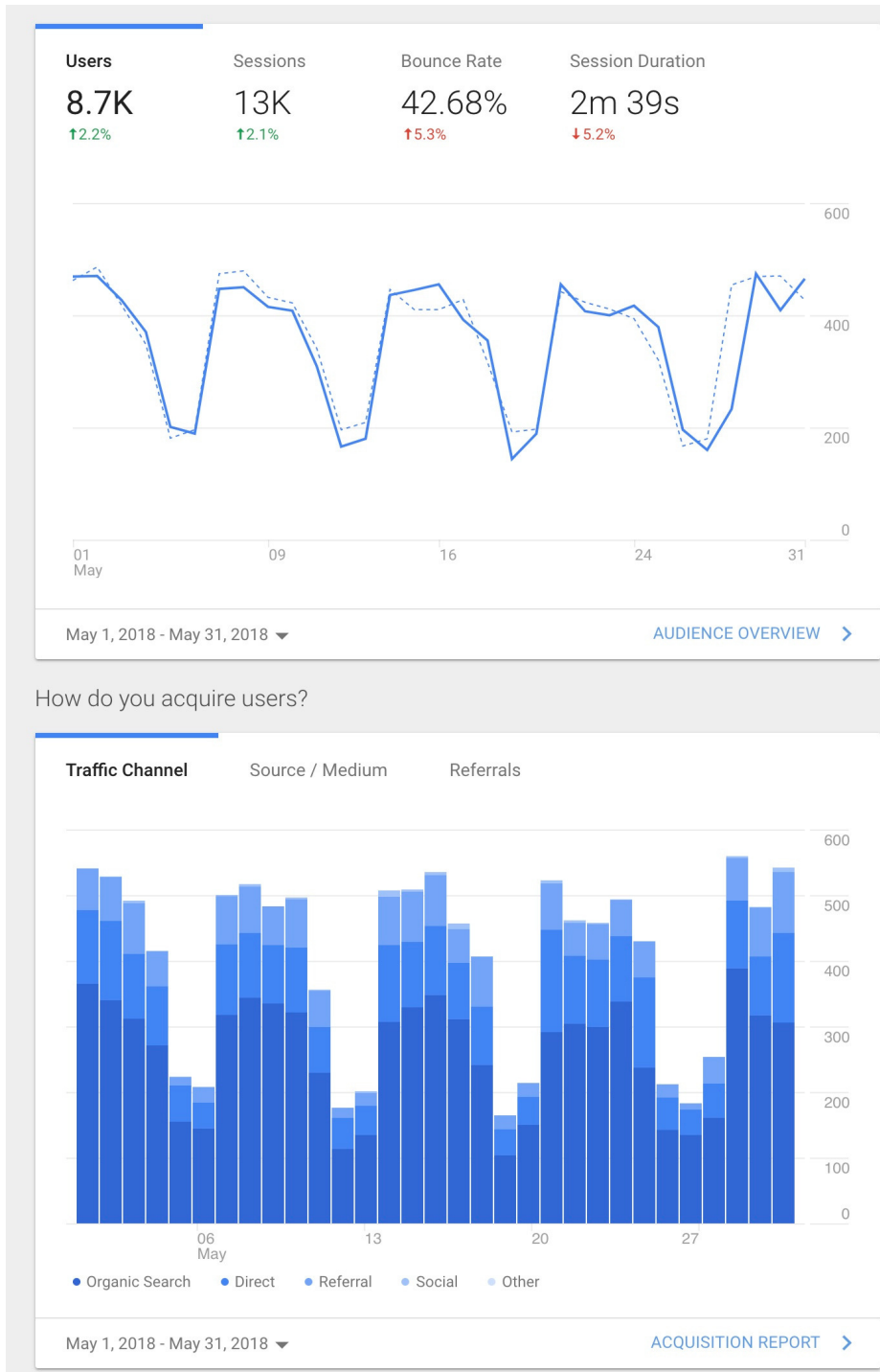
VOICE YOUR OPINION ON HOUSING CHALLENGES IN THE AUSTIN AREA

What is your housing story? What challenges do you face in finding the housing you need? Can your family find quality schools and employment? Do you think you have experienced housing discrimination? Take the regional Analysis of Impediments survey to help Central Texas cities, counties and housing authorities learn more...

[Read More](#)

Websites

Google Analytics Snapshot May 1-31, 2018



Audience Overview

Users – Number of total visitors to hacanet.org

Sessions – user interactions with hacanet.org that take place within a given time frame.

Bounce Rate – When a visitor comes to the site and leaves without visiting a second page before exiting. The lower the bounce rate, the better. Average bounce rate is 50%.

Session Duration – Time spent on site reading or browsing

Acquisitions

Organic Search – Visitors conduct a keyword search, notice hacanet.org, and click to the site.

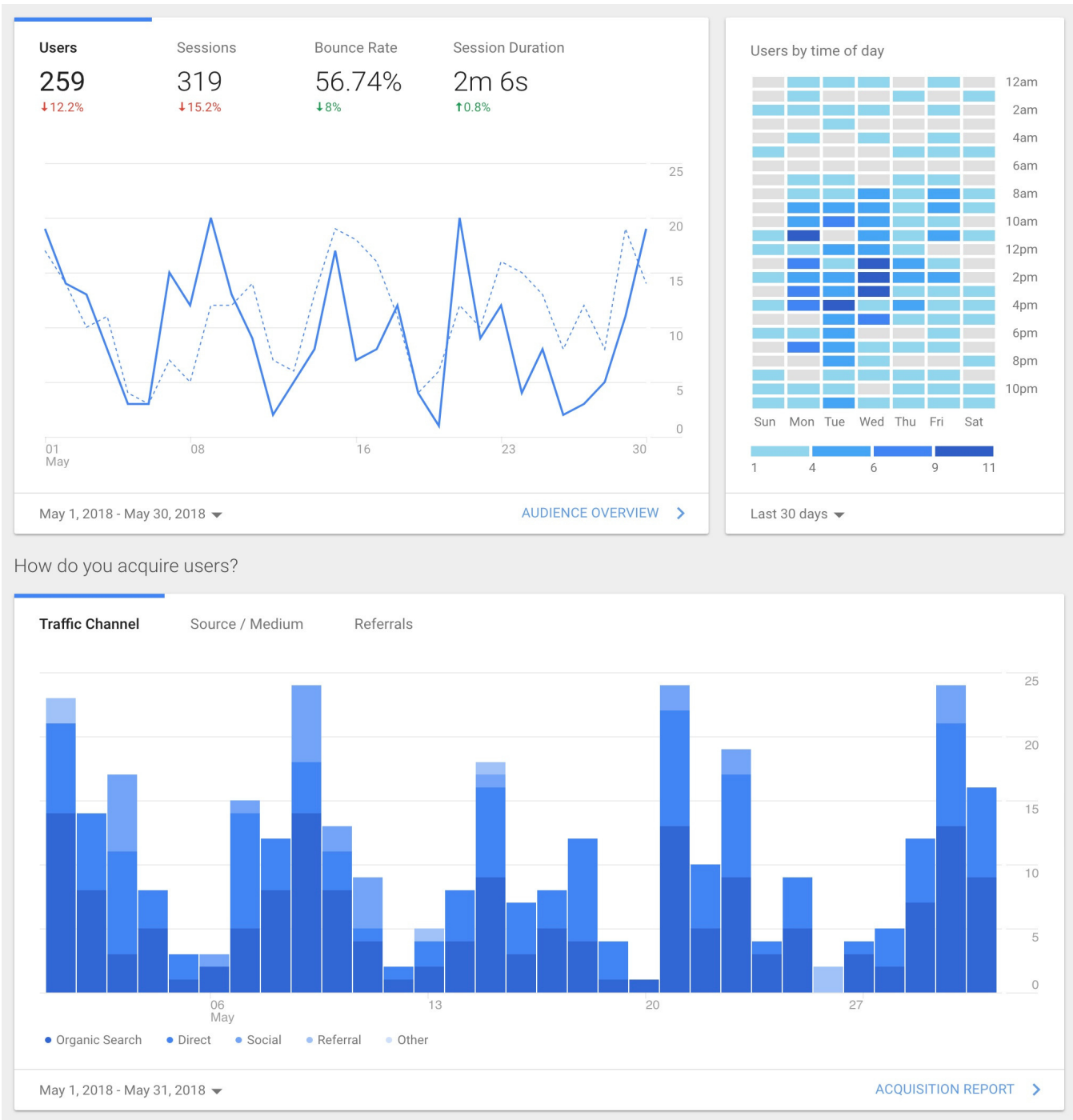
Direct – A visitor types in www.hacanet.org directly.

Social – A visitor is on one of HACA's social networks and then links over to hacanet.org.

Referral – A visitor arrives at hacanet.org from another website.

Websites - Austin Pathways

Google Analytics Snapshot May 1-31, 2018



Users by time of day

Last 30 days

How do you acquire users?

Traffic Channel

Source / Medium

Referrals

May 1, 2018 - May 31, 2018

ACQUISITION REPORT

Newsletters

One Voice, May 2018

1,839

HACA residents receive a printed One Voice newsletter each month; Family sites also receive a Y.E.S. Newsletter insert

>200

stakeholders receive an e-version of One Voice each month

What We Did

This month's One Voice featured a story about Santa Rita resident Council President Lupe Garcia and Northgate resident Rakan Alankari winning NAHRO awards. Other articles included a Mayfest reminder, non-smoking information, tips to reduce test anxiety, AAUL graduation, and I-DADS information. As always, the newsletter also included a resident gift card contest and an events calendar.



ONE VOICE

A monthly publication of the Housing Authority of the City of Austin

May 2018 • Volume 28 • Issue No. 5

RESIDENTS RECOGNIZED FOR EXCELLENCE AT TX NAHRO CONFERENCE

HACA is proud to announce two of our public housing residents were recently recognized with awards from the Texas National Association of Housing and Redevelopment Officials during the organization's annual conference in Corpus Christi. Santa Rita resident Lupe Garcia was named the Texas NAHRO 2018 Resident of the Year for her commitment to helping her neighbors. Northgate resident Rakan Alankari received a Texas NAHRO scholarship. Rakan is a senior at Harmony School Academy North Austin who will attend Texas A&M University in the fall. Rakan plans to become a dentist.



(Left) TX NAHRO Resident of the Year Lupe Garcia; (Right) Scholarship recipient Rakan Alankari

JOIN US FOR FUN UNDER THE BIG TOP DURING SENIOR MAYFEST '18



The 26th Annual Senior Mayfest is set from 11 a.m. to 2 p.m. May 11 at the American Bingo hall, 1919 E. Riverside Dr. This year's theme is "Life's a Carnival."

All seniors and persons with disabilities living at HACA properties are encouraged to attend. Call your ROSS or FSS specialist for transportation.

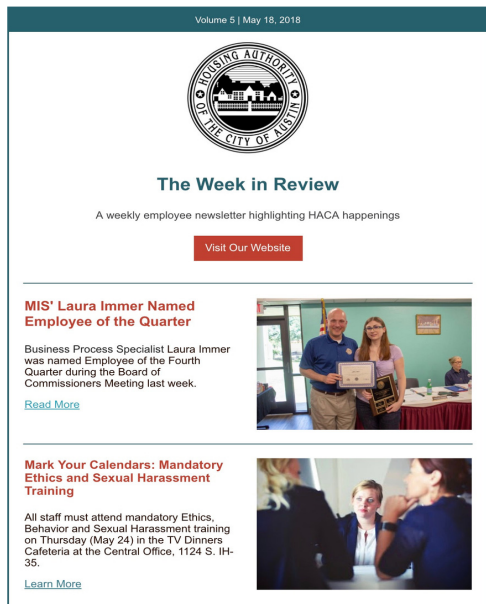
The afternoon will feature games, prizes, vendors from several local service organizations and lunch. This year's scheduled entertainment is animal performing act, Circus Chickendog.

Our Mission & Vision

To cultivate sustainable affordable housing communities and partnerships that inspire self-reliance, growth and optimism. We envision neighborhoods where poverty is alleviated, communities are healthy and safe, and all people can achieve their full potential.

Newsletters

Week in Review (3 sent in May 2018)



~73%

of HACA employees typically
open the Week in Review

According to Constant Contact analytics.

What We Did

Each Monday, emails go out to all HACA employees giving an update on events at the agency over the past week. These announcements are also now posted to HACA's intranet page in an effort to gain more exposure and encourage employees to use the intranet.

HACA Highlights, May 2018

The May HACA Highlights featured a story about Assisted Housing receiving 25 additional VASH Vouchers. The newsletter also included information about an optional fair housing survey open to all Central Texas residents. Other articles included information about community grants, the upcoming HACA Spring event at Dell Diamond, and free biometric screenings for staff.

RAD Communications

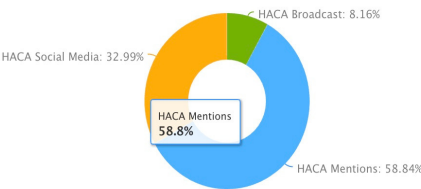
What We Did

- Held weekly RAD Communications/RPT standing meetings
- Took photos at the North Loop Ribbon Cutting and May HACA Board meeting
- Filmed & edited instructions for using new front-loading washer/dryer
- Created updated flyers for the RAD informational boards at 8 completed RAD properties
- Drafted a Rosewood update blog post for the Rosewood Choice website
- Spoke with Tim Collier, communications director with Home Forward in Portland, Oregon to gain a different perspective on RAD communications & ideas on how to improve the RAD webpage
- Removed One Voice RAD one pagers from RAD webpage

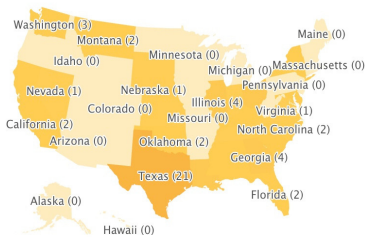
Overall Communications

Meltwater Dashboard, May 2-31, 2018

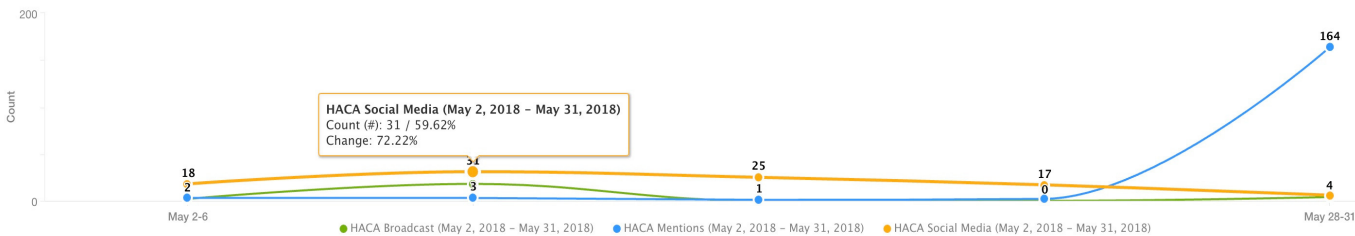
Share of Voice (SOV)



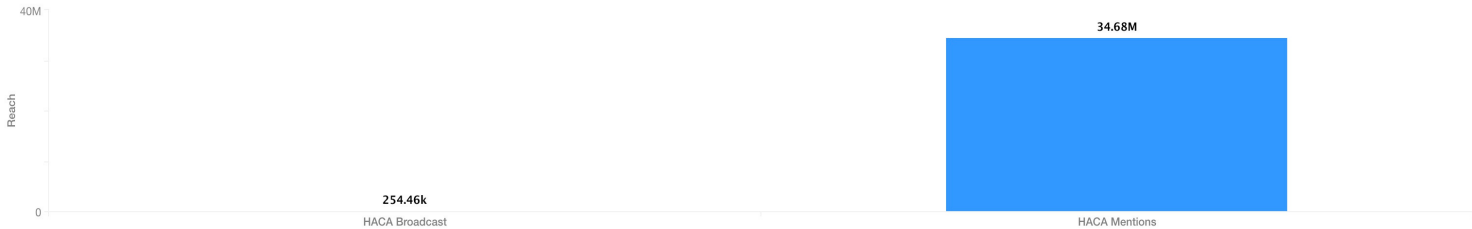
Heat Map



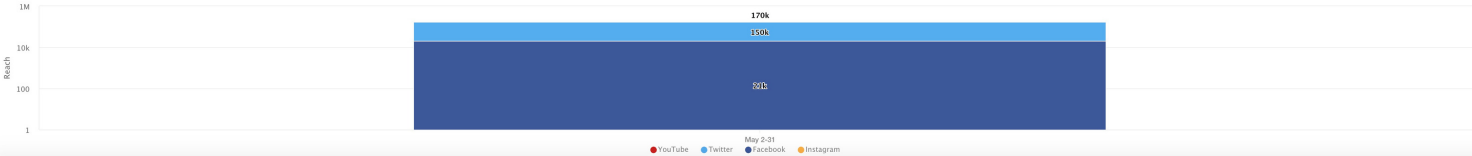
Media Exposure



Potential News Reach



Social Reach



Overall Communications

What We Did

- Participated in various committees including RAD, ERC, and the Mayfest Planning Committee
- Turned in first draft & continued editing the 2017-2018 annual report
- Posted various photos on HACA's Flickr account
- Took photos at Mayfest and printed program booklets for the event
- Updated agency news/announcements on the HACA Intranet page
- Edited HACA standardized PowerPoint template
- Began working on the program booklet for the Austin Pathways HACA Scholarship Ceremony on July 13
- Drafted a monthly external Austin Pathways e-newsletter template for donors, partners, potential funders, and other interested stakeholders
- Received notification of two SW NAHRO Awards: Best Newsletter (Large Agency) and Special Achievement by Santa Rita resident Lupe Garcia
- Received notification of three NAHRO Awards of Merit: I-DADS, RAD Resident Protection Team, and the Resident Ambassador Program - the RPT was nominated for a NAHRO Award of Excellence - the media intern has started working on the display board to be shown at the awards ceremony in July
- Wrote and distributed news releases about the annual senior Mayfest event and the agency's latest SEMAP score.
- Created a brand guide for Austin Pathways

FINANCE

HOUSING AUTHORITY OF THE CITY OF AUSTIN



APRIL 2018
MONTHLY
FINANCE RE PORT

HOUSING AUTHORITY OF THE CITY OF AUSTIN

April 30, 2018

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3	AAHC Programs Combined
4	Blueprint Housing Solutions
5	Austin Pathways
6	RAD Conversion
7	Operating Reserve Analysis All Programs
8	Financial Status of Grants
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2B	Southwest Housing Compliance Corporation - Arkansas
3A	Single Family Homes
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3D	Bent Tree Apartments
3E	Sweet Water Apartments
3F	Office Buildings Rental
3G	Leisure Time Condominiums
3H	Lexington Hills
3N *	Ben White Development
3N *	Harris Branch
3N *	Reserve at Springdale
3N *	Urban Oaks
3N *	Park at Summers Grove
3N *	AAHC PFC/ TechRidge/Center Ridge/Volente
3O	Bridge at South Point
1B Detail	Asset Management Project (AMP) Detail
1Ba Detail	Pathways Asset Management by Property

*Compared to last year, schedules 3I to 3M were combined into schedule 3N for properties with development fees.



Housing Authority of the City of Austin

Established in 1937

INTEROFFICE MEMORANDUM

DATE: June 14, 2018

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

FROM: Martha Ross, CPA, Chief Financial Officer *MR*

SUBJECT: APRIL 2018 FINANCE REPORT (One Month, Fiscal Year 2019)

HUD allows each Housing Authority discretion in how to prepare budgets and management reporting. For consistency, the FY19 Budget and reporting of Actuals follows the format used for FY18. This report contains financial status of all programs administered by the Housing Authority of the City of Austin and its blended component unit subsidiary corporations. Tax credit property revenue and expense is included from a stewardship standpoint. As an additional disclosure in the FY19 budget, cash expenditures (shown in the Balance Sheet in our annual audited reports) were included for EPC loan principal payments, capitalized interest expense on tax credit properties and capital purchases in excess of Capital Grants from HUD. Consistent with prior years, there is a slight mismatch in YTD actuals, versus the total annual budget that is divided into one equal month; the slight mismatch occurs due to various true-ups and accruals booked in the last month of the year (April 2019).

ALL PROGRAMS COMBINED

All programs combined produced excess revenue of \$1,056,453 compared to the budgeted excess revenue of \$677,994 for the one month ended April 30, 2018. The variance is temporary, primarily due to timing of expense accruals (based on services or goods received, but not invoiced) as of March 31, 2018 year-end, reversing as expected, in the first month of the fiscal year. Similar favorability is temporarily reflected in each of the department budgets.

As of April 30, 2018, HACA has an estimated combined, non-federal reserve balance of about \$15M.

CENTRAL OFFICE

The Central Office produced excess revenue \$192,568 for the one month ended April 30, 2018.

HOUSING and COMMUNITY DEVELOPMENT

Properties that convert to Project Based Rental Assistance through RAD (Rental Assistance Demonstration) during FY19 will be shown by unit month in both Low Rent Public Housing and Pathways Asset Management totals. Unlike HUD's operating subsidy for Low Rent Public Housing, the HAP contract under PBRA includes capital.

Low Rent Public Housing

The Low Rent Public Housing program with all Asset Management Projects (AMPs) combined produced excess revenue of \$77,129 compared to budget of \$134,228 for the one month ended April 30, 2018. Operating Revenue and Expense by AMP is also included.

PATHWAYS ASSET MANAGEMENT

Pathways Asset Management with the properties converted in the RAD program produced excess revenue of \$188,688 compared to the budgeted excess revenue of \$33,658 for the one month ended April 30, 2018. "Dwelling Rentals" under RAD are shown as Gross Potential Rent at 100% occupancy (calculated as the market rent contract less HAP).

HOUSING CHOICE VOUCHER PROGRAM

The Housing Choice Voucher Programs produced excess revenue of \$33,701, compared to an expected loss of \$22,357.

SHCC PROGRAMS COMBINED

SHCC funds other inter-company programs. As of April 30, 2018, the bottom line was \$223,830, net of a Management Fee of \$540,462 paid to the Central Office.

AAHC PROGRAMS COMBINED

AAHC programs combined produced excess revenue of \$192,207 for the one month ended April 30, 2018 compared to the budgeted excess revenue of \$431,593 (primarily due to delayed timing of other income) after paying a slightly lower than expected \$209,629 Management Fee to the Central Office.

BLUEPRINT HOUSING SOLUTIONS

Blueprint Housing Solutions produced a loss of \$11,210 for the one month ended April 30, 2018 compared to the budgeted profit of \$10,114.

AUTIN PATHWAYS

Austin Pathways generated total revenue from donations and HACA contributions of \$175,914, spending \$16,895 as of April 30, 2018.

RAD CONVERSION

We budgeted \$902,680 toward 12 month of RAD Conversion expenses and \$97,160 was expended for the one month ended April 30, 2018.

ANALYSIS OF OPERATING RESERVES FOR ALL PROGRAMS

For purposes of this monthly update, we estimate that as of April 30, 2018, we have approximately \$15M in our operating reserve, net of covering current debts and forecast expenditures.

CAPITAL FUND PROGRAM (CFP)

The 2015 Capital Fund Program (CFP) for \$2,370,772 was awarded with a program year from April 13, 2015 to April 12, 2019. The 2016 Capital Fund Program (CFP) for \$2,454,926 was awarded with a program year from April 13, 2016 to April 12, 2020. The 2017 Capital Fund Program was awarded \$1,747,395 from August 16, 2017 to August 15, 2021. The Capital Fund Emergency Safety and Security program of \$248,569 was awarded with program year July 14, 2016 to July 13, 2018 for Thurmond.

RESIDENT OPPORTUNITIES AND SELF SUFFICIENCY (ROSS GRANT)

The 2017 ROSS / FSS Grant for \$260,278 was awarded by the department of HUD with a grant period from January 1, 2018 to December 31, 2018. The 2015 City Wide Advisory Board ROSS Service Coordinator Grant for \$245,991 was awarded by the department of HUD with grant period from September 1, 2016 to August 31, 2019.

2015 JOBS PLUS PILOT PROGRAM GRANT

The 2015 Jobs Plus Pilot Program Grant for \$2,700,000 was awarded by the department of HUD with a grant period from May 16, 2016 to September 30, 2020.

HOME - ONEANT BASED RENTAL ASSISTANCE (TBRA) PROGRAM

The TBRA grant was awarded by the City of Austin with a total budget of \$527,000 and the grant period from October 1, 2017 to September 30, 2018; \$500,000 was also received from the City of Austin for a short-term Rental Assistance Pilot program with a grant period from March 1, 2014 to February 28, 2018.

S8 Mod Rehab SRO PROGRAM

The SRO HAP contract was awarded by the department of HUD with a total budget of \$326,150 and with the contract period from April 1, 2017 to March 31, 2019.

CONTINUUM OF CARE (SNAP)

The Continuum of Care Program was awarded by the Department of HUD for \$608,898 with a grant period from May 1, 2017 to April 30, 2018.

MAINSTREAM

The Mainstream grant of \$516,511 was awarded with a grant period from April 1, 2017 to March 31, 2019.

HOUSING AUTHORITY OF THE CITY OF AUSTIN

SCHEDULE 1 ALL PROGRAMS OPERATING REVENUES AND EXPENSES FISCAL YEAR - APRIL 1, 2018 - MARCH 31, 2019

	2018/2019 Budget	YTD Budget	April 2018	Y.T.D. As of 04/30/18	Budget Balance
REVENUE:					
Rental & Rental Related Income	\$ 14,342,201	\$ 1,195,184	\$ 1,295,463	\$ 1,295,463	\$ 13,046,738
Interest	50,000	4,167	9,912	9,912	40,088
HAP Reimbursements	51,456,000	4,288,000	4,423,764	4,423,764	47,032,236
HUD Subsidy, Fees and Grants	28,336,015	2,361,335	2,327,074	2,327,074	26,008,941
COCC Fees and Revenues	10,989,526	915,794	864,254	864,254	10,125,272
Public Donations	466,281	38,857	175,914	175,914	
Non Federal Donations	2,690,043	224,170	97,160	97,160	2,592,883
Inter AMPS Transfer					
Other Income/Donations	6,553,430	546,120	77,029	77,029	6,476,401
Total Revenues	\$ 114,883,496	\$ 9,573,627	\$ 9,270,570	\$ 9,270,570	\$ 105,322,559
EXPENSE:					
Administrative:					
Salaries	\$ 11,981,232	\$ 998,436	\$ 876,919	\$ 876,919	\$ 11,104,313
Performance Incentive					
Legal	420,287	35,024			420,287
Travel & Training	446,480	37,206	10,211	10,211	436,269
Audit Fees	176,928	14,744			176,928
Office Rent/Utilities	216,288	18,024	18,024	18,024	198,264
Sundry Administrative	3,510,678	290,056	98,037	98,037	3,412,641
Property General & Admin. Costs	2,758,302	229,859	172,609	172,609	2,585,693
Mgmt Fees & Commissions	10,405,291	867,108	837,560	837,560	9,567,731
Promotions & Advertising	94,454	7,871	7,421	7,421	87,033
Total Administrative	\$ 30,009,940	\$ 2,498,328	\$ 2,020,781	\$ 2,020,781	\$ 27,989,159
Maintenance:					
Labor	\$ 1,301,211	\$ 108,434	\$ 102,623	\$ 102,623	\$ 1,198,588
Materials	536,625	44,719	14,430	14,430	522,195
Contracts	2,719,904	226,658	174,341	174,341	2,545,563
Total Maintenance	\$ 4,557,740	\$ 379,811	\$ 291,394	\$ 291,394	\$ 4,266,346
General Expense:					
Insurance	\$ 868,342	\$ 72,362	\$ 68,318	\$ 68,318	\$ 800,024
Employee Benefit Contributions	6,212,002	517,666	471,563	471,563	5,740,439
Collection Losses	38,531	3,211			38,531
Performance Contracting	383,861	31,988	82,495	82,495	301,366
Interest Expense	3,131,601	260,967	371,888	371,888	2,759,713
Property Taxes	88,106	7,342	7,342	7,342	80,764
Total General Expenses	\$ 10,722,443	\$ 893,536	\$ 1,001,606	\$ 1,001,606	\$ 9,720,837
Other Routine Expenses:					
Tenant Services	\$ 1,811,088	\$ 150,924	\$ 57,153	\$ 57,153	\$ 1,753,935
Utilities	3,688,542	307,379	288,464	288,464	3,400,078
Protective Services	778,774	64,898	33,030	33,030	745,744
Total Other Routine Expenses	\$ 6,278,404	\$ 523,201	\$ 378,647	\$ 378,647	\$ 5,899,757
Non-Routine Expenses:					
Capital Expenditures					
Carryover from Prior Year	20,100	1,675			20,100
Lease Expense					
Total Non-Routine Expenses	\$ 20,100	\$ 1,675	\$	\$	\$ 20,100
Housing Assistance Payments	\$ 51,456,000	\$ 4,288,000	\$ 4,423,764	\$ 4,423,764	\$ 47,032,236
Scholarships/ Digital Inclusion	243,332	20,279	100	100	243,232
Utility Assistance	5,000	417			5,000
Employee Contributions Match	15,000	1,250			15,000
Resident Services	563,091	46,924			563,091
Fin. Lit. ED & Hm. ownership	3,000	250			3,000
Down payment Assistance	80,000	6,667			80,000
Community Initiatives	133,500	11,125	665	665	132,835
Donation to Public Housing/Other	2,690,043	224,170	97,160	97,160	2,592,883
Other Expenses/Donations	\$ 55,188,966	\$ 4,599,082	\$ 4,521,689	\$ 4,521,689	\$ 50,667,277
Total-All Expenses	\$ 106,777,593	\$ 8,895,633	\$ 8,214,117	\$ 8,214,117	\$ 98,563,476
PROVISION FOR RESERVE *	\$ 8,105,903	\$ 677,994	\$ 1,056,453	\$ 1,056,453	\$ 6,759,083

* Consistent with last year and the FY18 Budget : (1) Actuals include 11 mos. of tax credit properties (shown as investments on the balance sheet), and EPC principal pmts. & capital expenditures. (2) Year-end accruals will be made in March. The annual budget is divided by 12 equal months and YTD budget shows 11 months.

HOUSING AUTHORITY OF THE CITY OF AUSTIN

SCHEDULE 1A CENTRAL OFFICE BUDGET ANALYSIS

FISCAL YEAR - APRIL 1, 2018 - MARCH 31, 2019

	2018/2019 Budget	YTD Budget	April 2018	Y.T.D. As of 04/30/18	Budget Balance
REVENUE:					
COCC Fees and Revenue	\$ 10,989,526	\$ 915,794	\$ 864,254	\$ 864,254	\$ 10,125,272
Interest	50,000	4,167	9,912	9,912	40,088
Other Income					
Total Revenues	\$ 11,039,526	\$ 919,961	\$ 874,166	\$ 874,166	\$ 10,165,360
EXPENSE:					
Administrative:					
Salaries	\$ 4,521,571	\$ 376,798	\$ 326,844	\$ 326,844	\$ 4,194,727
Performance Incentive					
Legal	38,000	3,167			38,000
Travel & Training	200,030	16,669	2,292	2,292	197,738
Audit Fees	110,000	9,167			110,000
Sundry Administrative	1,942,324	161,860	42,093	42,093	1,900,231
Total Administrative	\$ 6,811,925	\$ 567,661	\$ 371,229	\$ 371,229	\$ 6,440,696
Maintenance:					
Labor	\$ 24,785	\$ 2,065	\$ 8,647	\$ 8,647	\$ 16,138
Materials	27,450	2,288	2,516	2,516	24,934
Contracts	43,250	3,604	13,850	13,850	29,400
Total Maintenance	\$ 95,485	\$ 7,957	\$ 25,013	\$ 25,013	\$ 70,472
General Expense:					
Insurance	\$ 100,000	\$ 8,333	\$ 11,563	\$ 11,563	\$ 88,437
Employee Benefit Contributions	1,953,781	162,815	132,513	132,513	1,821,268
Scholarships	5,750	479			5,750
Utility Assistance	5,000	417			5,000
Employee Contributions Match	15,000	1,250			15,000
Fin. Lit. ED & Hm. ownership	3,000	250			3,000
Down payment Assistance	80,000	6,667			80,000
Homeownership Center					
Interest on Notes	128,914	10,743	123,176	123,176	5,738
Total General Expenses	\$ 2,291,445	\$ 190,954	\$ 267,252	\$ 267,252	\$ 2,024,193
Other Routine Expenses:					
Utilities	\$ 305,000	\$ 25,417	\$ 17,604	\$ 17,604	\$ 287,396
Resident Services	563,091	46,924			563,091
Protective Services	62,500	5,208			62,500
Community Initiatives	53,500	4,458	500	500	53,000
Total Other Routine Expenses	\$ 984,091	\$ 82,007	\$ 18,104	\$ 18,104	\$ 965,987
Non-Routine Expenses:					
Extraordinary Maintenance	\$	\$	\$	\$	\$
Capital Expenditures					
Carryover from Prior Year	20,100	1,675			20,100
Total Non-Routine Expenses	\$ 20,100	\$ 1,675	\$	\$	\$ 20,100
Total-All Expenses	\$ 10,203,046	\$ 850,254	\$ 681,598	\$ 681,598	\$ 9,521,448
PROVISION FOR RESERVE	\$ 836,480	\$ 69,707	\$ 192,568	\$ 192,568	\$ 643,912

HOUSING AUTHORITY OF THE CITY OF AUSTIN

SCHEDULE 1B LOW RENT PUBLIC HOUSING OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2018 - MARCH 31, 2019

	2018/2019 Budget	YTD Budget	April 2018	Y.T.D. As of 04/30/18	FUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 1,876,544	\$ 156,379	\$ 178,460	\$ 178,460	\$ 93	\$ 1,698,084
Nondwelling Rental	54,966	4,583	5,966	5,966	3	49,030
Excess Utilities Usage	28,706	2,392	2,939	2,939	2	25,767
Interest					-	
Other Income	249,160	20,763	6,471	6,471	3	242,689
Transfer from other AMPS					-	
Non Federal Donations	1,447,105	120,592			-	1,447,105
HUD Subsidy	3,716,625	309,719	297,713	297,713	154	3,418,912
Total Revenues	\$ 7,373,136	\$ 614,428	\$ 491,549	\$ 491,549	255	\$ 6,881,587
EXPENSE:						
Administrative:						
Salaries	\$ 599,401	\$ 49,950	\$ 47,966	\$ 47,966	\$ 25	\$ 551,435
Legal	60,437	5,036			-	60,437
Travel & Training	9,099	758	375	375	0	8,724
Audit Fees	11,530	961			-	11,530
Management Fee	641,286	53,441	56,922	56,922	30	584,364
Sundry Administrative	143,645	11,970	4,711	4,711	2	138,934
Total Administrative	\$ 1,465,398	\$ 122,116	\$ 109,974	\$ 109,974	57	\$ 1,355,424
Maintenance:						
Labor	\$ 551,964	\$ 45,997	\$ 40,385	\$ 40,385	\$ 21	\$ 511,579
Materials	222,477	18,540	5,533	5,533	3	216,944
Contracts	477,310	39,776	27,291	27,291	14	450,019
Total Maintenance	\$ 1,251,751	\$ 104,313	\$ 73,209	\$ 73,209	38	\$ 1,178,542
General Expense:						
Insurance	\$ 152,903	\$ 12,742	\$ 8,501	\$ 8,501	\$ 4	\$ 144,402
Employee Benefit Contributions	588,423	49,035	44,943	44,943	23	543,480
Collection Losses	37,531	3,128			-	37,531
Total General Expenses	\$ 778,857	\$ 64,905	\$ 53,444	\$ 53,444	28	\$ 725,413
Other Routine Expenses:						
Tenant Services	\$ 647,150	\$ 53,929	\$ 3,934	\$ 3,934	\$ 2	\$ 643,216
Utilities	1,020,072	85,006	84,973	84,973	44	935,099
Protective Services	215,320	17,943	6,391	6,391	3	208,929
Total Other Routine Expenses	\$ 1,882,542	\$ 156,878	\$ 95,298	\$ 95,298	49	\$ 1,787,244
Non-Routine Expenses:						
Extraordinary Maintenance	\$	\$	\$	\$	\$ -	\$
Capital Expenditures					-	
Interest Expense	383,861	31,988	82,495	82,495	43	301,366
Transfer to other AMPS					-	
Total Non-Routine Expenses	\$ 383,861	\$ 31,988	\$ 82,495	\$ 82,495	43	\$ 301,366
Total-All Expenses	\$ 5,762,409	\$ 480,200	\$ 414,420	\$ 414,420	215	\$ 5,347,989
PROVISION FOR RESERVE	\$ 1,610,727	\$ 134,228	\$ 77,129	\$ 77,129	40	\$ 1,533,598

HOUSING AUTHORITY OF THE CITY OF AUSTIN

SCHEDULE 1Ba PATHWAYS ASSET MANAGEMENT OPERATING REVENUES AND EXPENSES

	2018/2019 Budget	YTD Budget	April 2018	Y.T.D. As of 04/30/18	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 2,951,779	\$ 245,982	\$ 292,445	\$ 292,445	502	\$ 2,659,334
Vacancy	(475,318)	(39,610)	(33,906)	(33,906)	(58)	(441,412)
Bad Debts	(190,127)	(15,844)				(190,127)
Interest						
Other Income	524,347	43,696	13,308	13,308	23	511,039
HUD Subsidy	6,554,581	546,215	493,679	493,679	848	6,060,902
Total Revenues	\$ 9,365,262	\$ 780,439	\$ 765,526	\$ 765,526	1,315	\$ 8,599,736
EXPENSE:						
Administrative:						
Salaries	\$ 864,259	\$ 72,022	\$ 68,814	\$ 68,814	118	\$ 795,445
Legal	46,850	3,904				46,850
Travel & Training	15,662	1,305	514	514	1	15,148
Audit Fees	9,269	772				9,269
Management Fee	374,608	31,217	30,547	30,547	52	344,061
Sundry Administrative	272,384	22,699	10,214	10,214	18	262,170
Total Administrative	\$ 1,583,032	\$ 131,919	\$ 110,089	\$ 110,089	189	\$ 1,472,943
Maintenance:						
Labor	\$ 724,462	\$ 60,372	\$ 53,591	\$ 53,591	92	\$ 670,871
Materials	277,805	23,150	5,956	5,956	10	271,849
Contracts	681,881	56,823	38,766	38,766	67	643,115
Total Maintenance	\$ 1,684,148	\$ 140,345	\$ 98,313	\$ 98,313	169	\$ 1,585,835
General Expense:						
Insurance	\$ 319,250	\$ 26,604	\$ 27,558	\$ 27,558	47	\$ 291,692
Employee Benefit Contributions	873,382	72,782	66,225	66,225	114	807,157
Other - Interest on Note	1,595,284	132,940	128,491	128,491	221	1,466,793
Collection Losses						
Land Lease						
Total General Expenses	\$ 2,787,916	\$ 232,326	\$ 222,274	\$ 222,274	382	\$ 2,565,642
Other Routine Expenses:						
Tenant Services	\$ 1,103,038	\$ 91,920	\$ 10,047	\$ 10,047	17	\$ 1,092,991
Utilities	1,520,980	126,748	122,153	122,153	210	1,398,827
Protective Services	282,274	23,523	9,433	9,433	16	272,841
Total Other Routine Expenses	\$ 2,906,292	\$ 242,191	\$ 141,633	\$ 141,633	243	\$ 2,764,659
Non-Routine Expenses:						
Extraordinary Maintenance	\$	\$	\$ 4,529	\$ 4,529	8	(4,529)
Capital Expenditures						
Land lease						
Total Non-Routine Expenses	\$	\$	\$ 4,529	\$ 4,529	8	(4,529)
Total-All Expenses	\$ 8,961,388	\$ 746,781	\$ 576,838	\$ 576,838	991	\$ 8,384,550
PROVISION FOR RESERVE	\$ 403,874	\$ 33,658	\$ 188,688	\$ 188,688	324	\$ 215,186

HOUSING AUTHORITY OF THE CITY OF AUSTIN

SCHEDULE 1C HOUSING CHOICE VOUCHER PROGRAM OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2018 - MARCH 31, 2019

	2018/2019 Budget	YTD Budget	April 2018	Y.T.D. As of 04/30/18	PJM	Budget Balance
REVENUE:						
Estimated Administrative Fees	\$ 4,036,256	\$ 336,355	\$ 345,635	\$ 345,635	\$ 68	3,690,621
HAP Reimbursements	51,456,000	4,288,000	4,423,764	4,423,764	873	47,032,236
Interest & Other Income					-	
Total Revenues	\$ 55,492,256	\$ 4,624,355	\$ 4,769,399	\$ 4,769,399	\$ 941	\$ 50,722,857
EXPENSE:						
Administrative:						
Salaries	\$ 2,758,529	\$ 229,877	\$ 196,579	\$ 196,579	\$ 39	2,561,950
Legal	3,000	250			-	3,000
Travel & Training	30,000	2,500	873	873	0	29,127
Audit Fees					-	
Management fees					-	
Sundry Administrative	171,910	14,326	6,567	6,567	1	165,343
Total Administrative	\$ 2,963,439	\$ 246,953	\$ 204,019	\$ 204,019	\$ 40	\$ 2,759,420
Maintenance:						
Labor	\$	\$	\$	\$	\$ -	\$
Materials	7,200	600	400	400	0	6,800
Contracts	5,000	417			-	5,000
Total Maintenance	\$ 12,200	\$ 1,017	\$ 400	\$ 400	\$ 0	\$ 11,800
Other:						
Insurance	\$	\$	\$ 1,987	\$ 1,987	\$ 0	(1,987)
Protective Services	27,500	2,292			-	27,500
Employee Benefit Contributions	1,296,508	108,042	105,528	105,528	21	1,190,980
Capital Expenditures					-	
Total Other Expenses	\$ 1,324,008	\$ 110,334	\$ 107,515	\$ 107,515	\$ 21	\$ 1,216,493
Housing Assistance Payments	\$ 51,456,000	\$ 4,288,000	\$ 4,423,764	\$ 4,423,764	873	47,032,236
FSS Programs	4,900	408			-	4,900
Total-All Expenses	\$ 55,760,547	\$ 4,646,712	\$ 4,735,698	\$ 4,735,698	\$ 934	\$ 51,024,849
PROVISION FOR RESERVE	\$ (268,291)	\$ (22,357)	\$ 33,701	\$ 33,701	\$ 7	\$ (301,992)

SOUTHWEST HOUSING COMPLIANCE CORPORATION

SCHEDULE 2 SHCC PROGRAMS COMBINED OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2018 - MARCH 31, 2019

	2018/2019 Budget	YTD Budget	April 2018	Y.T.D. As of 04/30/18		Budget Balance
REVENUE:						
Estimated Administrative Fees	\$ 14,028,553	\$ 1,169,046	\$ 1,190,047	\$ 1,190,047		\$ 12,838,506
Other Income						
Donations						
Interest Income						
Total Revenues	\$ 14,028,553	\$ 1,169,046	\$ 1,190,047	\$ 1,190,047		\$ 12,838,506
EXPENSE:						
Administrative:						
Salaries	\$ 2,527,505	\$ 210,625	\$ 182,504	\$ 182,504		\$ 2,345,001
Legal	250,000	20,833				250,000
Travel & Training	115,989	9,666	6,303	6,303		109,686
Audit Fees	46,129	3,844				46,129
Management Fees	6,485,540	540,462	540,462	540,462		5,945,078
Office Rent/Utilities	216,288	18,024	18,024	18,024		198,264
Other	444,852	37,071	22,278	22,278		422,574
Total Administrative	\$ 10,086,303	\$ 840,525	\$ 769,571	\$ 769,571		\$ 9,316,732
Maintenance:						
Labor	\$	\$	\$	\$		\$
Materials	893	74	25	25		868
Contracts	5,798	483				5,798
Total Maintenance	\$ 6,691	\$ 557	\$ 25	\$ 25		\$ 6,666
Other:						
Insurance	\$ 59,000	\$ 4,917	\$ 7,309	\$ 7,309		\$ 51,691
Emp. Benefit Contrib. -SHCC	1,186,517	98,876	92,152	92,152		1,094,365
Donation to Public Housing	2,690,043	224,170	97,160	97,160		2,592,883
Capital Expenditures						
Total Other Expenses	\$ 3,935,560	\$ 327,963	\$ 196,621	\$ 196,621		\$ 3,738,939
Total-All Expenses	\$ 14,028,554	\$ 1,169,045	\$ 966,217	\$ 966,217		\$ 13,062,337
PROVISION FOR RESERVE	\$ (1)	\$ 1	\$ 223,830	\$ 223,830		\$ (223,831)

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 ALL AAHC PROGRAMS COMBINED OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2018 - MARCH 31, 2019

	2018/2019 Budget	YTD Budget	April 2018	Y.T.D. As of 04/30/18		Budget Balance
REVENUE:						
Rental & Rental Related Income	\$ 10,095,621	\$ 841,302	\$ 849,559	\$ 849,559		\$ 9,246,062
Interest Income						
Other Income	5,407,423	450,619	51,710	51,710		5,355,713
Total Revenues	\$ 15,503,044	\$ 1,291,921	\$ 901,269	\$ 901,269		\$ 14,601,775
EXPENSE:						
Administrative:						
HACA In-House Salaries	\$	\$	\$	\$		\$
HACA Other Admin Costs	196,910	16,409	9,554	9,554		187,356
Legal Expense						
Property Mgmt - Fees & Commis.	947,460	78,955	39,464	39,464		907,996
Property Mgmt - Payroll Costs	1,418,206	118,184	103,460	103,460		1,314,746
Property Admn. Costs	392,636	32,720	29,685	29,685		362,951
HACA Management Fees	2,903,857	241,988	209,629	209,629		2,694,228
Promotions & Advertising	94,454	7,871	7,421	7,421		87,033
Total Administrative	\$ 5,953,523	\$ 496,127	\$ 399,213	\$ 399,213		\$ 5,554,310
Maintenance:						
Materials & Contracts	\$ 990,996	\$ 82,583	\$ 64,994	\$ 64,994		\$ 926,002
Cleaning & Decorating	515,669	42,972	24,911	24,911		490,758
Total Maintenance	\$ 1,506,665	\$ 125,555	\$ 89,905	\$ 89,905		\$ 1,416,760
General Expense:						
Insurance	\$ 237,189	\$ 19,766	\$ 11,276	\$ 11,276		\$ 225,913
Protective Services	191,180	15,932	17,206	17,206		173,974
Collection Loss	1,000	83				1,000
Property Taxes	88,106	7,342	7,342	7,342		80,764
Other - Interest on Note	1,407,403	117,284	120,221	120,221		1,287,182
Community Initiatives	80,000	6,667	165	165		79,835
Total General Expenses	\$ 2,004,878	\$ 167,074	\$ 156,210	\$ 156,210		\$ 1,848,668
Other Routine Expenses:						
Utilities	\$ 842,490	\$ 70,208	\$ 63,734	\$ 63,734		\$ 778,756
Total Other Routine Expenses	\$ 842,490	\$ 70,208	\$ 63,734	\$ 63,734		\$ 778,756
Non-Routine Expenses:						
Capital Expenditures	\$	\$	\$	\$		\$
Other Non-Routine	16,370	1,364				16,370
Total Non-Routine Expenses	\$ 16,370	\$ 1,364	\$	\$		\$ 16,370
Total-All Expenses	\$ 10,323,926	\$ 860,328	\$ 709,062	\$ 709,062		\$ 9,614,864
PROVISION FOR RESERVE	\$ 5,179,118	\$ 431,593	\$ 192,207	\$ 192,207		\$ 4,986,911

SOUTHWEST HOUSING COMPLIANCE CORPORATION

SCHEDULE 4 BLUEPRINT HOUSING SOLUTIONS OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2018 - MARCH 31, 2019

	2018/2019 Budget	YTD Budget	April 2018	Y.T.D. As of 04/30/18		Budget Balance
REVENUE:						
Estimated Administrative Fees	\$	\$	\$	\$		\$
Other Income	350,000	29,167	5,540	5,540		344,460
Donations						
Interest Income						
Total Revenues	\$ 350,000	\$ 29,167	\$ 5,540	\$ 5,540		\$ 344,460
EXPENSE:						
Administrative:						
Salaries	\$ 147,806	\$ 12,317	\$ 11,392	\$ 11,392		\$ 136,414
Legal	2,000	167				2,000
Travel & Training	16,600	1,383	(146)	(146)		16,746
Audit Fees						
Management Fees						
Other	12,250	1,021	140	140		12,110
Total Administrative	\$ 178,656	\$ 14,888	\$ 11,386	\$ 11,386		\$ 167,270
Maintenance:						
Labor	\$	\$	\$	\$		\$
Materials	800	67				800
Contracts						
Total Maintenance	\$ 800	\$ 67	\$	\$		\$ 800
Other:						
Insurance	\$	\$	\$ 124	\$ 124		\$ (124)
Emp. Benefit Contrib. -SHCC	49,175	4,098	5,240	5,240		43,935
Capital Expenditures						
Total Other Expenses	\$ 49,175	\$ 4,098	\$ 5,364	\$ 5,364		\$ 43,811
Total-All Expenses	\$ 228,631	\$ 19,053	\$ 16,750	\$ 16,750		\$ 211,881
PROVISION FOR RESERVE	\$ 121,369	\$ 10,114	\$ (11,210)	\$ (11,210)		\$ 132,579

HACA SCHOLARSHIP FOUNDATION

SCHEDULE 5 AUSTIN PATHWAYS OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2018 - MARCH 31, 2019

	2018/2019 Budget	YTD Budget	April 2018	Y.T.D. As of 04/30/18	Budget Balance
REVENUE:					
	\$	\$	\$	\$	\$
Public Donations	466,281	38,857	175,914	175,914	290,367
HACA Donation	340,258	28,355			340,258
HACA Donation Carryover					
Other Income					
Grants	22,500	1,875			22,500
Total Revenues	\$ 829,039	\$ 69,087	\$ 175,914	\$ 175,914	\$ 653,125
EXPENSE:					
Administrative:					
Salaries	\$ 197,959	\$ 16,497	\$ 12,168	\$ 12,168	\$ 185,791
HACA Other Admin Costs					
Computer Equipment					
Travel & Training	11,000	917			11,000
Other	53,200	4,433	13	13	53,187
Total Administrative	\$ 262,159	\$ 21,847	\$ 12,181	\$ 12,181	\$ 249,978
General Expense:					
	\$	\$	\$	\$	\$
Resident Children Scholarship	50,000	4,167			50,000
Scholarship Marketing	3,500	292			3,500
Training Content Licenses	2,000	167			2,000
Parenting Classes	582	49			
Youth STEM/STEAM Programming	18,000	1,500			18,000
Adult Digital Inclusion Training	30,000	2,500			30,000
Adult Supportive Services	30,000	2,500			30,000
Apprenticeship Stipends	20,000	1,667	100	100	19,900
Transportation Assistance	20,000	1,667			20,000
Transportation Counseling Assistance	7,000	583			
Incentives	10,000	833			10,000
FSS Luncheon	15,000	1,250			15,000
Google Fiber Signup Fees	500	42			500
Wi-Fi Hotspots	5,000	417			5,000
HCV Support Services	5,000	417			5,000
HCV GED Incentives	1,000	83			1,000
Workforce Development Service	10,000	833			
Smoking Cessation Program Support	1,000	83			
ACC Tech Support Program	6,000	500			
Devices	3,000	250			3,000
Total General Expenses	\$ 237,582	\$ 19,800	\$ 100	\$ 100	\$ 212,900
Other:					
Resident Services RAD below line					
Workers Comp					
Emp. Benefit	\$ 93,041	\$ 7,753	\$ 4,614	\$ 4,614	\$ 88,427
Total Other Routine Expenses	\$ 93,041	\$ 7,753	\$ 4,614	\$ 4,614	\$ 88,427
Non-Routine Expenses:					
Capital Expenditures	\$	\$	\$	\$	\$
Total Non-Routine Expenses	\$	\$	\$	\$	\$
Total-All Expenses	\$ 592,782	\$ 49,400	\$ 16,895	\$ 16,895	\$ 551,305
PROVISION FOR RESERVE	\$ 236,257	\$ 19,687	\$ 159,019	\$ 159,019	\$ 101,820

HOUSING AUTHORITY OF THE CITY OF AUSTIN

SCHEDULE 6 RAD Conversion OPERATING REVENUES AND EXPENSES

FISCAL YEAR - APRIL 1, 2018 - MARCH 31, 2019

	2018/2019 Budget	YTD Budget	April 2018	As of 04/30/18	Budget Balance
REVENUE:					
	\$	\$	\$	\$	\$
HACA Transfer	902,680	75,223	97,160	97,160	805,520
Other Income					
Interest Income					
EXPENSE:					
Administrative:					
Salaries	\$ 364,202	\$ 30,350	\$ 30,652	\$ 30,652	\$ 333,550
Legal	20,000	1,667			20,000
Travel & Training	48,100	4,008			48,100
Other	243,203	20,267	2,467	2,467	240,736
Total Administrative	\$ 675,505	\$ 56,292	\$ 33,119	\$ 33,119	\$ 642,386
Maintenance:					
Labor					
Materials					
Relocation Assistance	\$ 56,000	\$ 4,667	\$ 26,006	\$ 26,006	\$ 29,994
Total Maintenance	\$ 56,000	\$ 4,667	\$ 26,006	\$ 26,006	\$ 29,994
	\$	\$	\$	\$	\$
Other					
Insurance			521	521	(521)
Emp. Benefit	171,175	14,265	20,348	20,348	150,827
Tenant Services			17,166	17,166	(17,166)
Total General Expenses	\$ 171,175	\$ 14,265	\$ 38,035	\$ 38,035	\$ 133,140
Other Routine Expenses:					
	\$	\$	\$	\$	\$
Total Other Routine Expenses	\$	\$	\$	\$	\$
Non-Routine Expenses:					
Capital Expenditures	\$	\$	\$	\$	\$
Other Non-Routine					
Total Non-Routine Expenses	\$	\$	\$	\$	\$
Total-All Expenses	\$ 902,680	\$ 75,224	\$ 97,160	\$ 97,160	\$ 805,520
PROVISION FOR RESERVE	\$	\$ (1)	\$	\$	\$

HOUSING AUTHORITY OF THE CITY OF AUSTIN

SCHEDULE 7

OPERATING RESERVE ANALYSIS

ESTIMATED FOR MARCH 31, 2018

Operating Reserve	Low Rent	COCC	HCV	SHCC	AAHC	HACA Business (non federal)	PFC	Other/ Elimination	HACA Total	Estimated Reserve: Non-Federal
Cash - Unrestricted	1,940,622	1,197,863	597,429	591,694	8,094,484	2,200,120	0	687,292	15,309,504	
Total Receivables	707,008	1,923,442	88,868	2,419,373	1,678,943	696,196	1,242,246	(722,526)	8,033,550	
Prepaid expenses and other assets	366	234,457	0	41,792	214,083	0	0	0	490,698	
Near-term Cash In (material amounts and programs)	2,647,996	3,355,762	686,297	3,052,859	9,987,510	2,896,316	1,242,246	(35,234)	23,833,752	
Current Liabilities (other than CMLTD and Reserves for Replacement)	808,657	703,269	335,771	280,328	1,780,680	36,092	4,700	(722,526)	3,226,971	
12 months Current Maturity of Long Term Debt - Capital Projects	0	923,458	0	0	679,556	0	1,152,534	0	2,755,548	
12 months of estimated Reserve for Replacement (PBRA - RAD @ \$350 unit/year)	0	0	0	0	498,050	0	0	0	498,050	
Total 12 months:	0	923,458	0	0	1,177,606	0	1,152,534	0	3,253,598	
Total if half (6 months reserve):	0	461,729	0	0	588,803	0	576,267	0	1,626,799	
Net Available (if 12 mos. principal pmt debt & reserve for replacement)	1,839,339	1,729,035	350,526	2,772,531	7,029,224	2,860,224	85,012	687,292	17,353,183	15,163,318
Net Available (if 6 mos. principal pmt debt & reserve for replacement)	1,839,339	2,190,764	350,526	2,772,531	7,618,027	2,860,224	661,279	687,292	18,979,982	16,790,117
Metric: Consolidated Current Ratio at 3/31/2018 (Current Assets/Current Liab)										1.09
Amount needed if current ratio were 1.2x *										5,141,284
* Shown for informational purposes only; of note, at 1.09x, HACA's receivables are high quality, the largest from HUD.										
FY19 Budgeted Expenses excluding HAP										
Administrative Expenses									30,009,941	
Tenant Expenses									1,811,088	
Utility Expenses									3,688,542	
Maintenance Expenses									4,557,739	
Protective Expenses									778,774	
General Expenses (includes Interest Expense on debt of \$3.5M)									10,722,443	
Other Expenses									3,753,066	
Total Budgeted Annual excluding HAP									55,321,593	
Monthly Average Expenses excluding HAP									4,610,133	
Months of Expenses Covered by Net Available (if reserve 12 months of principal pmts debt and reserve for replacement)									4.1	
Months of Expenses Covered by Net Available (if reserve 6 months of principal pmts debt and reserve for replacement)									3.8	

Note: Only larger programs are shown; except for unrestricted cash, activity above excludes Equity CLT, Blueprint and Austin Pathways. Debt is assumed straight line (divide by 12 for example of six months debt reserves, principal payments only, excludes interest expense).

HOUSING AUTHORITY OF THE CITY OF AUSTIN

Financial Status of Grants Schedule 8

Grant/Program	Awarding Agency	Program Year	Grant Amount	Actual as of 4/30/18	Balance
Capital Fund Program - 2015	U.S. Dept of HUD	April 13, 2015 - April 12, 2019	2,370,772	2,370,772	0
Capital Fund Program - 2016	U.S. Dept of HUD	April 13, 2016 - April 12, 2020	2,454,926	1,963,980	490,946
Capital Fund Program - 2017	U.S. Dept of HUD	August 16, 2017 - August 15, 2021	1,747,395	677,460	1,069,935
Capital Fund Emergency Safety & Security	U.S. Dept of HUD	July 14, 2016 - July 13, 2018	248,569	248,569	0
2017 ROSS / FSS Grant	U.S. Dept of HUD	Jan 1, 2018 - Dec 31, 2018	260,278	109,442	150,836
2015 CWAB ROSS Svc Coordinator Grant	U.S. Dept of HUD	Sept 1, 2016 - Aug 31, 2019	245,991	115,366	130,625
2015 Jobs Plus Pilot Program Grant	U.S. Dept of HUD	May 16, 2016 - Sept 30, 2020	2,700,000	1,583,055	1,116,945
Tenant Based Rental Assistance	Pass-thru' from COA	Oct. 1, 2017 - Sept. 30, 2018	527,000	378,567	148,433
Short Term Rental Assistance - Pilot Program	City of Austin	March 1, 2014-Feb 28, 2018	500,000	479,662	20,339
S8 Mod Rehab - SRO	U.S. Dept of HUD	April 1, 2017 - March 31, 2019	326,150	26,770	299,380
Continuum of Care Program (SNAP)	U.S. Dept of HUD	May 1, 2017 - April 30, 2018	608,898	608,898	0
Mainstream	U.S. Dept of HUD	April 1, 2017 - March 31, 2019	516,511	46,605	469,906

SOUTHWEST HOUSING COMPLIANCE CORPORATION

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

FISCAL YEAR - APRIL 1, 2018 - MARCH 31, 2019

	2018/2019 Budget	YTD Budget	April 2018	Y.T.D. As of 04/30/18		Budget Balance
REVENUE:						
Estimated Administrative Fees	\$ 11,924,270	\$ 993,689	\$ 991,935	\$ 991,935		\$ 10,932,335
HAP Reimbursements	N/A	N/A		N/A		
Interest Income						
Total Revenues	\$ 11,924,270	\$ 993,689	\$ 991,935	\$ 991,935		\$ 10,932,335
EXPENSE:						
Administrative:						
Salaries	\$ 2,158,498	\$ 179,875	\$ 133,278	\$ 133,278		\$ 2,025,220
Legal	182,500	15,208				182,500
Travel & Training	77,267	6,439	5,455	5,455		71,812
Audit Fees	27,119	2,260				27,119
Management Fees	5,241,403	436,784	436,784	436,784		4,804,619
Office Rent/Utilities	162,216	13,518	13,518	13,518		148,698
Other	321,910	26,826	16,707	16,707		305,203
Total Administrative	\$ 8,170,913	\$ 680,910	\$ 605,742	\$ 605,742		\$ 7,565,171
Maintenance:						
Labor	\$	\$	\$	\$		\$
Materials	893	74	25	25		868
Contracts	5,798	483				5,798
Total Maintenance	\$ 6,691	\$ 557	\$ 25	\$ 25		\$ 6,666
Other:						
Insurance	\$ 43,070	\$ 3,589	\$ 5,548	\$ 5,548		\$ 37,522
Emp. Benefit Contrib. -SHCC	1,013,554	84,463	67,264	67,264		946,290
Donation to Public Housing	2,690,043	224,170	97,160	97,160		2,592,883
Capital Expenditures						
Total Other Expenses	\$ 3,746,667	\$ 312,222	\$ 169,972	\$ 169,972		\$ 3,576,695
Non-Profit Funds	\$	\$	\$	\$		\$
Total-All Expenses	\$ 11,924,271	\$ 993,689	\$ 775,739	\$ 775,739		\$ 11,148,532
PROVISION FOR RESERVE	\$ (1)	\$	\$ 216,196	\$ 216,196		\$ (216,197)

SOUTHWEST HOUSING COMPLIANCE CORPORATION

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

FISCAL YEAR - APRIL 1, 2018 - MARCH 31, 2019

	2018/2019 Budget	YTD Budget	April 2018	Y.T.D. As of 04/30/18		Budget Balance
REVENUE:						
Estimated Administrative Fees	\$ 2,104,283	\$ 175,357	\$ 198,112	\$ 198,112		\$ 1,906,171
Interest Income						
Total Revenues	\$ 2,104,283	\$ 175,357	\$ 198,112	\$ 198,112		\$ 1,906,171
EXPENSE:						
Administrative:						
Salaries - SHCC	\$ 369,007	\$ 30,751	\$ 49,226	\$ 49,226		\$ 319,781
Legal	67,500	5,825				67,500
Travel & Training	38,722	3,227	848	848		37,874
Audit Fees	19,010	1,584				19,010
Management Fees	1,244,137	103,678	103,678	103,678		1,140,459
Office Rent/Utilities	54,072	4,506	4,506	4,506		49,566
Other	122,942	10,245	5,571	5,571		117,371
Total Administrative	\$ 1,915,390	\$ 159,616	\$ 163,829	\$ 163,829		\$ 1,751,561
Maintenance:						
Labor	\$	\$	\$	\$		\$
Materials						
Contracts						
Total Maintenance	\$	\$	\$	\$		\$
Other:						
Insurance	\$ 15,930	\$ 1,328	\$ 1,761	\$ 1,761		\$ 14,169
Emp. Benefit Contrib. -SHCC	172,963	14,414	24,888	24,888		148,075
Capital Expenditures						
Total Other Expenses	\$ 188,893	\$ 15,742	\$ 26,649	\$ 26,649		\$ 162,244
Total-All Expenses	\$ 2,104,283	\$ 175,358	\$ 190,478	\$ 190,478		\$ 1,913,805
PROVISION FOR RESERVE	\$	\$ (1)	\$ 7,634	\$ 7,634		\$ (7,634)

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 A
OPERATING REVENUES AND EXPENSES
AAHC SINGLE FAMILY HOMES
UNITS AVAILABLE - 17
FISCAL YEAR - APRIL 1, 2018 - MARCH 31, 2019

	2018/2019 Budget	YTD Budget	April 2018	Y.T.D. As of 04/30/18	PUM \$	Budget Balance
REVENUE:						
Rental Income	\$ 240,000	\$ 20,000	\$ 20,644	\$ 20,644	\$ 1,214	\$ 219,356
Interest Income	0	0		0	-	0
Other Income	1,000	83	6	6	0	994
Total Revenues	\$ 241,000	\$ 20,083	\$ 20,650	\$ 20,650	\$ 1,215	\$ 220,350
EXPENSE:						
Administrative:						
Salaries	\$ 0	\$ 0	\$	\$ 0	\$ -	\$ 0
Legal		0		0	-	0
Travel & Training		0		0	-	0
Property Mgmt - Fees & Commis.		0	1,250	1,250	74	(1,250)
HACA Management Fees	119,100	9,925	9,925	9,925	584	109,175
Other	44,600	3,717	3,066	3,066	180	41,534
Total Administrative	\$ 163,700	\$ 13,642	\$ 14,241	\$ 14,241	\$ 838	\$ 149,459
Maintenance:						
Labor	\$ 0	\$ 0	\$	\$ 0	\$ -	\$ 0
Materials	0	0		0	-	0
Contracts	45,500	3,792	3,340	3,340	196	42,160
Total Maintenance	\$ 45,500	\$ 3,792	\$ 3,340	\$ 3,340	\$ 196	\$ 42,160
Other:						
Insurance	\$ 5,800	\$ 483	\$ 348	\$ 348	\$ 20	\$ 5,452
Utilities	1,000	83		0	-	1,000
Emp. Benefits	0	0		0	-	0
Collection Loss		0		0	-	0
Donation to Public Housing	0	0		0	-	0
Total Other Expenses	\$ 6,800	\$ 566	\$ 348	\$ 348	\$ 20	\$ 6,452
TOTAL ROUTINE EXPENSES	\$ 216,000	\$ 18,000	\$ 17,929	\$ 17,929	\$ 1,055	\$ 198,071
Total Capital Expenditures	\$	\$ 0	\$	\$ 0	\$ -	\$ 0
PROVISION FOR RESERVE	\$ 25,000	\$ 2,083	\$ 2,721	\$ 2,721	\$ 160	\$ 22,279

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 B OPERATING REVENUES AND EXPENSES EASTLAND PLAZA SHOPPING CENTER FISCAL YEAR - APRIL 1, 2018 - MARCH 31, 2019

	2018/2019 Budget	YTD Budget	April 2018	Y.T.D. As of 04/30/18		Budget Balance
REVENUES		0		0		
Rental Income & Other Income	\$ 1,184,433	\$ 98,703	\$ 100,430	\$ 100,430		\$ 1,084,003
		0		0		0
Total Operating Income	\$ 1,184,433	\$ 98,703	\$ 100,430	\$ 100,430		\$ 1,084,003
EXPENSE:						
Administrative:						
Salaries	\$	\$ 0	\$ 0	\$ 0		\$ 0
Administrative Costs	76,890	6,408	1,946	1,946		74,944
Audit Fees	0	0		0		0
Legal		0		0		0
Property Mgmt - Fees & Commis.	616,567	51,381	4,500	4,500		612,067
HACA Management Fees		0	51,381	51,381		(51,381)
	0	0		0		0
Total Administrative	\$ 693,457	\$ 57,789	\$ 57,827	\$ 57,827		\$ 635,630
Maintenance:						
	\$	\$ 0	\$	\$ 0		\$ 0
Materials & Contracts	91,250	7,604	4,779	4,779		86,471
		0		0		0
Total Maintenance	\$ 91,250	\$ 7,604	\$ 4,779	\$ 4,779		\$ 86,471
General Expense:						
Insurance	\$ 35,000	\$ 2,917	\$	\$ 0		\$ 35,000
Employee Benefits	0	0		0		0
Property Taxes - Estimated	88,106	7,342	7,342	7,342		80,764
Other - Interest on Note	0	0		0		0
Community Initiatives	80,000	6,667	165	165		79,835
Total General Expenses	\$ 203,106	\$ 16,926	\$ 7,507	\$ 7,507		\$ 195,599
Other Routine Expenses:						
Utilities	\$ 67,020	\$ 5,585	\$	\$ 0		\$ 67,020
Protective Services	57,600	4,800	4,900	4,900		52,700
Total Other Routine Expenses	\$ 124,620	\$ 10,385	\$ 4,900	\$ 4,900		\$ 119,720
Non-Routine Expenses:						
Capital Expenditures	\$	\$ 0	\$	\$ 0		\$ 0
Other Non-Routine	0	0		0		0
Total Non-Routine Expenses	\$ 0	\$ 0	\$ 0	\$ 0		\$ 0
Total-All Expenses	\$ 1,112,433	\$ 92,704	\$ 75,013	\$ 75,013		\$ 1,037,420
PROVISION FOR RESERVE	\$ 72,000	\$ 5,999	\$ 25,417	\$ 25,417		\$ 46,583

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 C STERLING VILLAGE APARTMENTS OPERATING REVENUES AND EXPENSES UNITS AVAILABLE - 207 FISCAL YEAR - APRIL 1, 2018 - MARCH 31, 2019

	2018/2019 Budget	YTD Budget	April 2018	Y.T.D. As of 04/30/18	PUM \$	Budget Balance
REVENUE:						
Rental & Rental Related Income	\$ 1,542,140	\$ 128,512	\$ 129,540	\$ 129,540	\$ 626	\$ 1,412,600
Other Income	133,860	11,155	9,554	9,554	46	124,306
Total Revenues	\$ 1,676,000	\$ 139,667	\$ 139,094	\$ 139,094	\$ 672	\$ 1,536,906
EXPENSE:						
Administrative:						
HACA In-House Salaries	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ 0
HACA Other Admin Costs				0	-	0
Audit Fees	0			0	-	0
Property Mgmt - Fees & Commis.	75,375		9,193	9,193	44	66,182
Property Mgmt - Payroll Costs	346,976		27,648	27,648	134	319,328
Property Admn. Costs	77,357		4,533	4,533	22	72,824
HACA Management Fees	346,207		28,851	28,851	139	317,356
Promotions & Advertising	5,400		2,148	2,148	10	3,252
Total Administrative	\$ 851,315	\$ 0	\$ 72,373	\$ 72,373	\$ 350	\$ 778,942
Maintenance:						
Materials & Contracts	\$ 164,250	\$ 13,688	\$ 13,039	\$ 13,039	\$ 63	\$ 151,211
Cleaning & Decorating	97,350	8,113	5,108	5,108	25	92,242
Total Maintenance	\$ 261,600	\$ 21,801	\$ 18,147	\$ 18,147	\$ 88	\$ 243,453
General Expense:						
Insurance	\$ 41,602	\$ 3,467	\$ 0	\$ 0	\$ -	\$ 41,602
Collection Loss	1,000	83		0	-	1,000
Protective Services	48,057	4,005	3,828	3,828	18	44,229
Other - Interest on Note	197,749	16,479	16,795	16,795	81	180,954
Donation to Public Housing	0	0		0	-	0
Total General Expenses	\$ 288,408	\$ 24,034	\$ 20,623	\$ 20,623	\$ 100	\$ 267,785
Other Routine Expenses:						
Utilities	\$ 208,785	\$ 17,399	\$ 16,890	\$ 16,890	\$ 82	\$ 191,895
Total Other Routine Expenses	\$ 208,785	\$ 17,399	\$ 16,890	\$ 16,890	\$ 82	\$ 191,895
Non-Routine Expenses:						
Capital Expenditures(Replacement)	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ 0
Other Non-Routine	0	0	0	0	-	0
Total Non-Routine Expenses	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ 0
Total-All Expenses	\$ 1,610,108	\$ 63,234	\$ 128,033	\$ 128,033	\$ 619	\$ 1,482,075
PROVISION FOR RESERVE	\$ 65,892	\$ 76,433	\$ 11,061	\$ 11,061	\$ 53	\$ 54,831

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 D BENT TREE APARTMENTS BUDGET ANALYSIS UNITS AVAILABLE - 126 FISCAL YEAR - APRIL 1, 2018 - MARCH 31, 2019

	2018/2019 Budget	YTD Budget	April 2018	YTD As of 04/30/18	PUM \$	Budget Balance
REVENUE:						
Rental & Rental Related Income	\$ 1,063,540	\$ 88,628	\$ 89,975	\$ 89,975	\$ 714	\$ 973,565
Other Income	71,327	5,944	5,646	5,646	45	65,681
Total Revenues	\$ 1,134,867	\$ 94,572	\$ 95,621	\$ 95,621	\$ 759	\$ 1,039,246
EXPENSE:						
Administrative:						
HACA In-House Salaries	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ 0
HACA Other Admin Costs	0	0	0	0	-	0
Audit Fees	0	0	0	0	-	0
Property Mgmt - Fees & Commis.	51,024	4,252	4,168	4,168	33	46,856
Property Mgmt - Payroll Costs	240,948	20,079	15,310	15,310	122	225,638
Property Admn. Costs	52,469	4,372	3,656	3,656	29	48,813
HACA Management Fees	366,114	30,510	30,510	30,510	242	335,604
Promotions & Advertising	13,400	1,117	794	794	6	12,606
Total Administrative	\$ 723,955	\$ 60,330	\$ 54,438	\$ 54,438	\$ 432	\$ 669,517
Maintenance:						
Materials & Contracts	\$ 143,981	\$ 11,998	\$ 6,730	\$ 6,730	\$ 53	\$ 137,251
Cleaning & Decorating	90,142	7,512	3,166	3,166	25	86,976
Total Maintenance	\$ 234,123	\$ 19,510	\$ 9,896	\$ 9,896	\$ 79	\$ 224,227
General Expense:						
Insurance	\$ 26,000	\$ 2,167	\$ 2,023	\$ 2,023	\$ 16	\$ 23,977
Protective Services	840	70	52	52	0	788
Other - Interest on Note	51,722	4,310	4,779	4,779	38	46,943
Donation to Public Housing		0	0	0	-	0
Total General Expenses	\$ 78,562	\$ 6,547	\$ 6,854	\$ 6,854	\$ 54	\$ 71,708
Other Routine Expenses:						
Utilities	\$ 93,710	\$ 7,809	\$ 7,979	\$ 7,979	\$ 63	\$ 85,731
Total Other Routine Expenses	\$ 93,710	\$ 7,809	\$ 7,979	\$ 7,979	\$ 63	\$ 85,731
Non-Routine Expenses:						
Capital Expenditures(Replacement)	\$ 1,000	\$ 0	\$ 0	\$ 0	\$ -	\$ 0
Other Non-Routine	1,000	0	0	0	-	1,000
Total Non-Routine Expenses	\$ 1,000	\$ 0	\$ 0	\$ 0	\$ -	\$ 1,000
Total-All Expenses	\$ 1,131,350	\$ 94,196	\$ 79,167	\$ 79,167	\$ 628	\$ 1,052,183
PROVISION FOR RESERVE	\$ 3,517	\$ 376	\$ 16,454	\$ 16,454	\$ 131	\$ (12,937)

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 E SWEET WATER APARTMENTS OPERATING REVENUES AND EXPENSES UNITS AVAILABLE - 152 FISCAL YEAR - APRIL 1, 2018 - MARCH 31, 2019

	2018/2019 Budget	YTD Budget	April 2018	Y.T.D. As of 04/30/18	PUM \$	Budget Balance
REVENUE:						
Rental & Rental Related Income	\$ 1,034,570	\$ 86,214	\$ 86,881	\$ 86,881	\$ 572	\$ 947,689
Other Income	76,251	6,354	6,739	6,739	44	69,512
Total Revenues	\$ 1,110,821	\$ 92,568	\$ 93,620	\$ 93,620	\$ 616	\$ 1,017,201
EXPENSE:						
Administrative:						
HACA In-House Salaries	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ 0
HACA Other Admin Costs	0	0		0	-	0
Audit Fees	0	0		0	-	0
Property Mgmt - Fees & Commis.	49,942	4,162	6,069	6,069	40	43,873
Property Mgmt - Payroll Costs	243,822	20,319	18,485	18,485	122	225,337
Property Admn. Costs	71,237	5,936	7,837	7,837	52	63,400
HACA Management Fees	110,776	9,231	9,231	9,231	61	101,545
Promotions & Advertising	14,160	1,180	680	680	4	13,480
Total Administrative	\$ 489,937	\$ 40,828	\$ 42,302	\$ 42,302	\$ 278	\$ 447,635
Maintenance:						
Materials & Contracts	\$ 148,119	\$ 12,343	\$ 8,777	\$ 8,777	\$ 58	\$ 139,342
Cleaning & Decorating	100,695	8,391	1,701	1,701	11	98,994
Total Maintenance	\$ 248,814	\$ 20,734	\$ 10,478	\$ 10,478	\$ 69	\$ 238,336
General Expense:						
Insurance	\$ 25,797	\$ 2,150	\$	\$ 0	\$ -	\$ 25,797
Protective Services	0	0	800	800	5	(800)
Other - Interest on Note	178,716	14,893	15,179	15,179	100	163,537
Total General Expenses	\$ 204,513	\$ 17,043	\$ 15,979	\$ 15,979	\$ 105	\$ 188,534
Other Routine Expenses:						
Utilities	\$ 117,530	\$ 9,794	\$ 7,091	\$ 7,091	\$ 47	\$ 110,439
Total Other Routine Expenses	\$ 117,530	\$ 9,794	\$ 7,091	\$ 7,091	\$ 47	\$ 110,439
Non-Routine Expenses:						
Capital Expenditures(Replacement f	\$	\$ 0	\$	\$ 0	\$ -	\$ 0
Other Non-Routine	1,000	0		0	-	0
Total Non-Routine Expenses	\$ 1,000	\$ 0	\$ 0	\$ 0	\$ -	\$ 0
Total-All Expenses	\$ 1,061,794	\$ 88,399	\$ 75,850	\$ 75,850	\$ 499	\$ 984,944
PROVISION FOR RESERVE	\$ 49,027	\$ 4,169	\$ 17,770	\$ 17,770	\$ 117	\$ 32,257

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3F

OFFICE BUILDINGS RENTAL - 1503 & 1507 S IH 35, 1640A&B, 3RD FLOOR 1124 IH35

OPERATING REVENUES & EXPENSES

FISCAL YEAR - APRIL 1, 2018 - MARCH 31, 2019

	2018/2019 Budget	YTD Budget	April 2018	YTD As of 04/30/18	Budget Balance
REVENUE:					
Lease Revenue	\$ 1,119,830	\$ 93,319	\$ 102,113	\$ 102,113	\$ (1,017,717)
Other Income	0	0	0	0	0
Total Revenues	\$ 1,119,830	\$ 93,319	\$ 102,113	\$ 102,113	\$ (1,017,717)
EXPENSE:					
Administrative:					
Salaries	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Legal	0	0	0	0	0
Audit	0	0	0	0	0
Management Fees	223,966	18,664	18,664	18,664	205,302
Other	0	0	0	0	0
Total Administrative	\$ 223,966	\$ 18,664	\$ 18,664	\$ 18,664	\$ 205,302
Maintenance:					
Maintenance and Repairs	\$ 0	\$ 0	\$ 0	\$ 0	0
Contract Services	\$ 12,000	\$ 1,000	\$ 2,429	\$ 2,429	9,571
Total Maintenance	\$ 12,000	\$ 1,000	\$ 2,429	\$ 2,429	\$ 9,571
Protective Services					
Protective Svcs & Equipment	\$ 4,095	\$ 341	\$ 470	\$ 470	3,625
Total Protective Svcs & Equipment	\$ 4,095	\$ 341	\$ 470	\$ 470	\$ 3,625
General Expense:					
Emp. Benefits	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Insurance	9,000	750	1,058	1,058	7,942
Collection Loss	0	0	0	0	0
Donation to Public Housing	0	0	0	0	0
Total General Expenses	\$ 9,000	\$ 750	\$ 1,058	\$ 1,058	\$ 7,942
Other Routine Expenses:					
Utilities	\$ 0	\$ 0	\$ 3,115	\$ 3,115	(3,115)
Total Other Routine Expenses	\$ 0	\$ 0	\$ 3,115	\$ 3,115	\$ (3,115)
Non-Routine Expenses:					
Capital Expenditures	\$ 0	\$ 0	\$ 0	\$ 0	0
Total Non-Routine Expenses	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total-All Expenses	\$ 249,061	\$ 20,755	\$ 25,736	\$ 25,736	\$ 223,325
PROVISION FOR RESERVE	\$ 870,769	\$ 72,564	\$ 76,377	\$ 76,377	\$ (794,392)

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 G LEISURE TIME CONDOMINIUMS OPERATING REVENUES AND EXPENSES UNITS AVAILABLE - 22 FISCAL YEAR - APRIL 1, 2018 - MARCH 31, 2019

	2018/2019 Budget	YTD Budget	April 2018	Y.T.D. As of 04/30/18		Budget Balance
REVENUE:						
Rental & Rental Related Income	\$ 175,650	\$ 14,638	\$ 12,324	\$ 12,324	560	\$ 163,326
Other Income	500	42	148	148	7	352
Total Revenues	\$ 176,150	\$ 14,680	\$ 12,472	\$ 12,472		\$ 163,678
EXPENSE:						
Administrative:						
Salaries	\$ 0	\$ 0	\$ 0	\$ 0		\$ 0
Legal		0		0		0
Property Admin. Costs		0		0		0
Property Mgmt - Fees & Commis.		0	1,250	1,250	57	(1,250)
HACA Management Fees	35,230	2,936		0	-	35,230
Other	75,420	6,285	4,542	4,542	206	70,878
Total Administrative	\$ 110,650	\$ 9,221	\$ 5,792	\$ 5,792	263	\$ 104,858
Maintenance:						
Materials & Contracts	\$ 11,550	\$ 963	\$ 2,839	\$ 2,839	129	\$ 8,711
Cleaning & Decorating		0	274	274		(274)
Total Maintenance	\$ 11,550	\$ 963	\$ 3,113	\$ 3,113	142	\$ 8,437
General Expense:						
Insurance	\$ 0	\$ 0	\$ 0	\$ 0		\$ 0
Emp. Benefits		0		0		0
Protective Services		0	495	495		(495)
Other - Collection Losses		0		0		0
Total General Expenses	\$ 0	\$ 0	\$ 495	\$ 495		\$ (495)
Other Routine Expenses:						
Utilities	\$ 0	\$ 0	\$ 192	\$ 192	9	\$ (192)
Total Other Routine Expenses	\$ 0	\$ 0	\$ 192	\$ 192	9	\$ (192)
Non-Routine Expenses:						
Capital Expenditures	\$ 0	\$ 0	\$ 0	\$ 0		\$ 0
Other Non-Routine	0	0		0		0
Total Non-Routine Expenses	\$ 0	\$ 0	\$ 0	\$ 0		\$ 0
Total-All Expenses	\$ 122,200	\$ 10,184	\$ 9,592	\$ 9,592	436	\$ 112,608
PROVISION FOR RESERVE	\$ 53,950	\$ 4,496	\$ 2,880	\$ 2,880	131	\$ 51,070

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 H LEXINGTON HILLS OPERATING REVENUES AND EXPENSES UNITS AVAILABLE - 238 FISCAL YEAR - APRIL 1, 2018 - MARCH 31, 2019

	2018/2019 Budget	YTD Budget	April 2018	Y.T.D. As of 04/30/18		Budget Balance
REVENUE:						
Rental & Rental Related Income	\$ 2,160,164	\$ 180,014	\$ 176,883	\$ 176,883	743	\$ 1,983,281
Other Income	138,320	11,527	19,626	19,626	82	118,694
Total Revenues	\$ 2,298,484	\$ 191,541	\$ 196,509	\$ 196,509	826	\$ 2,101,975
EXPENSE:						
Administrative:						
HACA In-House Salaries	\$ 0	\$ 0	\$ 0	\$ 0		\$ 0
HACA Other Admin Costs	0	0		0		0
Audit Fees		0		0		0
Legal		0		0		0
Property Mgmt - Fees & Commis.	103,375	8,615	8,784	8,784	37	94,591
Property Mgmt - Payroll Costs	348,744	29,062	22,393	22,393	94	326,351
Property Admn. Costs	91,158	7,597	5,510	5,510	23	85,648
HACA Management Fees	585,763	48,814	48,814	48,814	205	536,949
Promotions & Advertising	19,750	1,646	1,276	1,276	5	18,474
Total Administrative	\$ 1,148,790	\$ 95,734	\$ 86,777	\$ 86,777	365	\$ 1,062,013
Maintenance:						
Materials & Contracts	\$ 199,177	\$ 16,598	\$ 12,727	\$ 12,727	53	\$ 186,450
Cleaning & Decorating	117,164	9,764	5,782	5,782	24	111,382
Total Maintenance	\$ 316,341	\$ 26,362	\$ 18,509	\$ 18,509	78	\$ 297,832
General Expense:						
Insurance	\$ 42,332	\$ 3,528	\$ 3,528	\$ 3,528	15	\$ 38,804
Protective Services	37,930	3,161	3,161	3,161	13	34,769
Other - Interest on Note	451,243	37,604	38,626	38,626	162	412,617
Total General Expenses	\$ 531,505	\$ 44,293	\$ 45,315	\$ 45,315	190	\$ 486,190
Other Routine Expenses:						
Utilities	\$ 207,118	\$ 17,260	\$ 18,640	\$ 18,640	78	\$ 188,478
Total Other Routine Expenses	\$ 207,118	\$ 17,260	\$ 18,640	\$ 18,640	78	\$ 188,478
Non-Routine Expenses:						
Capital Expenditures(Replacement)	\$ 14,370	\$ 0	\$ 0	\$ 0		\$ 0
Other Non-Routine		1,198	0	0		14,370
Total Non-Routine Expenses	\$ 14,370	\$ 1,198	\$ 0	\$ 0		\$ 14,370
Total-All Expenses	\$ 2,218,124	\$ 184,847	\$ 169,241	\$ 169,241	711	\$ 2,048,883
PROVISION FOR RESERVE	\$ 80,360	\$ 6,694	\$ 27,268	\$ 27,268	115	\$ 53,092

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 N

AAHC PFC / BRIDGE AT TECH RIDGE/BRIDGE AT CENTER RIDGE/BRIDGE AT VOLENTE/PARK AT SUMMERS GROVE/URBAN
OAKS/BEN WHITE DEVELOPMENT/HARRIS BRANCH/RESERVE AT SPRINGDALE
OPERATING REVENUES AND EXPENSES
FISCAL YEAR - APRIL 1, 2018 - MARCH 31, 2019

	2018/2019 Budget	YTD Budget	April 2018	Y.T.D. As of 04/30/18	Budget Balance
REVENUE:					
	\$	\$	\$	\$	\$ 0
Other Income - Bridge at Volente	300,000	25,000		0	300,000
Other Income - Bridge at Center Ridge	265,000	22,083		0	265,000
Other Income - Bridge at Tech Ridge	190,000	15,833		0	190,000
Other Income-bond issuance fee	3,083,314	256,943		0	3,083,314
Other Income - Park at Summers Grove	680,000	56,667		0	
Other Income - Harris Branch		0		0	
Other Income - Reserve at Springdale		0		0	
Other Income - Urban Oaks	150,000	12,500		0	
Other Income - Ben White Development	180,000	15,000		0	
Total Revenues	\$ 4,848,314	\$ 404,026	\$ 0	\$ 0	\$ 3,838,314
EXPENSE:					
Administrative:					
HACA In-House Salaries	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
HACA Other Admin Costs	0	0		0	0
Audit Fees		0		0	0
Legal		0		0	0
Property Mgmt - Fees & Commis.		0		0	0
Property Mgmt - Payroll Costs	0	0		0	0
Property Admn. Costs		0		0	0
HACA Management Fees	969,663	80,805		0	969,663
Promotions & Advertising	0	0		0	0
Total Administrative	\$ 969,663	\$ 80,805	\$ 0	\$ 0	\$ 969,663
Maintenance:					
Materials & Contracts	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Cleaning & Decorating		0		0	0
Total Maintenance	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
General Expense:					
Insurance	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Other - Interest on Note		0	0	0	0
Total General Expenses	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Other Routine Expenses:					
Utilities	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Other Routine Expenses	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Non-Routine Expenses:					
Capital Expenditures	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Non-Routine Expenses	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total-All Expenses	\$ 969,663	\$ 80,805	\$ 0	\$ 0	\$ 969,663
PROVISION FOR RESERVE	\$ 3,878,651	\$ 323,221	\$ 0	\$ 0	\$ 2,868,651

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 O BRIDGE AT SOUTH POINT (OSLO) OPERATING REVENUES AND EXPENSES UNITS AVAILABLE - 176 FISCAL YEAR - APRIL 1, 2018 - MARCH 31, 2019

	2018/2019 Budget	YTD Budget	April 2018	Y.T.D. As of 04/30/18		Budget Balance
REVENUE:						
Rental & Rental Related Income	\$ 1,575,294	\$ 131,275	\$ 130,769	\$ 130,769	549	\$ 1,444,525
Other Income	137,851	11,488	9,991	9,991	42	127,860
Total Revenues	\$ 1,713,145	\$ 142,763	\$ 140,760	\$ 140,760	591	\$ 1,572,385
EXPENSE:						
Administrative:						
HACA In-House Salaries	\$ 0	\$ 0	\$	\$ 0		\$ 0
HACA Other Admin Costs	0	0		0		0
Audit Fees		0		0		0
Legal		0		0		0
Property Mgmt - Fees & Commis.	51,177	4,265	4,250	4,250	18	46,927
Property Mgmt - Payroll Costs	237,716	19,810	19,624	19,624	82	218,092
Property Admn. Costs	100,415	8,368	8,149	8,149	34	92,266
HACA Management Fees	147,038	12,253	12,253	12,253	51	134,785
Promotions & Advertising	41,744	3,479	2,523	2,523	11	39,221
Total Administrative	\$ 578,090	\$ 48,175	\$ 46,799	\$ 46,799	197	\$ 531,291
Maintenance:						
Materials & Contracts	\$ 175,169	\$ 14,597	\$ 10,334	\$ 10,334	43	\$ 164,835
Cleaning & Decorating	110,318	9,193	8,880	8,880	37	101,438
Total Maintenance	\$ 285,487	\$ 23,790	\$ 19,214	\$ 19,214	81	\$ 266,273
General Expense:				0		
Insurance	\$ 51,658	\$ 4,305	\$ 4,319	\$ 4,319	18	\$ 47,339
Protective Services	42,658	3,555	3,500	3,500		39,158
Other - Interest on Note	527,973	43,998	44,842	44,842	188	483,131
Total General Expenses	\$ 622,289	\$ 51,858	\$ 52,661	\$ 52,661	221	\$ 569,628
Other Routine Expenses:						
Utilities	\$ 147,327	\$ 12,277	\$ 9,827	\$ 9,827	41	\$ 137,500
Total Other Routine Expenses	\$ 147,327	\$ 12,277	\$ 9,827	\$ 9,827	41	\$ 137,500
Non-Routine Expenses:						
Capital Expenditures/Replacement	\$	\$ 0	\$	\$ 0	-	\$ 0
Other Non-Routine	7,252	604		0		7,252
Total Non-Routine Expenses	\$ 7,252	\$ 604	\$ 0	\$ 0		\$ 7,252
Total-All Expenses	\$ 1,640,445	\$ 136,704	\$ 128,501	\$ 128,501	540	\$ 1,511,944
PROVISION FOR RESERVE	\$ 72,700	\$ 6,059	\$ 12,259	\$ 12,259	52	\$ 60,441

HOUSING AUTHORITY OF THE CITY OF AUSTIN

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

	2018/2019 Budget	YTD Budget	April 2018	YTD As of 4/30/18	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 395,499	\$ 32,958	\$ 34,208	\$ 34,208	\$ 217	\$ (361,291)
Nondwelling Rental	0	0		0	0	0
Excess Utilities Usage	2,601	217	142	142	1	(2,459)
Other Income	199,703	16,642	1,346	1,346	9	(198,357)
Transfer from other AMPS	0	0		0	0	0
Non Federal Donations	335,966	27,997		0	0	(335,966)
HUD Subsidy	704,148	58,679	63,013	63,013	399	(641,135)
Total Revenues	\$ 1,637,917	\$ 136,493	\$ 98,709	\$ 98,709	\$ 625	\$ (1,539,208)
EXPENSE:						
Administrative:						
Salaries	\$ 101,779	\$ 8,482	\$ 8,052	\$ 8,052	\$ 51	\$ 93,727
Legal - Misc.	29,000	2,417		0	0	29,000
Travel & Training	4,838	403	125	125	1	4,713
Accounting & Audit Fees	2,413	201		0	0	2,413
Management Fee	165,899	13,825	12,028	12,028	76	153,871
Sundry Administrative	25,021	2,085	1,285	1,285	8	23,736
Total Administrative	\$ 328,950	\$ 27,413	\$ 21,490	\$ 21,490	\$ 136	\$ 307,460
Maintenance:						
Labor	\$ 123,076	\$ 10,256	\$ 8,317	\$ 8,317	\$ 53	\$ 114,759
Materials/Resident Charges	40,415	3,368	65	65	0	40,350
Contracts	108,440	9,037	5,585	5,585	35	102,855
Total Maintenance	\$ 271,931	\$ 22,661	\$ 13,967	\$ 13,967	\$ 88	\$ 257,964
General Expense:						
Insurance	\$ 13,992	\$ 1,166	\$ 1,699	\$ 1,699	\$ 11	\$ 12,293
Employee Benefit Contributions	155,737	12,978	8,298	8,298	53	147,439
Collection Losses	7,910	659		0	0	7,910
Total General Expenses	\$ 177,639	\$ 14,803	\$ 9,997	\$ 9,997	\$ 63	\$ 167,642
Other Routine Expenses:						
Tenant Services	\$ 280,297	\$ 23,358	\$ 413	\$ 413	\$ 3	\$ 279,884
Utilities	211,478	17,623	16,682	16,682	106	194,796
Protective Services	44,303	3,692	1,825	1,825	12	42,478
Total Other Routine Expenses	\$ 536,078	\$ 44,673	\$ 18,920	\$ 18,920	\$ 120	\$ 517,158
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ 0
Capital Expenditures	0	0		0	0	0
Performance Contracting	2,598	217	16,693	16,693	106	(14,095)
Transfer to other AMPS	0	0		0	0	0
Total Non-Routine Expenses	\$ 2,598	\$ 217	\$ 16,693	\$ 16,693	\$ 105.65	\$ (14,095)
Total-All Expenses	\$ 1,317,196	\$ 109,767	\$ 81,067	\$ 81,067	\$ 513	\$ 1,236,129
PROVISION FOR RESERVE	\$ 320,721	\$ 26,726	\$ 17,642	\$ 17,642	\$ 112	\$ (303,079)

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ASSET MANAGEMENT PROJECT (AMP) DETAIL
TX001000002P ROSEWOOD/SALINA
UNITS AVAILABLE - 156
OPERATING REVENUES & EXPENSES
FISCAL YEAR - APRIL 1, 2018 - MARCH 31, 2019

	2018/2019 Budget		April 2018	Y.T.D. As of 4/30/18	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 396,016	\$ 33,001	\$ 34,890	\$ 34,890	\$ 224	\$ (361,126)
Nondwelling Rental	8,700	725	700	700	4	(8,000)
Excess Utilities Usage	4,903	409	448	448	3	(4,455)
Other Income	13,621	1,135	348	348	2	(13,273)
Transfer from other AMPS	0	0		0	0	0
Non Federal Donations	255,756	21,313		0	0	(255,756)
HUD Subsidy	731,158	60,930	63,112	63,112	405	(668,046)
Total Revenues	\$ 1,410,154	\$ 117,513	\$ 99,498	\$ 99,498	\$ 638	\$ (1,310,656)
EXPENSE:						
Administrative:						
Salaries	\$ 120,150	\$ 10,013	\$ 10,594	\$ 10,594	\$ 68	\$ 109,556
Legal - Misc.	7,000	583		0	0	7,000
Travel & Training	1,070	89		0	0	1,070
Accounting & Audit Fees	2,382	199		0	0	2,382
Management Fee	122,850	10,238	11,798	11,798	76	111,052
Sundry Administrative	32,646	2,721	592	592	4	32,054
Total Administrative	\$ 286,098	\$ 23,843	\$ 22,984	\$ 22,984	\$ 147	\$ 263,114
Maintenance:						
Labor	\$ 113,399	\$ 9,450	\$ 8,093	\$ 8,093	\$ 52	\$ 105,306
Materials	53,675	4,473	3,419	3,419	22	50,256
Contracts	101,300	8,442	5,303	5,303	34	95,997
Total Maintenance	\$ 268,374	\$ 22,365	\$ 16,815	\$ 16,815	\$ 108	\$ 251,559
General Expense:						
Insurance	\$ 30,079	\$ 2,507	\$ 1,665	\$ 1,665	\$ 10.7	\$ 28,414
Employee Benefit Contributions	108,046	9,004	8,932	8,932	57	99,114
Collection Losses	7,920	660		0	0	7,920
Total General Expenses	\$ 146,045	\$ 12,171	\$ 10,597	\$ 10,597	\$ 68	\$ 135,448
Other Routine Expenses:						
Tenant Services	\$ 72,659	\$ 6,055	\$ 1,286	\$ 1,286	\$ 8	\$ 71,373
Utilities	175,000	14,583	13,935	13,935	89	161,065
Protective Services	30,804	2,567	902	902	6	29,902
Total Other Routine Expenses	\$ 278,463	\$ 23,205	\$ 16,123	\$ 16,123	\$ 103	\$ 262,340
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ 0
Capital Expenditures	0	0		0	0	0
Performance Contracting	119,022	9,919	16,499	16,499	106	102,523
Transfer to other AMPS	0	0		0	0	0
Total Non-Routine Expenses	\$ 119,022	\$ 9,919	\$ 16,499	\$ 16,499	\$ 105.76	\$ 102,523
Total-All Expenses	\$ 1,098,002	\$ 91,503	\$ 83,018	\$ 83,018	\$ 532	\$ 1,014,984
PROVISION FOR RESERVE	\$ 312,152	\$ 26,010	\$ 16,480	\$ 16,480	\$ 106	\$ (295,672)

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ASSET MANAGEMENT PROJECT (AMP) DETAIL
TX001000003P SANTA RITA
UNITS AVAILABLE - 97
OPERATING REVENUES & EXPENSES
FISCAL YEAR - APRIL 1, 2018 - MARCH 31, 2019

	2018/2019 Budget	YTD Budget	April 2018	Y.T.D. As of 4/30/18	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 252,263	\$ 21,022	\$ 26,023	\$ 26,023	\$ 268	\$ (226,240)
Nondwelling Rental	0	0		0	0	0
Excess Utilities Usage	966	81	374	374	4	(592)
Other Income	13,341	1,112	195	195	2	(13,146)
Transfer from other AMPS	0	0		0	0	0
Non Federal Donations	315,362	26,280		0	0	(315,362)
HUD Subsidy	563,738	46,978	50,743	50,743	523	(512,995)
Total Revenues	\$ 1,145,670	\$ 95,473	\$ 77,335	\$ 77,335	\$ 797	\$ (1,068,335)
EXPENSE:						
Administrative:						
Salaries	\$ 110,141	\$ 9,178	\$ 8,290	\$ 8,290	\$ 85	\$ 101,851
Legal - Misc.	2,500	208		0	0	2,500
Travel & Training	711	59	250	250	3	461
Accounting & Audit Fees	1,481	123		0	0	1,481
Management Fee	76,386	6,366	7,431	7,431	77	68,955
Sundry Administrative	18,833	1,569	467	467	5	18,366
Total Administrative	\$ 210,052	\$ 17,503	\$ 16,438	\$ 16,438	\$ 169	\$ 193,614
Maintenance:						
Labor	\$ 72,531	\$ 6,044	\$ 5,384	\$ 5,384	\$ 56	\$ 67,147
Materials	40,428	3,369	233	233	2	40,195
Contracts	70,834	5,903	2,930	2,930	30	67,904
Total Maintenance	\$ 183,793	\$ 15,316	\$ 8,547	\$ 8,547	\$ 88	\$ 175,246
General Expense:						
Insurance	\$ 25,047	\$ 2,087	\$ 1,082	\$ 1,082	\$ 11	\$ 23,965
Employee Benefit Contributions	85,357	7,113	8,459	8,459	87	76,898
Collection Losses	5,045	420		0	0	5,045
Total General Expenses	\$ 115,449	\$ 9,620	\$ 9,541	\$ 9,541	\$ 98	\$ 105,908
Other Routine Expenses:						
Tenant Services	\$ 133,711	\$ 11,143	\$ 84	\$ 84	\$ 1	\$ 133,627
Utilities	177,194	14,766	12,696	12,696	131	164,498
Protective Services	33,654	2,805	1,312	1,312	14	32,342
Total Other Routine Expenses	\$ 344,559	\$ 28,714	\$ 14,092	\$ 14,092	\$ 145	\$ 330,467
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ 0
Capital Expenditures	0	0		0	0	0
Performance Contracting	97,149	8,096	10,288	10,288	106	86,861
Transfer to other AMPS		0		0	0	0
Total Non-Routine Expenses	\$ 97,149	\$ 8,096	\$ 10,288	\$ 10,288	\$ 106.06	\$ 86,861
Total-All Expenses	\$ 951,002	\$ 79,249	\$ 58,906	\$ 58,906	\$ 607	\$ 892,096
PROVISION FOR RESERVE	\$ 194,668	\$ 16,224	\$ 18,429	\$ 18,429	\$ 190	\$ (176,239)

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ASSET MANAGEMENT PROJECT (AMP) DETAIL
 TX001000004P MEADOWBROOK
 UNITS AVAILABLE - 160
 OPERATING REVENUES & EXPENSES
 FISCAL YEAR - APRIL 1, 2018 - MARCH 31, 2019

	2018/2019 Budget	YTD Budget	April 2018	Y.T.D. As of 4/30/18	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 0	\$ 0	\$	\$ 0	\$ -	\$ 0
Nondwelling Rental	0	0	635	635	4	635
Excess Utilities Usage	0	0		0	0	0
Other Income	0	0		0	0	0
Transfer from other AMPS	0	0		0	0	0
Non Federal Donations	0	0		0	0	0
HUD Subsidy	0	0		0	0	0
Total Revenues	\$ 0	\$ 0	\$ 635	\$ 635	\$ 4	\$ 635
EXPENSE:						
Administrative:						
Salaries	\$ 0	\$ 0	\$	\$ 0	\$ -	\$ 0
Legal - Misc.	0	0		0	0	0
Travel & Training	0	0		0	0	0
Accounting & Audit Fees	0	0		0	0	0
Management Fee	0	0		0	0	0
Sundry Administrative	0	0		0	0	0
Total Administrative	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ 0
Maintenance:						
Labor	\$ 0	\$ 0	\$	\$ 0	\$ -	\$ 0
Materials	0	0		0	0	0
Contracts	0	0		0	0	0
Total Maintenance	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ 0
General Expense:						
Insurance	\$ 0	\$ 0	\$ 28	\$ 28	\$ 0	\$ (28)
Employee Benefit Contributions	0	0		0	0	0
Collection Losses	0	0		0	0	0
Total General Expenses	\$ 0	\$ 0	\$ 28	\$ 28	#DIV/0!	\$ (28)
Other Routine Expenses:						
Tenant Services	\$ 0	\$ 0	\$	\$ 0	\$ -	\$ 0
Utilities	0	0		0	0	0
Protective Services	0	0		0	0	0
Total Other Routine Expenses	\$ 0	\$ 0	\$ 0	\$ 0	#DIV/0!	\$ 0
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	\$ 0	\$	\$ 0	\$ -	\$ 0
Capital Expenditures	0	0		0	0	0
Performance Contracting	0	0		0	0	0
Transfer to other AMPS	0	0		0	0	0
Total Non-Routine Expenses	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ 0
Total-All Expenses	\$ 0	\$ 0	\$ 28	\$ 28	\$ 0	\$ (28)
PROVISION FOR RESERVE	\$ 0	\$ 0	\$ 607	\$ 607	\$ 4	\$ 607

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ASSET MANAGEMENT PROJECT (AMP) DETAIL
TX001000005P B. T. WASHINGTON & 6 S/S
UNITS AVAILABLE - 222
OPERATING REVENUES & EXPENSES
FISCAL YEAR - APRIL 1, 2018 - MARCH 31, 2019

	2018/2019 Budget	YTD Budget	Apr. 2018	YTD As of 4/30/18	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 19,230	\$ 1,603	\$ 295	\$ 295	\$ 1	\$ (18,935)
Nondwelling Rental	0	0		0	0	0
Excess Utilities Usage	0	0		0	0	0
Other Income	(4,158)	(347)	30	30	0	4,188
Transfer from other AMPS	0	0		0	0	0
Non Federal Donations	0	0		0	0	0
HUD Subsidy	46,894	3,908		0	0	(46,894)
Total Revenues	\$ 61,966	\$ 5,164	\$ 325	\$ 325	\$ 1	\$ (61,641)
EXPENSE:						
Administrative:						
Salaries	\$ 4,522	\$ 377	\$ 368	\$ 368	\$ 2	\$ 4,154
Legal - Misc.	69	6		0	0	69
Travel & Training	233	19		0	0	233
Accounting & Audit Fees	94	8		0	0	94
Management Fee	6,301	525	460	460	2	5,841
Sundry Administrative	1,401	117	3	3	0	1,398
Total Administrative	\$ 12,620	\$ 1,052	\$ 831	\$ 831	\$ 4	\$ 11,789
Maintenance:						
Labor	\$ 4,093	\$ 341	\$ 428	\$ 428	\$ 2	\$ 3,665
Materials	2,338	195		0	0	2,338
Contracts	5,166	431	8	8	0	5,158
Total Maintenance	\$ 11,597	\$ 967	\$ 436	\$ 436	\$ 2	\$ 11,161
General Expense:						
Insurance	\$ 1,464	\$ 122	\$ 67	\$ 67	\$ 0	\$ 1,397
Employee Benefit Contributions	7,185	599	503	503	2	6,682
Collection Losses	385	32		0	0	385
Total General Expenses	\$ 9,034	\$ 753	\$ 570	\$ 570	\$ 3	\$ 8,464
Other Routine Expenses:						
Tenant Services	\$ 15,995	\$ 1,333	\$ 35	\$ 35	\$ 0	\$ 15,960
Utilities	0	0		0	0	0
Protective Services	1,323	110		0	0	1,323
Total Other Routine Expenses	\$ 17,318	\$ 1,443	\$ 35	\$ 35	\$ 0	\$ 17,283
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	\$ 0	\$	\$ 0	\$ -	\$ 0
Capital Expenditures	0	0		0	0	0
Performance Contracting	0	0	582	582	3	(582)
Transfer to other AMPS	0	0		0	0	0
Total Non-Routine Expenses	\$ 0	\$ 0	\$ 582	\$ 582	\$ 2.62	\$ (582)
Total-All Expenses	\$ 50,569	\$ 4,215	\$ 2,454	\$ 2,454	\$ 11	\$ 48,115
PROVISION FOR RESERVE	\$ 11,397	\$ 949	\$ (2,129)	\$ (2,129)	\$ (10)	\$ (13,526)

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ASSET MANAGEMENT PROJECT (AMP) DETAIL
TX001000007P LAKESIDE
UNITS AVAILABLE - 164
OPERATING REVENUES & EXPENSES
FISCAL YEAR - APRIL 1, 2018 - MARCH 31, 2019

	2018/2019 Budget	YTD Budget	April 2018	Y.T.D. As of 4/30/18	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 460,599	\$ 38,383	\$ 37,727	\$ 37,727	\$ 230	\$ (422,872)
Nondwelling Rental	46,296	3,858	4,631	4,631	28	(41,665)
Excess Utilities Usage	19,248	1,604	1,720	1,720	10	(17,528)
Other Income	8,361	697	233	233	1	(8,128)
Transfer from other AMPS	0	0		0	0	
Non Federal Donations	329,306	27,442		0	0	(329,306)
HUD Subsidy	534,801	44,567	54,461	54,461	332	(480,340)
Total Revenues	\$ 1,398,611	\$ 116,551	\$ 98,772	\$ 98,772	\$ 602	\$ (1,299,839)
EXPENSE:						
Administrative:						
Salaries	\$ 113,912	\$ 9,493	\$ 9,623	\$ 9,623	\$ 59	\$ 104,289
Legal - Misc.	12,000	1,000		0	0	12,000
Travel & Training	858	72		0	0	858
Accounting & Audit Fees	2,504	209		0	0	2,504
Management Fee	129,150	10,763	12,258	12,258	75	116,892
Sundry Administrative	31,173	2,598	941	941	6	30,232
Total Administrative	\$ 289,597	\$ 24,135	\$ 22,822	\$ 22,822	\$ 139	\$ 266,775
Maintenance:						
Labor	\$ 110,921	\$ 9,243	\$ 8,799	\$ 8,799	\$ 54	\$ 102,122
Materials	57,932	4,828	59	59	0	57,873
Contracts	116,490	9,708	8,830	8,830	54	107,660
Total Maintenance	\$ 285,343	\$ 23,779	\$ 17,688	\$ 17,688	\$ 108	\$ 267,655
General Expense:						
Insurance	\$ 18,123	\$ 1,510	\$ 1,812	\$ 1,812	\$ 11	\$ 16,311
Employee Benefit Contributions	102,002	8,500	8,250	8,250	50	93,752
Collection Losses	9,212	768		0	0	9,212
Total General Expenses	\$ 129,337	\$ 10,778	\$ 10,062	\$ 10,062	\$ 61	\$ 119,275
Other Routine Expenses:						
Tenant Services	\$ 43,077	\$ 3,590	\$ 297	\$ 297	\$ 2	\$ 42,780
Utilities	250,000	20,833	21,292	21,292	130	228,708
Protective Services	63,121	5,260	1,333	1,333	8	61,788
Total Other Routine Expenses	\$ 356,198	\$ 29,683	\$ 22,922	\$ 22,922	\$ 140	\$ 333,276
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	0	\$	\$ 0	\$ -	\$ 0
Capital Expenditures	0	0		0	0	0
Performance Contracting	2,697	225	17,276	17,276	105	(14,579)
Transfer to other AMPS	0	0		0	0	0
Total Non-Routine Expenses	\$ 2,697	\$ 225	\$ 17,276	\$ 17,276	\$ 105.34	\$ (14,579)
Total-All Expenses	\$ 1,063,172	\$ 88,600	\$ 90,770	\$ 90,770	\$ 553	\$ 972,402
PROVISION FOR RESERVE	\$ 335,439	\$ 27,951	\$ 8,002	\$ 8,002	\$ 49	\$ (327,437)

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ASSET MANAGEMENT PROJECT (AMP) DETAIL
TX001000011P THURMOND
UNITS AVAILABLE - 144
OPERATING REVENUES & EXPENSES
FISCAL YEAR - APRIL 1, 2018 - MARCH 31, 2019

	2018/2019 Budget	YTD Budget	April 2018	YTD As of 4/30/18	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 300,684	\$ 25,057	\$ 30,355	\$ 30,355	\$ 211	\$ (270,329)
Nondwelling Rental	0	0		0	0	0
Excess Utilities Usage	988	82	175	175	1	(813)
Other Income	17,184	1,432	1,093	1,093	8	(16,091)
Transfer from other AMPS	0	0		0	0	
Non Federal Donations	63,437	5,286		0	0	(63,437)
HUD Subsidy	883,624	73,635	66,383	66,383	461	(817,241)
Total Revenues	\$ 1,265,917	\$ 105,492	\$ 98,006	\$ 98,006	\$ 681	\$ (1,167,911)
EXPENSE:						
Administrative:						
Salaries	\$ 118,837	\$ 9,903	\$ 9,206	\$ 9,206	\$ 64	\$ 109,631
Legal - Misc.	9,000	750		0	0	9,000
Travel & Training	1,000	83		0	0	1,000
Accounting & Audit Fees	2,199	183		0	0	2,199
Management Fee	113,400	9,450	9,193	9,193	64	104,207
Sundry Administrative	26,874	2,240	1,391	1,391	10	25,483
Total Administrative	\$ 271,310	\$ 22,609	\$ 19,790	\$ 19,790	\$ 137	\$ 251,520
Maintenance:						
Labor	\$ 94,587	\$ 7,882	\$ 7,211	\$ 7,211	\$ 50	\$ 87,376
Materials	22,850	1,904	1,707	1,707	12	21,143
Contracts	64,900	5,408	3,907	3,907	27	60,993
Total Maintenance	\$ 182,337	\$ 15,194	\$ 12,825	\$ 12,825	\$ 89	\$ 169,512
General Expense:						
Insurance	\$ 33,170	\$ 2,764	\$ 1,565	\$ 1,565	\$ 11	\$ 31,605
Employee Benefit Contributions	99,731	8,311	8,277	8,277	57	91,454
Collection Losses	6,014	501		0	0	6,014
Total General Expenses	\$ 138,915	\$ 11,576	\$ 9,842	\$ 9,842	\$ 68	\$ 129,073
Other Routine Expenses:						
Tenant Services	\$ 90,421	\$ 7,535	\$ 720	\$ 720	\$ 5	\$ 89,701
Utilities	195,000	16,250	16,973	16,973	118	178,027
Protective Services	34,628	2,886	738	738	5	33,890
Total Other Routine Expenses	\$ 320,049	\$ 26,671	\$ 18,431	\$ 18,431	\$ 128	\$ 301,618
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ 0
Capital Expenditures		0		0	0	0
Performance Contracting	161,856	13,488	15,140	15,140	105	146,716
Transfer to other AMPS	0	0		0	0	0
Total Non-Routine Expenses	\$ 161,856	\$ 13,488	\$ 15,140	\$ 15,140	\$ 105.14	\$ 146,716
Total-All Expenses	\$ 1,074,467	\$ 89,538	\$ 76,028	\$ 76,028	\$ 528	\$ 998,439
PROVISION FOR RESERVE	\$ 191,450	\$ 15,954	\$ 21,978	\$ 21,978	\$ 153	\$ (169,472)

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ASSET MANAGEMENT PROJECT (AMP) DETAIL
TX001000016P NORTHGATE/CORONADO & 14 S/S
UNITS AVAILABLE - 112
OPERATING REVENUES & EXPENSES
FISCAL YEAR - APRIL 1, 2018 - MARCH 31, 2019

	2018/2019 Budget	YTD Budget	April 2018	YTD As of 04/30/18	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 22,934	\$ 1,911	\$ 5,351	\$ 5,351	\$ 48	\$ (17,583)
Nondwelling Rental	0	0		0	0	0
Excess Utilities Usage	0	0		0	0	0
Other Income	614	51	398	398	4	(216)
Transfer from other AMPS	0	0		0	0	0
Non Federal Donations	0	0		0	0	0
HUD Subsidy	47,989	3,999		0	0	(47,989)
Total Revenues	\$ 71,537	\$ 5,961	\$ 5,749	\$ 5,749	\$ 51	\$ (65,788)
EXPENSE:						
Administrative:						
Salaries	\$ 13,229	\$ 1,102	\$ 452	\$ 452	\$ 4	\$ 12,777
Legal - Misc.	588	49		0	0	588
Travel & Training	168	14		0	0	168
Accounting & Audit Fees	275	23		0	0	275
Management Fee	14,700	1,225	1,073	1,073	10	13,627
Sundry Administrative	4,385	365	8	8	0	4,377
Total Administrative	\$ 33,345	\$ 2,778	\$ 1,533	\$ 1,533	\$ 14	\$ 31,812
Maintenance:						
Labor	\$ 10,560	\$ 880	\$ 387	\$ 387	\$ 3	\$ 10,173
Materials	3,038	253	8	8	0	3,030
Contracts	5,153	429	21	21	0	5,132
Total Maintenance	\$ 18,751	\$ 1,562	\$ 416	\$ 416	\$ 4	\$ 18,335
General Expense:						
Insurance	\$ 3,415	\$ 285	\$ 144	\$ 144	\$ 1	\$ 3,271
Employee Benefit Contributions	11,524	960	474	474	4	11,050
Collection Losses	459	38		0	0	459
Total General Expenses	\$ 15,398	\$ 1,283	\$ 618	\$ 618	\$ 6	\$ 14,780
Other Routine Expenses:						
Tenant Services	\$ 4,936	\$ 411	\$	\$ 0	\$ -	\$ 4,936
Utilities	0	0		0	0	0
Protective Services	4,385	365		0	0	4,385
Total Other Routine Expenses	\$ 9,321	\$ 776	\$ 0	\$ 0	\$ -	\$ 9,321
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	\$ 0	\$	\$ 0	\$ -	\$ 0
Capital Expenditures		0		0	0	0
Performance Contracting	0	0	1,553	1,553	14	(1,553)
Transfer to other AMPS	0	0		0	0	0
Total Non-Routine Expenses	\$ 0	\$ 0	\$ 1,553	\$ 1,553	\$ 14	\$ (1,553)
Total-All Expenses	\$ 76,815	\$ 6,399	\$ 4,120	\$ 4,120	\$ 37	\$ 72,695
PROVISION FOR RESERVE	\$ (5,278)	\$ (438)	\$ 1,629	\$ 1,629	\$ 15	\$ 6,907

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ASSET MANAGEMENT PROJECT (AMP) DETAIL
TX001000017P SB/MII/GR/MV & 2 S/S
UNITS AVAILABLE - 158
OPERATING REVENUES & EXPENSES
FISCAL YEAR - APRIL 1, 2018 - MARCH 31, 2019

	2018/2019 Budget	YTD Budget	April 2018	YTD As of 4/30/18	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 29,319	\$ 2,443	\$ 9,611	\$ 9,611	\$ 61	\$ (19,708)
Nondwelling Rental	0	0		0	0	0
Excess Utilities Usage	0	0	80	80	1	80
Other Income	494	41	2,828	2,828	18	2,334
Transfer from other AMPS	0	0		0	0	0
Non Federal Donations	147,278	12,273		0	0	(147,278)
HUD Subsidy	204,273	17,023	1	1	0	(204,272)
Total Revenues	\$ 381,364	\$ 31,780	\$ 12,520	\$ 12,520	\$ 79	\$ (368,844)
EXPENSE:						
Administrative:						
Salaries	\$ 16,831	\$ 1,403	\$ 1,381	\$ 1,381	\$ 9	\$ 15,450
Legal - Misc.	280	23		0	0	280
Travel & Training	221	18		0	0	221
Accounting & Audit Fees	182	15		0	0	182
Management Fee	12,600	1,050	2,681	2,681	17	9,919
Sundry Administrative	3,312	276	24	24	0	3,288
Total Administrative	\$ 33,426	\$ 2,785	\$ 4,086	\$ 4,086	\$ 26	\$ 29,340
Maintenance:						
Labor	\$ 22,797	\$ 1,900	\$ 1,766	\$ 1,766	\$ 11	\$ 21,031
Materials	1,801	150	42	42	0	1,759
Contracts	5,027	419	707	707	4	4,320
Total Maintenance	\$ 29,625	\$ 2,469	\$ 2,515	\$ 2,515	\$ 16	\$ 27,110
General Expense:						
Insurance	\$ 27,613	\$ 2,301	\$ 439	\$ 439	\$ 3	\$ 27,174
Employee Benefit Contributions	18,841	1,570	1,750	1,750	11	17,091
Collection Losses	586	49		0	0	586
Total General Expenses	\$ 47,040	\$ 3,920	\$ 2,189	\$ 2,189	\$ 14	\$ 44,851
Other Routine Expenses:						
Tenant Services	\$ 6,054	\$ 505	\$ 1,099	\$ 1,099	\$ 7	\$ 4,955
Utilities	11,400	950	3,395	3,395	21	8,005
Protective Services	3,102	259	281	281	2	2,821
Total Other Routine Expenses	\$ 20,556	\$ 1,714	\$ 4,775	\$ 4,775	\$ 30	\$ 15,781
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ 0
Capital Expenditures	0	0		0	0	0
Performance Contracting	539	45	4,464	4,464	28	(3,925)
Transfer to other AMPS	0	0		0	0	0
Total Non-Routine Expenses	\$ 539	\$ 45	\$ 4,464	\$ 4,464	\$ 28.25	\$ (3,925)
Total-All Expenses	\$ 131,186	\$ 10,933	\$ 18,029	\$ 18,029	\$ 114	\$ 113,157
PROVISION FOR RESERVE	\$ 250,178	\$ 20,847	\$ (5,509)	\$ (5,509)	\$ (35)	\$ (255,687)

HOUSING AUTHORITY OF THE CITY OF AUSTIN

SCHEDULE 1Ba PATHWAYS ASSET MANAGEMENT UNITS AVAILABLE - 582 OPERATING REVENUES & EXPENSES BUDGET WORKSHEET

	2018/2019 Budget	YTD Budget	April 2018	Y.T.D. As of 4/30/2018	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 2,951,779	\$ 245,982	\$ 292,445	292,445	\$ 502.48	\$ 2,659,334
Vacancy	(475,318)	(39,610)	(33,906)	(33,906)	(58.26)	(441,412)
Bad Debts	(190,127)	(15,844)	0	0	-	(190,127)
Interest Income	0	0	0	0	-	0
Other Income	524,347	43,696	13,308	13,308	22.87	511,039
HUD Subsidy/Grants	6,554,581	546,215	493,679	493,679	848.25	6,060,902
Total Revenues	\$ 9,365,262	\$ 780,439	\$ 765,526	765,526	\$ 1,315	\$ 8,599,736
EXPENSE:						
Administrative:						
Salaries	\$ 864,259	\$ 72,022	\$ 68,814	68,814	\$ 118.24	\$ 795,445
Legal - Misc.	46,850	3,904	0	0	-	46,850
Travel & Training	15,662	1,305	514	514	0.88	15,148
Accounting & Audit Fees	9,269	772	0	0	-	9,269
Management Fee	374,608	31,217	30,547	30,547	52.49	344,061
Sundry Administrative	272,384	22,699	10,214	10,214	17.55	262,170
Total Administrative	\$ 1,583,032	\$ 131,919	\$ 110,089	110,089	\$ 189	\$ 1,472,943
Maintenance:						
Labor	\$ 724,462	\$ 60,372	\$ 53,591	53,591	\$ 92.08	\$ 670,871
Materials	277,805	23,150	5,956	5,956	10.23	271,849
Contracts	681,881	56,823	38,766	38,766	66.61	643,115
Total Maintenance	\$ 1,684,148	\$ 140,345	\$ 98,313	98,313	\$ 169	\$ 1,585,835
General Expense:						
Insurance	\$ 319,250	\$ 26,604	\$ 27,558	27,558	\$ 47.35	\$ 291,692
Employee Benefit Contributions	873,382	72,782	66,225	66,225	113.79	807,157
Other - Interest on Note	1,595,284	132,940	128,491	128,491	220.77	1,466,793
Collection Losses	0	0	0	0	-	0
Total General Expenses	\$ 2,787,916	\$ 232,326	\$ 222,274	222,274	\$ 382	\$ 2,565,642
Other Routine Expenses:						
Tenant Services	\$ 1,103,038	\$ 91,920	\$ 10,047	10,047	\$ 17.26	\$ 1,092,991
Utilities	1,520,980	126,748	122,153	122,153	209.89	1,398,827
Protective Services	282,274	23,523	9,433	9,433	16.21	272,841
Total Other Routine Expenses	\$ 2,906,292	\$ 242,191	\$ 141,633	141,633	\$ 243	\$ 2,764,659
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	\$ 0	\$ 4,529	4,529	\$ 7.78	\$ (4,529)
Capital Expenditures	0	0	0	0	-	0
Land Lease	0	0	0	0	-	0
Total Non-Routine Expenses	\$ 0	\$ 0	\$ 4,529	4,529	\$ 8	\$ (4,529)
Total-All Expenses	\$ 8,961,388	\$ 746,781	\$ 576,838	576,838	\$ 991	\$ 8,384,550
PROVISION FOR RESERVE	\$ 403,874	\$ 33,658	\$ 188,688	188,688	\$ 324	\$ 215,186

HOUSING AUTHORITY OF THE CITY OF AUSTIN

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

	2018/2019 Approved	YTD Budget	April 2018	Y.T.D. As of 4/30/2018	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 449,368	\$ 37,447	\$ 36,667	36,667	\$ 254.63	\$ 412,701
Vacancy	(65,316)	(5,443)	(1,173)	(1,173)	(8.15)	(64,143)
Bad Debts	(26,126)	(2,177)		0	-	(26,126)
Interest Income	0	0		0	-	0
Other Income	36,483	3,040	2,424	2,424	16.83	34,059
HUD Subsidy/Grants	856,946	71,412	70,296	70,296	488.17	786,650
Total Revenues	\$ 1,251,355	\$ 104,279	\$ 108,214	108,214	\$ 751	\$ 1,143,141
EXPENSE:						
Administrative:						
Salaries	\$ 100,062	\$ 8,339	\$ 7,183	7,183	\$ 49.88	\$ 92,879
Legal - Misc.	15,000	1,250		0	-	15,000
Travel & Training	650	54	82	82	0.57	568
Accounting & Audit Fees	2,199	183		0	-	2,199
Management Fee	50,054	4,171	4,307	4,307	29.91	45,747
Sundry Administrative	29,754	2,480	954	954	6.63	28,800
Total Administrative	\$ 197,719	\$ 16,477	\$ 12,526	12,526	\$ 87	\$ 185,193
Maintenance:						
Labor	\$ 87,646	\$ 7,304	\$ 4,911	4,911	\$ 34.10	\$ 82,735
Materials/Resident Charges	33,530	2,794	1,311	1,311	9.10	32,219
Contracts	66,471	5,539	3,139	3,139	21.80	63,332
Total Maintenance	\$ 187,647	\$ 15,637	\$ 9,361	9,361	\$ 65	\$ 178,286
General Expense:						
Insurance	\$ 41,574	\$ 3,465	\$ 3,610	3,610	\$ 25.07	\$ 37,964
Employee Benefit Contributions	90,989	7,582	6,599	6,599	45.83	84,390
Other - Interest on Note	258,446	21,537	22,128	22,128	153.67	236,318
Collection Losses	0	0		0	-	0
Total General Expenses	\$ 391,009	\$ 32,584	\$ 32,337	32,337	\$ 225	\$ 358,672
Other Routine Expenses:						
Tenant Services	\$ 176,960	\$ 14,747	\$ 1,074	1,074	\$ 7.46	\$ 175,886
Utilities	192,000	16,000	6,021	6,021	41.81	185,979
Protective Services	35,141	2,928	1,722	1,722	11.96	33,419
Total Other Routine Expenses	\$ 404,101	\$ 33,675	\$ 8,817	8,817	\$ 61	\$ 395,284
Non-Routine Expenses:						
Extraordinary Maintenance	\$	\$ 0	\$	0	\$ -	\$ 0
Replacement Reserve		0		0	-	0
		0		0	-	0
Other		0		0	-	0
Total Non-Routine Expenses	\$ 0	\$ 0	\$ 0	0	\$ 0	\$ 0
Total-All Expenses	\$ 1,180,476	\$ 98,373	\$ 63,041	63,041	\$ 438	\$ 1,117,435
PROVISION FOR RESERVE	\$ 70,879	\$ 5,906	\$ 45,173	45,173	\$ 314	\$ 25,706

HOUSING AUTHORITY OF THE CITY OF AUSTIN

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

	2018/2019 Approved	YTD Budget	April 2018	Y.T.D. As of 4/30/2018	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 142,647	\$ 11,887	\$ 12,246	12,246	\$ 255.13	\$ 130,401
Vacancy	(18,231)	(1,519)		0	-	(18,231)
Bad Debts	(7,292)	(608)		0	-	(7,292)
Interest Income	0	0		0	-	0
Other Income	3,058	255	1,007	1,007	20.98	2,051
HUD Subsidy/Grants	221,975	18,498	17,502	17,502	364.63	204,473
Total Revenues	\$ 342,157	\$ 28,513	\$ 30,755	30,755	\$ 641	\$ 311,402
EXPENSE:						
Administrative:						
Salaries	\$ 46,569	\$ 3,881	\$ 2,337	2,337	48.69	\$ 44,232
Legal - Misc.	500	42		0	-	500
Travel & Training	600	50		0	-	600
Accounting & Audit Fees	733	61		0	-	733
Management Fee	13,686	1,141	1,225	1,225	25.52	12,461
Sundry Administrative	11,081	923	439	439	9.15	10,642
Total Administrative	\$ 73,169	\$ 6,098	\$ 4,001	4,001	\$ 83	\$ 69,168
Maintenance:						
Labor	\$ 36,571	\$ 3,048	\$ 2,906	2,906	60.54	\$ 33,665
Materials	13,060	1,088	28	28	0.58	13,032
Contracts	30,151	2,513	1,256	1,256	26.17	28,895
Total Maintenance	\$ 79,782	\$ 6,649	\$ 4,190	4,190	\$ 87	\$ 75,592
General Expense:						
Insurance	\$ 13,713	\$ 1,143	\$ 1,212	1,212	25.25	\$ 12,501
Employee Benefit Contributions	39,998	3,333	3,442	3,442	71.71	36,556
Other - Interest on Note	44,400	3,700	3,801	3,801	79.19	40,599
Collection Losses	0	0		0	-	0
Total General Expenses	\$ 98,111	\$ 8,176	\$ 8,455	8,455	\$ 176	\$ 89,656
Other Routine Expenses:						
Tenant Services	\$ 11,451	\$ 954	\$ 524	524	10.92	\$ 10,927
Utilities	63,500	5,292	6,103	6,103	127.15	57,397
Protective Services	15,022	1,252	359	359	7.48	14,663
Total Other Routine Expenses	\$ 89,973	\$ 7,498	\$ 6,986	6,986	\$ 146	\$ 82,987
Non-Routine Expenses:						
Extraordinary Maintenance	\$	\$ 0	\$	0	\$ -	\$ 0
Replacement Reserve		0		0	-	0
		0		0	-	0
Total Non-Routine Expenses	\$ 0	\$ 0	\$ 0	0	\$ 0	\$ 0
Total-All Expenses	\$ 341,035	\$ 28,421	\$ 23,632	23,632	\$ 492	\$ 317,403
PROVISION FOR RESERVE	\$ 1,122	\$ 92	\$ 7,123	7,123	\$ 148	\$ (6,001)

HOUSING AUTHORITY OF THE CITY OF AUSTIN

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

	2018/2019 Approved	YTD Budget	April 2018	Y.T.D. As of 4/30/2018	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 86,656	\$ 7,221	\$ 5,240	5,240	\$ 158.79	\$ 81,416
Vacancy	(13,877)	(1,156)	(1,362)	(1,362)	(41.27)	(12,515)
Bad Debts	(5,551)	(463)		0	-	(5,551)
Interest Income	0	0		0	-	0
Other Income	1,209	101	356	356	10.79	853
HUD Subsidy/Grants	190,891	15,908	17,487	17,487	529.91	173,404
Total Revenues	\$ 259,328	\$ 21,611	\$ 21,721	21,721	\$ 658	\$ 237,607
EXPENSE:						
Administrative:						
Salaries	\$ 31,079	\$ 2,590	\$ 1,621	1,621	\$ 49.12	\$ 29,458
Legal - Misc.	350	29		0	-	350
Travel & Training	750	63		0	-	750
Accounting & Audit Fees	504	42		0	-	504
Management Fee	10,373	864	858	858	26.00	9,515
Sundry Administrative	5,960	497	19	19	0.58	5,941
Total Administrative	\$ 49,016	\$ 4,085	\$ 2,498	2,498	\$ 76	\$ 46,518
Maintenance:						
Labor	\$ 25,152	\$ 2,096	\$ 2,257	2,257	\$ 68.39	\$ 22,895
Materials	6,715	560	2	2	0.06	6,713
Contracts	17,105	1,425	243	243	7.36	16,862
Total Maintenance	\$ 48,972	\$ 4,081	\$ 2,502	2,502	\$ 76	\$ 46,470
General Expense:						
Insurance	\$ 8,859	\$ 738	\$ 782	782	\$ 23.70	\$ 8,077
Employee Benefit Contributions	27,660	2,305	2,296	2,296	69.58	25,364
Other - Interest on Note	39,960	3,330	3,421	3,421	103.67	36,539
Collection Losses	0	0		0	-	0
Total General Expenses	\$ 76,479	\$ 6,373	\$ 6,499	6,499	\$ 197	\$ 69,980
Other Routine Expenses:						
Tenant Services	\$ 7,068	\$ 589	\$ 131	131	\$ 3.97	\$ 6,937
Utilities	41,200	3,433	4,154	4,154	125.88	37,046
Protective Services	4,510	376	191	191	5.79	4,319
Total Other Routine Expenses	\$ 52,778	\$ 4,398	\$ 4,476	4,476	\$ 136	\$ 48,302
Non-Routine Expenses:						
Extraordinary Maintenance	\$	\$ 0	\$ 0	0	\$ -	\$ 0
Replacement Reserve		0		0	-	0
		0		0	-	0
Total Non-Routine Expenses	\$ 0	\$ 0	\$ 0	0	\$ 0	\$ 0
Total-All Expenses	\$ 227,245	\$ 18,937	\$ 15,975	15,975	\$ 484	\$ 211,270
PROVISION FOR RESERVE	\$ 32,083	\$ 2,674	\$ 5,746	5,746	\$ 174	\$ 26,337

HOUSING AUTHORITY OF THE CITY OF AUSTIN

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

	2018/2019 Approved	YTD Budget	April 2018	Y.T.D. As of 4/30/2018	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 292,615	\$ 24,385	\$ 20,296	20,296	\$ 215.91	\$ 272,319
Vacancy	(39,937)	(3,328)	2,606	2,606	27.72	(42,543)
Bad Debts	(15,975)	(1,331)		0	-	(15,975)
Interest Income	0	0		0	-	0
Other Income	1,660	138	246	246	2.62	1,414
HUD Subsidy/Grants	506,116	42,176	45,271	45,271	481.61	460,845
Total Revenues	\$ 744,479	\$ 62,040	\$ 68,419	68,419	\$ 728	\$ 676,060
EXPENSE:						
Administrative:						
Salaries	\$ 80,584	\$ 6,715	\$ 6,000	6,000	\$ 63.83	\$ 74,584
Legal - Misc.	6,500	542		0	-	6,500
Travel & Training	900	75		0	-	900
Accounting & Audit Fees		0		0	-	0
Management Fee	29,779	2,482	2,736	2,736	29.11	27,043
Sundry Administrative	18,683	1,557	987	987	10.50	17,696
Total Administrative	\$ 136,446	\$ 11,371	\$ 9,723	9,723	\$ 103	\$ 126,723
Maintenance:						
Labor	\$ 72,578	\$ 6,048	\$ 3,977	3,977	\$ 42.31	\$ 68,601
Materials	14,450	1,204	243	243	2.59	14,207
Contracts	48,650	4,054	4,361	4,361	46.39	44,289
Total Maintenance	\$ 135,678	\$ 11,306	\$ 8,581	8,581	\$ 91	\$ 127,097
General Expense:						
Insurance	\$ 27,008	\$ 2,251	\$ 2,362	2,362	\$ 25.13	\$ 24,646
Employee Benefit Contributions	73,820	6,152	4,473	4,473	47.59	69,347
Other - Interest on Note	94,640	7,887		0	-	94,640
Collection Losses	0	0		0	-	0
Total General Expenses	\$ 195,468	\$ 16,290	\$ 6,835	6,835	\$ 73	\$ 188,633
Other Routine Expenses:						
Tenant Services	\$ 2,350	\$ 196	\$ 115	115	\$ 1.22	\$ 2,235
Utilities	133,000	11,083	10,912	10,912	116.09	122,088
Protective Services	25,017	2,085	984	984	10.47	24,033
Total Other Routine Expenses	\$ 160,367	\$ 13,364	\$ 12,011	12,011	\$ 128	\$ 148,356
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	\$ 0	\$ 3,730	3,730	\$ 39.68	\$ (3,730)
Replacement Reserve		0		0	-	0
Other		0		0	-	0
Total Non-Routine Expenses	\$ 0	\$ 0	\$ 3,730	3,730	\$ 40	\$ (3,730)
Total-All Expenses	\$ 627,959	\$ 52,331	\$ 40,880	40,880	\$ 435	\$ 587,079
PROVISION FOR RESERVE	\$ 116,520	\$ 9,709	\$ 27,539	27,539	\$ 293	\$ 88,981

HOUSING AUTHORITY OF THE CITY OF AUSTIN

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

	2018/2019 Approved	YTD Budget	April 2018	Y.T.D. As of 4/30/2018	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 157,746	\$ 13,146	\$ 11,913	11,913	\$ 238.26	\$ 145,833
Vacancy	(21,347)	(1,779)	(1,578)	(1,578)	(31.56)	(19,769)
Bad Debts	(8,539)	(712)		0	-	(8,539)
Interest Income	0	0		0	-	0
Other Income	1,936	161	145	145	2.90	1,791
HUD Subsidy/Grants	269,198	22,433	23,300	23,300	466.00	245,898
Total Revenues	\$ 398,994	\$ 33,249	\$ 33,780	33,780	\$ 676	\$ 365,214
EXPENSE:						
Administrative:						
Salaries	\$ 46,733	\$ 3,894	\$ 1,388	1,388	\$ 27.76	\$ 45,345
Legal - Misc.	2,000	167		0	-	2,000
Travel & Training	900	75	125	125	2.50	775
Accounting & Audit Fees		0		0	-	0
Management Fee	15,960	1,330	1,349	1,349	26.98	14,611
Sundry Administrative	18,842	1,570	460	460	9.20	18,382
Total Administrative	\$ 84,435	\$ 7,036	\$ 3,322	3,322	\$ 66	\$ 81,113
Maintenance:						
Labor	\$ 40,110	\$ 3,343	\$ 3,968	3,968	\$ 79.36	\$ 36,142
Materials	12,830	1,069	714	714	14.28	12,116
Contracts	23,222	1,935	3,222	3,222	64.44	20,000
Total Maintenance	\$ 76,162	\$ 6,347	\$ 7,904	7,904	\$ 158	\$ 68,258
General Expense:						
Insurance	\$ 16,988	\$ 1,416	\$ 1,485	1,485	\$ 29.70	\$ 15,503
Employee Benefit Contributions	39,877	3,323	3,524	3,524	70.48	36,353
Other - Interest on Note	47,827	3,986	4,118	4,118	82.36	43,709
Collection Losses	0	0		0	-	0
Total General Expenses	\$ 104,692	\$ 8,725	\$ 9,127	9,127	\$ 183	\$ 95,565
Other Routine Expenses:						
Tenant Services	\$ 1,250	\$ 104	\$	0	\$ -	\$ 1,250
Utilities	77,000	6,417	4,850	4,850	97.00	72,150
Protective Services	8,525	710	289	289	5.78	8,236
Total Other Routine Expenses	\$ 86,775	\$ 7,231	\$ 5,139	5,139	\$ 103	\$ 81,636
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	\$ 0	\$ 799	799	\$ 15.98	\$ (799)
Replacement Reserve		0		0	-	0
Other		0		0	-	0
Total Non-Routine Expenses	\$ 0	\$ 0	\$ 799	799	\$ 16	\$ (799)
Total-All Expenses	\$ 352,064	\$ 29,339	\$ 26,291	26,291	\$ 526	\$ 325,773
PROVISION FOR RESERVE	\$ 46,930	\$ 3,910	\$ 7,489	7,489	\$ 150	\$ 39,441

HOUSING AUTHORITY OF THE CITY OF AUSTIN

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

	2018/2019 Approved	YTD Budget	April 2018	Y.T.D. As of 4/30/2018	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 170,404	\$ 14,200	\$ 19,441	19,441	\$ 388.82	\$ 150,963
Vacancy	(20,055)	(1,671)	(7,664)	(7,664)	(153.28)	(12,391)
Bad Debts	(8,022)	(669)		0	-	(8,022)
Interest Income	0	0		0	-	0
Other Income	2,011	168	226	226	4.52	1,785
HUD Subsidy/Grants	230,700	19,225	14,145	14,145	282.90	216,555
Total Revenues	\$ 375,038	\$ 31,253	\$ 26,148	26,148	\$ 523	\$ 348,890
EXPENSE:						
Administrative:						
Salaries	\$ 47,248	\$ 3,937	\$ 2,518	2,518	\$ 50.36	\$ 44,730
Legal - Misc.	1,500	125		0	-	1,500
Travel & Training	600	50		0	-	600
Accounting & Audit Fees		0		0	-	0
Management Fee	15,001	1,250	1,042	1,042	20.84	13,959
Sundry Administrative	14,005	1,167	1,019	1,019	20.38	12,986
Total Administrative	\$ 78,354	\$ 6,529	\$ 4,579	4,579	\$ 92	\$ 73,775
Maintenance:						
Labor	\$ 37,213	\$ 3,101	\$ 3,408	3,408	\$ 68.16	\$ 33,805
Materials	8,050	671	26	26	0.52	8,024
Contracts	27,225	2,269	897	897	17.94	26,328
Total Maintenance	\$ 72,488	\$ 6,041	\$ 4,331	4,331	\$ 87	\$ 68,157
General Expense:						
Insurance	\$ 14,963	\$ 1,247	\$ 1,313	1,313	\$ 26.26	\$ 13,650
Employee Benefit Contributions	38,992	3,249	3,892	3,892	77.84	35,100
Other - Interest on Note	55,094	4,591	4,744	4,744	94.88	50,350
Collection Losses	0	0		0	-	0
Total General Expenses	\$ 109,049	\$ 9,087	\$ 9,949	9,949	\$ 199	\$ 99,100
Other Routine Expenses:						
Tenant Services	\$ 1,250	\$ 104		0	\$ -	\$ 1,250
Utilities	66,000	5,500	4,835	4,835	96.70	61,165
Protective Services	15,660	1,305	697	697	13.94	14,963
Total Other Routine Expenses	\$ 82,910	\$ 6,909	\$ 5,532	5,532	\$ 111	\$ 77,378
Non-Routine Expenses:						
Extraordinary Maintenance	\$	\$ 0	\$	0	\$ -	\$ 0
Replacement Reserve		0		0	-	0
Other		0		0	-	0
Total Non-Routine Expenses	\$ 0	\$ 0	\$ 0	0	\$ 0	\$ 0
Total-All Expenses	\$ 342,801	\$ 28,566	\$ 24,391	24,391	\$ 488	\$ 318,410
PROVISION FOR RESERVE	\$ 32,237	\$ 2,687	\$ 1,757	1,757	\$ 35	\$ 30,480

HOUSING AUTHORITY OF THE CITY OF AUSTIN

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

	2018/2019 Approved	YTD Budget	April 2018	Y.T.D. As of 4/30/2018	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 425,071	\$ 35,423	\$ 32,888	32,888	\$ 252.98	\$ 392,183
Vacancy	(51,391)	(4,283)	9,363	9,363	72.02	(60,754)
Bad Debts	(20,557)	(1,713)		0	-	(20,557)
Interest Income	0	0		0	-	0
Other Income	12,419	1,035	(302)	(302)	(2.32)	12,721
HUD Subsidy/Grants	602,756	50,230	51,661	51,661	397.39	551,095
Total Revenues	\$ 968,298	\$ 80,692	\$ 93,610	93,610	\$ 720	\$ 874,688
EXPENSE:						
Administrative:						
Salaries	\$ 107,509	\$ 8,959	\$ 8,067	8,067	\$ 62.05	\$ 99,442
Legal - Misc.	9,000	750		0	-	9,000
Travel & Training	700	58		0	-	700
Accounting & Audit Fees	0	0		0	-	0
Management Fee	38,732	3,228	3,744	3,744	28.80	34,988
Sundry Administrative	28,144	2,345	2,496	2,496	19.20	25,648
Total Administrative	\$ 184,085	\$ 15,340	\$ 14,307	14,307	\$ 110	\$ 169,778
Maintenance:						
Labor	\$ 73,910	\$ 6,159	\$ 5,640	5,640	\$ 43.38	\$ 68,270
Materials	15,350	1,279	302	302	2.32	15,048
Contracts	70,802	5,900	5,788	5,788	44.52	65,014
Total Maintenance	\$ 160,062	\$ 13,338	\$ 11,730	11,730	\$ 90	\$ 148,332
General Expense:						
Insurance	\$ 33,827	\$ 2,819	\$ 2,969	2,969	\$ 22.84	\$ 30,858
Employee Benefit Contributions	82,358	6,863	9,503	9,503	73.10	72,855
Other - Interest on Note	103,259	8,605	8,892	8,892	68.40	94,367
Collection Losses	0	0		0	-	0
Total General Expenses	\$ 219,444	\$ 18,287	\$ 21,364	21,364	\$ 164	\$ 198,080
Other Routine Expenses:						
Tenant Services	\$ 3,250	\$ 271	\$	0	-	\$ 3,250
Utilities	173,200	14,433	12,737	12,737	97.98	160,463
Protective Services	38,834	3,236	1,394	1,394	10.72	37,440
Total Other Routine Expenses	\$ 215,284	\$ 17,940	\$ 14,131	14,131	\$ 109	\$ 201,153
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	\$ 0	\$	0	-	\$ 0
Replacement Reserve		0		0	-	0
Other		0		0	-	0
Total Non-Routine Expenses	\$ 0	\$ 0	\$ 0	0	\$ 0	\$ 0
Total-All Expenses	\$ 778,875	\$ 64,905	\$ 61,532	61,532	\$ 473	\$ 717,343
PROVISION FOR RESERVE	\$ 189,423	\$ 15,787	\$ 32,078	32,078	\$ 247	\$ 157,345

HOUSING AUTHORITY OF THE CITY OF AUSTIN

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

	2018/2019 Approved	YTD Budget	April 2018	Y.T.D. As of 4/30/2018	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 91,984	\$ 7,665	\$ 8,938	8,938	\$ 270.85	\$ 83,046
Vacancy	(14,393)	(1,199)		0	-	(14,393)
Bad Debts	(5,757)	(480)		0	-	(5,757)
Interest Income	0	0		0	-	0
Other Income	1,083	90	304	304	9.21	779
HUD Subsidy/Grants	195,870	16,323	14,964	14,964	453.45	180,906
Total Revenues	\$ 268,787	\$ 22,399	\$ 24,206	24,206	\$ 734	\$ 244,581
EXPENSE:						
Administrative:						
Salaries	\$ 31,172	\$ 2,598	\$ 5,385	5,385	\$ 163.18	\$ 25,787
Legal - Misc.	1,500	125		0	-	1,500
Travel & Training	800	67		0	-	800
Accounting & Audit Fees	0	0		0	-	0
Management Fee	10,751	896	966	966	29.27	9,785
Sundry Administrative	17,020	1,418	528	528	16.00	16,492
Total Administrative	\$ 61,243	\$ 5,104	\$ 6,879	6,879	\$ 208	\$ 54,364
Maintenance:						
Labor	\$ 17,307	\$ 1,442	\$ 1,933	1,933	\$ 58.58	\$ 15,374
Materials	8,590	716	33	33	1.00	8,557
Contracts	21,760	1,813	2,589	2,589	78.45	19,171
Total Maintenance	\$ 47,657	\$ 3,971	\$ 4,555	4,555	\$ 138	\$ 43,102
General Expense:						
Insurance	\$ 10,106	\$ 842	\$ 891	891	\$ 27.00	\$ 9,215
Employee Benefit Contributions	22,069	1,839	1,942	1,942	58.85	20,127
Other - Interest on Note	34,983	2,915	3,012	3,012	91.27	31,971
Collection Losses	0	0		0	-	0
Total General Expenses	\$ 67,158	\$ 5,596	\$ 5,845	5,845	\$ 177	\$ 61,313
Other Routine Expenses:						
Tenant Services	\$ 825	\$ 69	\$ 38	38	\$ 1.15	\$ 787
Utilities	45,800	3,817	4,057	4,057	122.94	41,743
Protective Services	7,650	638	222	222	6.73	7,428
Total Other Routine Expenses	\$ 54,275	\$ 4,524	\$ 4,317	4,317	\$ 131	\$ 49,958
Non-Routine Expenses:						
Extraordinary Maintenance	\$	\$ 0	\$ 0	0	\$ -	\$ 0
Replacement Reserve		0		0	-	0
Other		0		0	-	0
Total Non-Routine Expenses	\$ 0	\$ 0	\$ 0	0	\$ 0	\$ 0
Total-All Expenses	\$ 230,333	\$ 19,195	\$ 21,596	21,596	\$ 654	\$ 208,737
PROVISION FOR RESERVE	\$ 38,454	\$ 3,204	\$ 2,610	2,610	\$ 79	\$ 35,844

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PATHWAYS ASSET MANAGEMENT TX16RD00037 PATHWAYS AT GASTON PLACE UNITS AVAILABLE - 100 OPERATING REVENUES & EXPENSES BUDGET WORKSHEET

	2018/2019 Approved	YTD Budget	April 2018	Y.T.D. As of 4/30/2018	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 122,665	\$ 10,222	\$ 45,586	45,586	\$ 455.86	\$ 77,079
Vacancy	(35,853)	(2,988)	(28,488)	(28,488)	(284.88)	(7,365)
Bad Debts	(14,341)	(1,195)		0	-	(14,341)
Interest Income		0		0	-	0
Other Income	21,267	1,772	798	798	7.98	20,469
HUD Subsidy/Grants	594,400	49,533	16,722	16,722	167.22	577,678
Total Revenues	\$ 688,138	\$ 57,344	\$ 34,618	34,618	\$ 346	\$ 653,520
EXPENSE:						
Administrative:						
Salaries	\$ 89,979	\$ 7,498	\$ 9,637	9,637	\$ 96.37	\$ 80,342
Legal - Misc.	1,000	83		0	-	1,000
Travel & Training	500	42		0	-	500
Accounting & Audit Fees	0	0		0	-	0
Management Fee	27,525	2,294	1,384	1,384	13.84	26,141
Sundry Administrative	20,212	1,684	1,836	1,836	18.36	18,376
Total Administrative	\$ 139,216	\$ 11,601	\$ 12,857	12,857	\$ 129	\$ 126,359
Maintenance:						
Labor	\$ 72,868	\$ 6,072	\$ 5,292	5,292	\$ 52.92	\$ 67,576
Materials	11,480	957		0	-	11,480
Contracts	49,400	4,117	2,024	2,024	20.24	47,376
Total Maintenance	\$ 133,748	\$ 11,146	\$ 7,316	7,316	\$ 73	\$ 126,432
General Expense:						
Insurance	\$ 19,795	\$ 1,650	\$ 1,781	1,781	\$ 17.81	\$ 18,014
Employee Benefit Contributions	74,300	6,192	6,947	6,947	69.47	67,353
Other - Interest on Note	86,596	7,216	7,355	7,355	73.55	79,241
Collection Losses	0	0		0	-	0
Total General Expenses	\$ 180,691	\$ 15,058	\$ 16,083	16,083	\$ 161	\$ 164,608
Other Routine Expenses:						
Tenant Services	\$ 2,500	\$ 208	\$ 0	0	-	\$ 2,500
Utilities	99,000	8,250	4,853	4,853	48.53	94,147
Protective Services	43,053	3,588	1,394	1,394	13.94	41,659
Total Other Routine Expenses	\$ 144,553	\$ 12,046	\$ 6,247	6,247	\$ 62	\$ 138,306
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	\$ 0	\$ 0	0	-	\$ 0
Replacement Reserve		0		0	-	0
		0		0	-	0
Total Non-Routine Expenses	\$ 0	\$ 0	\$ 0	0	\$ 0	\$ 0
Total-All Expenses	\$ 598,208	\$ 49,851	\$ 42,503	42,503	\$ 425	\$ 555,705
PROVISION FOR RESERVE	\$ 89,930	\$ 7,493	\$ (7,885)	(7,885)	\$ (79)	\$ 97,815

HOUSING & COMMUNITY DEVELOPMENT

Community Development Report for May 2018

Featuring Workforce Development Programs

* Community Development reports will now feature one program area per month (youth, workforce development, health and wellness and grants). This will be on a repeating cycle so that each program area is reported on once per quarter/ four times annually. Due to varying partner reporting and contract dates, some data may reflect services provided during the previous month or two months prior. This report provides information on services delivered in March, April and May of 2018 (as noted).

Self-Sufficiency Programs

Public Housing Family Self-Sufficiency Program:

The table below provides information on enrollees in the public housing FSS program including employment data and information of FSS members with escrow. HACA's public housing FSS program is operated in coordination with the Housing Choice Voucher (Section 8) FSS program. **The 2018 Family Self Sufficiency Luncheon is tentatively scheduled for October 30, 2018.** The FSS staff is meeting with each of the participants to determine whether they are on track to graduate or whether they will require an extension.

101 residents participated in FSS during FY 17-18.

Public Housing Family Self Sufficiency – Resident Outcomes	
Residents with Escrow accounts	46
Residents enrolled in educational Classes (GED, ESL, ABE)	10
Residents enrolled in employment skills classes (vocational)	17
Residents enrolled in financial Literacy/ credit counseling	9
Residents completing Job Readiness training (Soft skills)	6
Residents completing computer and technology classes	3

Resident Opportunities for Self-Sufficiency Program:

The HUD Resident Opportunities for Self Sufficiency (ROSS) Service Coordination Grant provides funding for resident self-sufficiency through case management, strengthened resident leadership, and high-quality partnerships. In contrast to the two previous ROSS awards, the 2015 ROSS Grant funds only one Service Coordinator for the three-year term due to HACA's RAD conversion. The second year of the 2015 ROSS Service Coordinator grant began September 1, 2017. ROSS outcomes include residents served at properties that had not converted to RAD as of the start of the grant term and are not part of Jobs Plus (Meadowbrook, Rosewood, Santa Rita and Thurmond.) Outcomes reported are for the 2nd year of the current 3-year ROSS grant (Sept 2017 – April 30, 2018).

153 residents are currently active in ROSS:

ROSS Service Coordination –Resident Outcomes	
Residents assisted with employment	14
Residents enrolled in educational Classes (GED, ESL, ABE)	33
Residents enrolled in employment skills classes (vocational)	12
Residents enrolled in financial Literacy/ credit counseling	17
Residents completing Job Readiness training (Soft skills)	9
Residents completing computer and technology classes	27

Jobs Plus Pilot Program – Booker T. Washington and Chalmers Courts:

The Jobs Plus ATX program was established by a \$2.7 million grant from HUD, and will expand job opportunities to residents at Chalmers Courts and Booker T. Washington. The Jobs Plus Pilot Program kicked off on July 1st, 2016 and includes 10 community partners working collaboratively. Partners provide job readiness, employment, training and job search/placement services to interested residents. Jobs Plus Earned Income Disregard (JPEID) is a strong financial incentive included in the program – whereby residents who go to work do not see a rent increase (from earned income) during the duration of the grant. The first year of the Jobs Plus Pilot Program ended June 30, 2017. HACA had a goal to engage 180 residents in JPEID during the first year of the grant and 240 total residents by the end of year two. Our goal is to engage a total of 300 residents in JPEID over four years.

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

<u>Jobs Plus Activity</u>	<u>Benchmark</u>	<u>Unduplicated Total to date</u>
Residents enrolled as Jobs Plus <i>participants</i> – (Jobs Plus Needs Assessment conducted)	180 (by June 30, 2018)	277
Participants enrolled in a job readiness program	-	72
Participants enrolled in a certification program	-	34
Participants provided Job Search Assistance	-	85
Participants referred to a partner for WFD services	Target for the end of Year 2 (June 30, 2018) is 190	275
Percent of Residents with a Jobs Plus assessment (<i>participants</i>) that are employed	-	48%
Percent of Work-able residents who are employed	Target for the end of Year 2 (June 30, 2018) is 55%	56 % (updated 3/31/18)
Participants Employed 90 days or longer (count residents who started work <u>after</u> Jobs Plus began)	-	27
Number of residents who have had earnings disregarded through the JPEID (updated quarterly)	-	232
Total amount of rent disregarded through the JPEID (JPEID disregarded for 7/1/16 – 3/31/18)	-	\$683,273
Community Supports for Work:		
Number of Jobs Plus Events	Target for the end of Year 2 (June 30, 2018) is 24	28
Number of residents engaged as Community Liaisons (4 at BTW and 3 at Chalmers)	7	BTW- 4 adults, Chalmers- 3adults, 1 youth
Hours of service delivered by Jobs Plus Community Liaisons during the month of May 2018	-	398

Additional Jobs Plus Pilot Program accomplishments – May, 2018:

- Community Liaisons conduct outreach to engage their neighbors with Jobs Plus, participate in training programs and host monthly networking events and celebrations at Chalmers and BTW. Community Liaisons serve 6 months to 1 year and earn a modest stipend. The program is designed to be a developmental program with new residents filling positions as the previous Community Liaisons are connected with permanent jobs. In April and May of 2018, four Community Liaisons served at BTW and three served at Chalmers. One youth Community Liaison served at Chalmers.
- Jobs Plus coaches worked with HACA's communication manager to set up the group as an adjunct to

HACA's Facebook page. This allows us to limit the group to Jobs Plus residents, staff and partners. This group has become another conduit for the JP message from our HACA team and partners - all which are screened through our communications staff. Currently we have 104 members.

Fatherhood Initiative:

I-DADS identifies fathers and father figures living on and/or frequently visiting HACA properties, and provides connections to job search, education, mentorship and resources for building healthy relationships. An overarching goal of the program is to provide support to fathers or important male figures who may have been absent from their children's lives for some time, but who are making efforts to reengage with their children and previous partner, and to receive the resources necessary to do that. HACA partnered with facilitator, Isaac Rowe (Man in Me), to implement five I-DADS cohorts in 2017, and through a \$45,000 grant from the O'Neill Foundation. The grant also funded a part-time I-DADS Coordinator to support outreach, implementation and evaluation of the program. New funding of \$50,000/ year has been secured via the Texas Department of Family and Protective Services for 2 years.

Program participation numbers for the cohorts that have been held to date follows:

Year	# of Participants	# of Graduates
2015 (Pilot)	12	9
2016	20	9
2017 (<i>Feb-Dec</i>)	65	27
2018 (through 4-31-18)	71	31
Total	168	76

I-DADS offers a once per week facilitated support group for up to 15 male participants. Sessions focus on healthy relationships, managing anger, making positive choices, developing self-esteem and confidence, and being a role model. i-DADS is a safe environment for men to talk about challenging topics among other men. The program also brings partner organizations to share employment, legal and other supportive services.

Workforce Development Partnerships

HACA has over 20 Workforce Development partners. The partnerships detailed below are our core partners who are required to report to HACA on a monthly basis.

Austin Community College:

ACC services are being offered for 2017-2018 at four HACA locations – High School Equivalency Level 1 at Booker T. Washington, Thurmond Heights, Levels 2 and 3 at Georgian Manor, and ESL classes at Meadowbrook.

Financial Literacy Coalition and BBVA Compass Bank:

Financial literacy classes for residents were held at three HACA sites during March, April and May of 2018. Topics include savings, banking, money management, credit, debt, loans and know your rights. Twelve residents have been recognized for attending 5 or more classes and opening a bank account.

Workforce Development Continuum:

HACA's Workforce Development Continuum takes an innovative approach to workforce development by significantly emphasizing that one type or approach to services does not fit all residents, and services must be creative and individualized to help support each resident in the accomplishment of their unique goals. Progress of workforce continuum partners has been steady with a gradual increase in utilization across the program year. Contract renewals are underway and should be complete by August 1, 2018 for both Austin Area Urban League and Goodwill.

Workforce Partner	Residents served as of 3/31/18	# outreach events conducted in April and May
Austin Area Urban League	12	3
Goodwill Industries	14	2
Total	37	4

Lab Apprentice Program – LAP:

Begun in September 2015 the LAP program offers computer lab assistance and support at property-based computer labs, through the use of apprentices who have received monthly training in digital skills and computer lab monitoring. The Lab Apprentice Program is an opportunity for residents to build their technology skills and confidence, to support and train fellow residents, to assist their community, and to support skill-building and potential employment amongst themselves and their peers. HACA provides the LAP program at 5 properties – Meadowbrook, BTW, Gaston, Lakeside and North Loop, with 18 LAP apprentices supporting these labs. HACA was awarded a \$22,000 GTOPs grant for a third year in a row to support the LAP Program. Selection, screening and training of new LAP apprentices began in October of 2017. 15 apprentices continue to serve their neighbors with digital literacy training at 5 HACA sites. **201** residents have been served at the computer labs since November 2017.

Support Services**Capital Metro:**

HACA provides bus passes to self-sufficiency program participants that need transportation assistance and are employed, seeking employment, attending school, a combination of both, or have been referred to other self-sufficiency services. Reduced Fare bus passes are distributed to senior and/or disabled residents for medical and benefit appointments.

Bus Pass Type	# Distributed May 2018
1 day	19
7 day	15
31 day standard fare	6
31 day <i>reduced fare</i>	0
Metro Access 10 Rides	2
Total	42

Childcare: HACA provides childcare assistance to ROSS, FSS and Jobs Plus participants who are employed, attending school and seeking employment, or a combination of these activities. Information follows on the number of residents that utilized childcare services during the month of September.

Childcare Type	ROSS	FSS	Jobs Plus	May-Total
HACA Childcare Voucher Program	2	2	2	6
Self-Arranged Childcare	1	2	2	5
Total	3	4	4	11



Housing Authority of the City of Austin

Established in 1937

HOUSING AND COMMUNITY DEVELOPMENT

To: Michael Gerber, President and CEO
From: Pilar Sanchez, Vice-President of Housing and Community Development
Subject: Housing Operations: **June 2018**
Date: June 6, 2018

The following is a summary of activities within the Housing and Community Development Department during the period of **5.1.18 to 5.31.18**

Inspections:

Annual Inspections/Uniform Physical Condition Standards (UPCS): There are a total of 1,839 units subject to HUD and TDHCA UPCS inspections within the Public Housing portfolio. In addition, HACA is also required to conduct inspections of its properties on an annual basis.

- FY 17-18 UPCS Annual Inspections have been completed.
- FY 18-19 UPCS Annual Inspections are tentatively scheduled to begin August 2018.

HUD/TDHCA Inspections:

- Manchaca Village's TDHCA post construction and UPCS inspections were completed on April 12, 2018 with a final UPCS score of 99.
- Shadowbend's TDHCA post construction and UPCS inspections were completed on April 20, 2018 with a final UPCS score of 100.
- North Loop's TDHCA post construction and UPCS inspections were completed on May 22 and 23, 2018 with a final UPCS score of 91.
- Georgian Manor's TDHCA post construction and UPCS inspections have been scheduled for June 28, 2018.
- We anticipate Northgate's TDHCA post construction and UPCS inspections to occur in July.

HUD PHAS inspections are due to occur this year for all properties except Santa Rita. If HUD schedules an inspection at any property and rehabilitation is still in progress or pending to start, HACA has and will request postponement.

- Latest UPCS inspection results **from REAC:**

Average Score 96

Property	Inspection Date	Score
Santa Rita Courts	3/4/16	95c*
Booker T. Washington	4/22-24/2015	99b
Rosewood / Salina	4/7/14	93b
Meadowbrook Court	4/9/14	91c*
Chalmers Courts	4/10/14	91c
Bouldin Oaks	4/11/14	93c
Northloop	5/28/14	99b
Lakeside	5/29/14	99b
Gaston Place	5/30/14	99b
Thurmond Heights	6/5/14	95c

Northgate / Coronado Hills	6/21/14	97b*
Georgian Manor	6/26/14	96b
Shadowbend, Manchaca Village, Manchaca Village II, and Goodrich	6/30/14	99b*

Occupancy:

- Elite Data: Current occupancy is **98.02%** reflecting 15 active vacancies. There are also 28 units in Modernization/RAD Hotel status at Thurmond Heights; 17 units offline at Goodrich- 1 approved to be off-line to be used as a RC Non-Dwelling office space and 16 reserved for RAD Rehab; 1 unit off-line at Lakeside is being used as a Non-Dwelling office space for Family Eldercare; 1 unit off-line at Chalmers is being used as a Non-Dwelling office space for the Jobs Plus program;
- Turnaround time from **5.01.18 – 5.31.18** was **13.0 days**.

Safety:

Currently, there are **53 Officers** on contract with HACA and available to patrol our communities.

PIC and EIV Reports:

The following reports were reviewed last month; PIC and EIV reports will be updated in next month's report, as the Trainer position is currently vacant.

- PIC Reports
 - Occupancy and Aging Reports – An occupancy rate of **98.02.%** with 15 active vacancies reported. There are 16 units approved by HACA for RAD Hotel and 28 HUD approved MOD units; 1 unit approved to be offline at Goodrich to be used as a RC Non-Dwelling office spaces (status has not been updated to MOD in PIC). 1 offline unit at Lakeside; 1 offline unit at Chalmers; 16 units at Goodrich and 3 units at Salina are being left vacant in preparation for Redevelopment or Rehab.
 - Delinquency Report – PIC submission rate ending **5.31.18 (most current in PIC)** was **99.72%**
 - Re-examination Report – Effective **5.31.18 (most current in PIC)** **Two (2)** delinquent re-exams (both are pending evictions);
 - Tenant ID Management Reports
 - Possible Duplicate Tenant Report – **One (1)** - Working with Arkansas PHA to resolve.
 - Invalid Tenant ID Reports – **Zero (0)**- report clear
- EIV System Reports
 - Identity Verification Reports –
 - EIV Pre-Screening Report
 - **Two (2)** - 2 late re-exam due to pending eviction; SSA Screening Deficiencies Report
 - **Two (2)** cases- under eviction;
 - Deceased Tenant Report – **One (1)** - 1- unauthorized occupant under eviction;
 - Immigration Report – **Zero (0)**- no information available;
 - Multiple Subsidy Report – **One (1)** Case being worked by staff to resolve.

EIV Bad Debt Module: Has been updated with current information as of **3.31.18**. **Will be updated again once HCD Admin is trained and has access to the EIV system.**

Rent: Rent collection as of **5.31.18** was **96.72%**.

Legal Report: **10** open cases are pending Arthur Troillo's (legal counsel) action and recommendations.

End of Report

HUMAN RESOURCES



HOUSING AUTHORITY OF THE CITY OF AUSTIN

MEMORANDUM

To: Michael Gerber, President/CEO
From: Gloria Morgan, Human Resources Director
Subject: **Monthly Report**
Date: June 5, 2018

For the month of May the Human Resource Department has:

Recruitment Efforts:

The Human Resource Department continues to build a direct pipeline of highly qualified and diverse potential candidates by continuing to partner with Workforce Commission (TWC), local colleges and businesses.

For the upcoming months we will continue to develop our partnership with TWC by continuing to support their endeavors and by continuing to participate in some of their events. Additionally, we will continue to post in the local college's job sites. In the month of May we advertised for three (3) positions using print (Austin American Statesman), Indeed, Job.com and other electronic sources. We posted one internal positions, and coordinated 8 interviews.

Our data shows that in the past six (6) months our average days to hire were 59 days from when a candidate applies to the time they are hired. This is an improvement of 1.08% for the month of May. We also improved our hiring performance by 1.23% by decreasing the days to hire from 83 to 68 days. "Time to Hire" measures the number of days elapsed from the date someone applies to the date that they are hired. The Human Resource Department will continue to work diligently with the hiring managers to expedite the hiring process and continue to improve our hiring process.

Received and reviewed **54** applications for employment and set up 8 interviews.

**PRESIDENT/CEO'S REPORT TO
BOARD OF COMMISSIONERS**
By Gloria Morgan, Human Resources Director
Number of Employees as of June 7, 2018 = 244
Regular Full Time – 240
Part Time – 4

NEW HIRES (5) May 8, 2018– June 5, 2018

Coburn, Kristen	Internship	Executive
Timmons, Marc	Apartment Maintenance Technician	HCD
DiPasquale, Robert	SQL Finance Programmer	Finance
Miller, Denise	Assistant Housing Manager	HCD
Feely, Kristine	TRACS Data Analyst	SHCC
Elkhazin, Isra	Senior Accountant I	Finance

TERMINATIONS/ RESIGNATIONS (1) May 8, 2018– June 5, 2018
R=Resigned T = Terminated L= Lay Off A = Abandonment G =Grant
Assignment Ended = E

Rathbun, Ellen (R)	TRACS Data Analyst	SHCC
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The Housing Authority of the City of Austin
OPEN POSITIONS (1) as of June 7, 2018

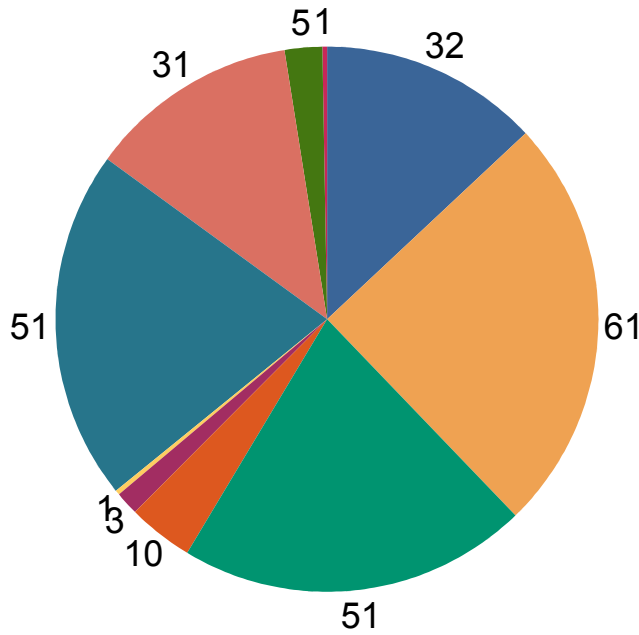
<u>POSITION</u>	<u>DATE POSTED</u>	<u>DEPARTMENT</u>
ROSS Specialist – Digital Inclusion	05/18/2018	Housing & Community Development

Southwest Housing Compliance Corporation
OPEN POSITIONS (0) as of June 7, 2018

<u>POSITION</u>	<u>DATE POSTED</u>	<u>DEPARTMENT</u>
TRACS Data Analyst	05/28/2018	SHCC
Compliance Specialist	06/05/2018	SHCC

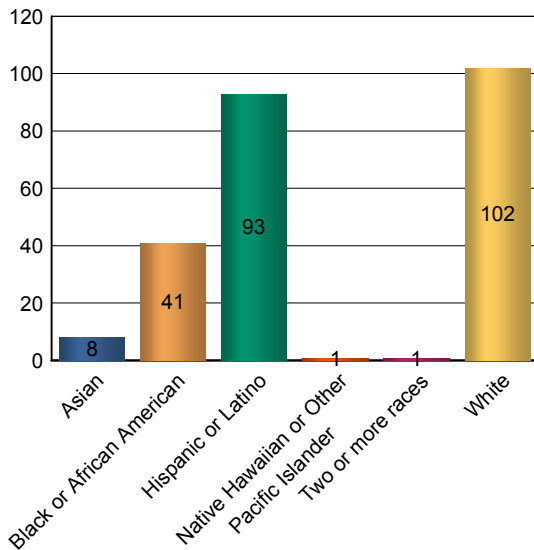


Human Resource Diversity Monthly Report

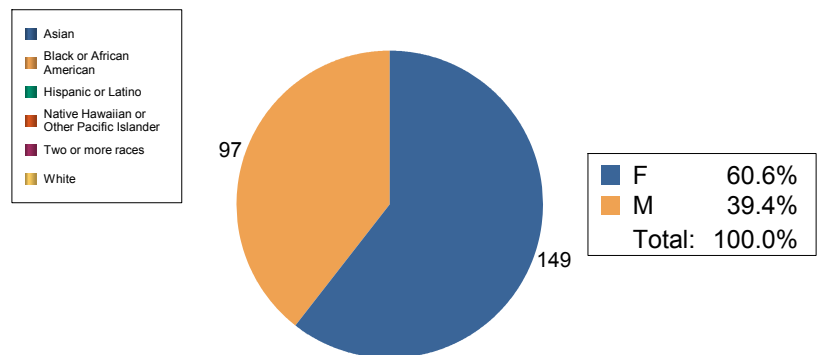


Hispanic or Latino Males	13.0%
Hispanic or Latino Females	24.8%
White Males	20.7%
Black or African American Males	4.1%
Native Hawaiian or Other Pacific Islander Males	1.2%
Two or More Races Males	0.4%
White Females	20.7%
Black or African American Females	12.6%
Native Hawaiian or Other Pacific Islander Females	2.0%
Asian Females	0.4%
Total:	100.0%

Ethnicity



Gender



Housing Authority of The City of Austin Dashboard

Activity Overview of Last Week ▾

Opened Jobs	2
Closed Jobs	1
New Applicants	29
Interviewed	0
Total Hired	3
Hired - External	3
Hired - Internal	0

Coming up this Week ▾

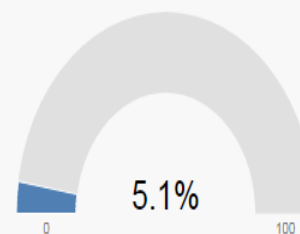
Jobs Closing	0
Calendar Events	0
Applicants w/No Status	6629

Conversion Effectiveness

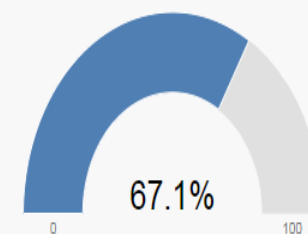
01-May-2018

05-Jun-2018

Views vs. Starts



Starts vs. Completes



Source Performance

01-May-2018

05-Jun-2018

Most Applications

#	Source	Total Apps
1	Indeed	29
2	Housing Authority of The City of Austin Website	18
3	ZipRecruiter Organic	11
4	Employee Referral	6

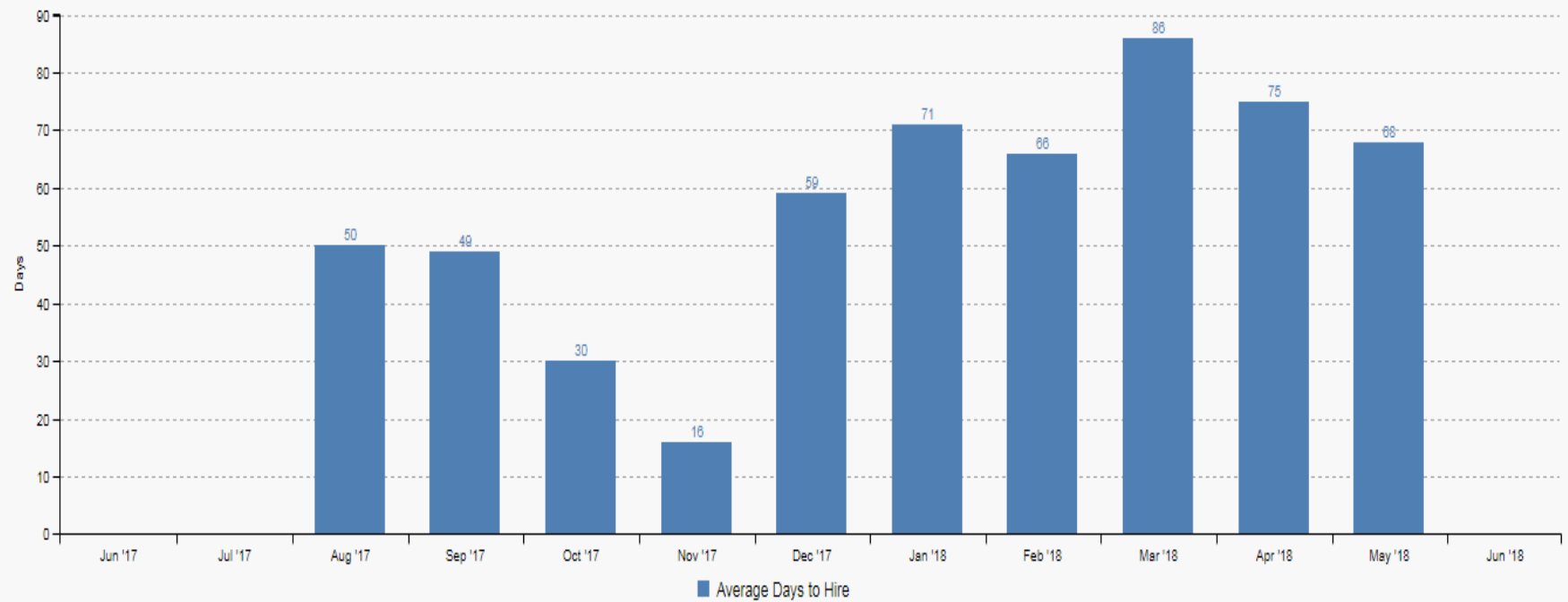
Most Hires

#	Source	Total Hires
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Best Applications per Hire Ratio

#	Source	Apps/Hires
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Showing Jun/2017 to Jun/2018



MANAGEMENT INFORMATION SYSTEMS



Housing Authority of the City of Austin

Established in 1937

Interoffice Memo

To: Sylvia Blanco, Executive Vice President

From: Andrea Galloway, Director of MIS

Subject: MIS Report for May 2018

Date: June 4, 2018

- MIS
 - Work orders completed – 443
 - Security requests completed – 18
 - Alarm incidents – 24
 - Completed Annual Report
 - Two-factor authentication implemented for Admissions, Compliance and P&D
 - Coordinating security projects for HQ, Eastland Plaza, and Northloop
 - Updated staff UC Client installation through group policy
- Laserfiche
 - Finalizing VASH paperless process and trained staff
 - Finalizing SHCC MOR paperless process and reviewing with supervisors
 - Completed Quick Fields process to automatically file HCD paperwork
 - Provided Adobe forms training to HCD, HCV and Admissions staff
 - Digitized historical HR employee files
- Assisted Housing
 - Coordinated Streamline (self certification) demo
- Finance
 - Coordinated Budget Maestro demo
- Housing & Community Development/RAD
 - HQ network work completed in order to bring remote properties online through the fiber loop
 - Shadowbend fiber connection successfully turned on
 - Coordinating resolution of Yardi issues and participating in interviews of Yardi consultants
 - Assisting with certification review process
- Human Resources
 - Completed diversity report
- Southwest Housing
 - Continued work on STARS (Servicing, Tracking and Reporting System) application
 - Call Center STARS module reviewed with staff

PLANNING & DEVELOPMENT

Housing Authority of the City of Austin

Established in 1937

PLANNING & DEVELOPMENT MONTHLY REPORT

To: Michael Gerber, President & CEO
From: James Teasdale, Planning & Development Director
Date: June 5, 2018

CFP and Other Funds Status:

CFP Year	Implementation Schedule		Current Status	
	Obligated	Expended	Obligated	Expended
2016-727 CFP \$2,454,926.00 Fully obligated	90% 4/15/2018 \$ 2,209,433.40	100% 4/15/2020 \$ 2,454,926.00	100% 3/31/2018 \$ 2,454,926.00	83% 5/31/2018 \$ 2,025,334.85
2017-728 CFP \$1,747,395.00	90% 8/16/2019 \$ 1,572,655.50	100% 8/16/2021 \$ 1,747,395.00	52% 5/31/2018 \$ 913,082.37	53% 5/31/2018 \$ 923,300.46
2018-729 CFP \$ 1,672,283.00 (Fund notice received 5/23/2018)	90% 4/30/2020 \$ 1,505,054.70	100% 4/30/2022 \$ 1,672,283.00	0% 5/31/2018 \$ 0.00	0% 5/31/2018 \$ 0.00

PH/Capital Fund Program Projects Status:

- **Interior Renovations, Final Phase IV, Rehab—Thurmond Heights**—Eighteen (18) of the thirty-two (32) Units in the program have been completed and released by the City of Austin for provided back to the Housing Dept., for re-occupancy. Eight (8) more Units, including the ADA and Audio/Visual Units, will be released in mid-May. The remaining six (6) units are expected within the next 20-30 days, given inspections and final clearances needed from the City of Austin. These last 16 buildings on the site, containing 32 Units, have undergone substantial renovation, including improved floor plans for better functionality of spaces. Kitchens have adjusted cabinet layouts, relocated W/D connections, ceramic tile and vinyl plank & wood floors, new/upgraded trim and case work, tank-less WH's for improved energy

efficiency, all new wall & attic insulation, complete new electrical wiring systems for higher capacity needs, and new, central HVAC systems that include high efficiency air conditioning.. The exterior siding on each building is replaced with sustainable cementitious siding and trim and receive full exterior re-painting, Completion had been planned for approx. late April, 2018, however, the last window shipment contained incorrect size windows and the project is waiting re-supply of the correct materials. COA inspections and utility connections are also delaying the final Unit releases. **In process, with approx. 20 days to complete, subject to materials delays, utility connections, and inspections.**

Project value = \$2,070,333.00

- **Roof Replacement & HVAC Renovations—*Thurmond Heights***—A combined roof and HVAC systems replacement on the Mgmt. & Community Center of the site, to relieve the work from the RAD scope of work needed to straight convert the site under RAD. **COMPLETE.** Project Value=Approx. \$110,467
- **Fencing Replacement—*Rosewood***---Replacement of the existing privacy fencing separating the Rosewood and Salina developments from neighbors on the south side of the property, as requested by site staff, and to relieve the work item from the developing RAD scope. **In process.** Project Value = Approx. \$35,000
- **Heating Boiler Replacement—*Lakeside***—The existing heating furnace boiler is in need of replacement. P&D now working on the specifications and plan for removal of the old system and installation of a new heating boiler, to be in place for the 2018 winter months. **In process.** Project value = Approx. \$90,000
- **Lighting Improvements—*Santa Rita***--Replacement of existing exterior wall-pack light fixtures on the residential buildings, as well as exterior lighting around the Office/Community Center & Maintenance Shop with all LED lighting for improved security and energy efficiency. This project will relieve the work item from the scope of work desired as part of the RAD transition. **In process.** Project Value = Approx. \$ 20,000

Other/Non-Capital Fund Program Projects Status:

- **ADA Accessibility/Fair Housing Parking Improvements—*Bouldin***--Extensive renovation of selected parking areas of the sites' seven (7) ADA Units, for improvement to, and compliance with, accessibility requirements. Assessments were completed, scopes of work were developed and bid. Award of Contract and Start of Work is waiting on HUD approval for Reserve for Replacement as a funding source. **In process.** Project Value=\$88,270.
- **HVAC Renovations—*HACA HQ***—Currently working on needs related to the replacement of four separate roof-top-unit multi-ton HVAC systems serving the HACA Main Administrative facility. The equipment to be installed has been researched and selected for best efficiency and value. Design for the support structure is complete, and solicitation of that needed work is underway. **In process.**
- **Google IT Wiring**—Working with Google installation design teams on all properties, to develop fiber installation strategy and plans. Google Fiber initial infrastructure wiring at *Manchaca Village, Meadowbrook, Bouldin Oaks, Shadowbend, Booker T. Washington, Salina and Manchaca II*, is now **COMPLETE.** *Gaston Apartments* infrastructure wiring is in now in place for only the first of four separate wings of that rehab project. **In process.**

Rental Assistance Demonstration (RAD) Projects Status:

- **RAD Transition, Phase 1--Planning & Construction & Completions—*Bouldin Oaks, Georgian Manor, North Loop, Northgate West, Shadowbend Ridge, Manchaca II, Manchaca Village, and Coronado Hills***—While address of typical punch work items still continues, Resident Unit rehab work was completed or reached substantial completion at ALL the

selected developments, as required. Some site work, Unit punch outs, corrections, and fine-tuning is still underway with the A/E Design/Build team to ensure the best outcomes. **COMPLETE**-Project value = approx. \$17,000,000+.

- **RAD Transition, Phase 2--Planning & Construction & Completions**—*Gaston Place*—Resident Unit rehab work in Bldg. # 1 was completed or reached substantial completion on April 30, 2018, and all apartments in that bldg. were re-occupied as of April 7. Work on Bldg. # 2 is still underway. Some site work planning, design corrections and fine-tuning is still underway with the A/E Design/Build team and Contractor, to ensure the best outcomes. **Bldg. #1 COMPLETE**-Project value = approx. \$8,000,000.
- **RAD Phase 2 Straight Conversions—Planning & Construction--Meadowbrook & Booker T. Washington**--Demolition of the selected existing retaining walls on the BTW site, scheduled to be replaced, was completed and new walls are being constructed. Playground equipment has been selected and ordered. New site security lighting poles and fixtures are under order and the new pole-light bases are being drilled and poured. In-Unit sub floor repairs are **COMPLETE**. Sidewalks and concrete work at Meadowbrook is **COMPLETE**. BTW Comm. Rm/Comm. Development Bldg abatement is **COMPLETE**, and rebuild work is underway. Team meetings are held each week for communication and strategizing. Completion planned for mid-August, 2018. **In process.**
Project Value = approx. \$2,160,000.00
- **RAD Phase 2 Re-Development** —*Goodrich*—Proposed construction plan reviews, materials and finish selections, site amenity selections, are all under way with the developer, and Resident relocation work has begun. **In process.**
- **RAD Phase 2 Re-Development Planning**—*Chalmers*-- Proposed construction plan reviews, materials and finish selections, site amenity selections, are all under way or complete with the developer. **In process.**
- **RAD Transition Planning**—*Rosewood, Santa Rita, Lakeside, Salina, Thurmond Heights*—All RAD property condition reports were reviewed and Reserve for Replacement Schedules developed by teams that include members of multiple HACA dept.'s. Scopes of work have been developed, or are in that process, for all remaining PH inventory communities that will undergo RAD actions, as either straight conversions or tax-credit-funded rehab, in the near future. Capital Funds may be used, pre-conversion, to address some of these identified needs, thereby reducing the amount of work scope and costs that would be needed for the RAD transition. Draft floorplans for Salina and Lakeside renovations were completed and HACA now weighing values of the conversion process for these properties and potential RAD activities. **In process.**
- **Waste Water Line Improvements**—WW lines at tax-credit funded RAD re-hab developments were investigated for existing conditions and scopes of work developed to address deficiencies found, including line breaks, “bellies” and root intrusions. Subsequent work scopes, developed for North Loop, Georgian Manor, and Shadowbend Ridge, are **COMPLETE**. Work on the final site, Northgate West, is in starting stages now, and onsite work about to begin, now that the RAD Phase 1 work has been punched out and Contractors have vacated the site, along with their storage containers, that were in the way of the WW line work. Work has been difficult; with the inclusion of deep dig work that is under and around heritage trees on the sites, requiring slow and careful work to not damage root systems, as required by the COA. In process. Approx. 45 days to complete.

**AUSTIN AFFORDABLE
HOUSING
CORPORATION**

**SOUTHWEST HOUSING
COMPLIANCE
CORPORATION**



A Subsidiary of the Housing Authority of the City of Austin

DATE: June 5, 2018

TO: Michael Gerber – President/CEO

FROM: Michael Cummings – Vice President

FOR: HACA Board of Commissioners

RE: May 2018 Monthly Report (Texas)

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

SECTION I – INCENTIVE BASED PERFORMANCE STANDARDS

Management & Occupancy Reviews (IBPS 1)

SHCC completed 17 MORs (Management and Occupancy Reviews sent to Owner) in the month of May.

Tasks	# of MORs Performed this Month	# of MORs Sent to Owner this Month	# of MORs Closed this Month
Totals	29	17	21

Processing of Rental Adjustments (IBPS 3)

SHCC is currently processing or has processed 163 requests for rent adjustment.

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

Review, Verify, and Authorize Monthly Vouchers (IBPS 6)

SHCC processed all incoming vouchers for the month of June 2018 and paid subsidy on 551 contracts in the amount of \$25,801,417.08 on June 1, 2018. 1 contract was funded with a net amount of \$0 after deduction of the HUD mortgage offset. 27 contracts received their May 2018 HAP in the amount of \$1,470,496.46.

Life Threatening Health & Safety Issues (IBPS 9)

1 Life-Threatening call was received during this reporting period regarding inoperable air conditioning and it was processed in accordance with IBPS established guidelines. *NOTE: A Life-Threatening call is one regarding a condition that could cause injury, loss of life, threaten health or cause serious property damage.*

Non-Life Threatening Health & Safety Issues (IBPS 10)

SHCC received 37 Non-Life Threatening calls during this reporting period, all of which were processed in accordance with IBPS established guidelines.

A total of 38 calls were received this month, and a total of 27 were closed: 7 from this reporting period and 20 from previous months. A total of 32 calls remain open: 31 from this reporting period and 1 from the previous month.

Renewals of Expiring Contracts (IBPS 14)

SHCC is currently processing or has processed 28 requests for contract renewal.

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

General Reporting Requirements (IBPS 15)

None to report.

SECTION II - GENERAL

Updated Work Plan Status Report

None to report.

Training

On May 15, 2018, the Compliance Department held a departmental staff meeting and training.

From May 9 to 11, 2018, 12 SHCC staff members participated in the Southwest Affordable Housing Management Association's (SW-AHMA's) annual conference held in Fort Worth. Topics presented by SHCC included REAC Inspections, Leasing & Occupancy Hot Topics, MORs, TRACS 203A, Voucher Submission Errors, and Rent Comparability Studies.

On May 23, 2018, the Contracts Managers and Director of Contracts conducted an internal staff meeting and provided training on tracking option 4 contracts with rent comparability studies on file, reviewing UA baseline adjustments, and coordinating with HUD on Chapter 15 contract renewals.

From May 29 to 31, 2018, 2 Compliance Specialists completed the National Center for Housing Management (NCHM) COS Advanced online course.

On May 31, 2018, the Director of Compliance completed the EIV Micro Strategy Pilot Testing Training.

Quality Control Activities

None to report.

END OF REPORT



A Subsidiary of the Housing Authority of the City of Austin

DATE: June 5, 2018

TO: Michael Gerber – President/CEO

FROM: Michael Cummings – Vice President

FOR: HACA Board of Commissioners

RE: May 2018 Monthly Report (**Arkansas**)

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

SECTION I – INCENTIVE BASED PERFORMANCE STANDARDS

Management & Occupancy Reviews (IBPS 1)

SHCC completed 8 MORs (Management and Occupancy Reviews sent to Owner) in the month of May.

Tasks	# of MORs Performed this Month	# of MORs Sent to Owner this Month	# of MORs Closed this Month
Totals	4	8	7

Processing of Rental Adjustments (IBPS 3)

SHCC is currently processing or has processed 43 requests for rent adjustment.

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

Review, Verify, and Authorize Monthly Vouchers (IBPS 6)

SHCC processed all incoming vouchers for the month of June 2018 and paid subsidy on 196 contracts in the amount of \$4,588,251.51 on June 1, 2018. 5 contracts were funded with a net amount of \$0 after deduction of the HUD mortgage offset. 21 contracts received their May 2018 HAP in the amount of \$286,750.87.

Life Threatening Health & Safety Issues (IBPS 9)

1 Life-Threatening was received during this reporting period regarding inoperable air conditioning and it was processed in accordance with IBPS established guidelines. *NOTE: A Life-Threatening call is one regarding a condition that could cause injury, loss of life, threaten health or cause serious property damage.*

Non-Life Threatening Health & Safety Issues (IBPS 10)

5 Non-Life Threatening calls were received during this reporting period, all of which were processed in accordance with IBPS established guidelines.

A total of 6 calls were received this month and a total of 8 calls were closed: 4 from this reporting period and 4 from the previous month. 3 calls remain open: 2 from this reporting period and 1 from the previous month.

Renewals of Expiring Contracts (IBPS 14)

SHCC is currently processing or has processed 11 requests for contract renewal.

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

General Reporting Requirements (IBPS 15)

None to report.

SECTION II - GENERAL

Updated Work Plan Status Report

None to report.

Training

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On May 31, 2018, the Director of Compliance completed the EIV Micro Strategy Pilot Testing Training.

Quality Control Activities

None to report.

END OF REPORT