



**BOARD MEETING
AND WORK SESSION**

January 30, 2019

**THE HOUSING AUTHORITY OF THE CITY OF AUSTIN,
AUSTIN AFFORDABLE HOUSING CORPORATION,
SOUTHWEST HOUSING COMPLIANCE CORPORATION,
AND BLUEPRINT HOUSING SOLUTIONS**



**BOARD OF COMMISSIONERS
BOARD MEETING, STRATEGIC PLANNING AND WORK
SESSION**

BOARD OF COMMISSIONERS

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

Michael G. Gerber, President & CEO

Wednesday, January 30, 2019
11:30 AM

HACA Central Office

1124 S. IH 35
Austin, TX

PUBLIC NOTICE OF A MEETING

TAKE NOTICE OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF AUSTIN, AUSTIN AFFORDABLE HOUSING CORPORATION, SOUTHWEST HOUSING COMPLIANCE CORPORATION, AND BLUEPRINT HOUSING SOLUTIONS BOARD MEETING, INCLUDING A STRATEGIC PLANNING AND WORK SESSION

**TO BE HELD AT
HACA Central Office
1124 S. IH 35
Austin, TX
(512.477.4488)**

**Wednesday, January 30, 2019
11:30AM**

CALL TO ORDER, ROLL CALL

CERTIFICATION OF QUORUM

CITIZENS COMMUNICATION (NOTE: THERE WILL BE A THREE-MINUTE TIME LIMITATION)

CONSENT AGENDA

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

CONSENT AGENDA

APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS:

ITEM 1: Presentation and Discussion of Proposed Revisions to the Housing Choice Voucher Administrative Plan

THE BOARD OF COMMISSIONERS AND STAFF WILL CONDUCT A STRATEGIC PLANNING AND WORK SESSION TO DISCUSS:

- ITEM 2:**
- a.** Update on HACA's Rental Assistance Demonstration Program
A review of progress to date and future anticipated work.
 - b.** Rental Assistance Demonstration (RAD) Property Management and Operations
A review of management, maintenance, compliance, and other issues.
 - c.** Community Development Programs
A briefing on partnerships, initiatives, and work with Austin Pathways.
 - d.** Southwest Housing Compliance Corporation
Updates and strategy on contract work in Texas and Arkansas.
 - e.** Austin Affordable Housing Corporation
Portfolio overview, future growth, and an analysis of community needs.
 - f.** Finance and Accounting Matters
A review of cash reserves, debt and expenses. Discussion of finance and cost efficiency efforts.
 - g.** HACA's Strategic Planning Process and Next Steps
A review of timelines, issues to be covered, and staff and community engagement.

ADJOURNMENT

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

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

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

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

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

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

**ASSISTED HOUSING
ITEM NO. 1**

**Revisions to the Housing Choice
Voucher Administrative Plan**

HOUSING AUTHORITY OF THE CITY OF AUSTIN
REPORT
ASSISTED HOUSING
ITEM NO. 1.

MEETING DATE: January 30, 2019

STAFF CONTACT: Lisa Garcia, Vice President of Assisted Housing

ITEM TITLE: Presentation and Discussion of Proposed Revisions to the Housing Choice Voucher Administrative Plan

BUDGETED ITEM: No

TOTAL COST: N/A

ACTION

Presentation and Discussion of proposed changes to the Housing Choice Voucher (HCV) Administrative Plan which went out for public comment for 30 days beginning Friday, January 18, 2019. The Board is being asked to review the HCV Administrative Plan revisions. The HCV Administrative Plan will be presented to the Board for consideration to approve the revisions at the February 21, 2019 Board meeting.

SUMMARY

Background:

The Housing Choice Voucher (HCV) Administrative Plan is required by HUD. The purpose of the Administrative Plan is to establish policies for carrying out the programs in a manner consistent with HUD requirements and local goals and objectives contained in HACA's agency plan. The Administrative Plan is a supporting document to HACA's agency plan, and is available for public review as required by CFR 24 Part 903. The HACA Board of Commissioners must approve the original policy and any subsequent changes to comply with HUD regulations.

The proposed changes to the HCV Administrative Plan incorporates updates to the Project-based Voucher (PBV) selection criteria.

HACA will project-base 25 HUD-VASH vouchers and 25 Housing Choice Vouchers at the Terrace at Oak Springs (previously Housing First at Oak Springs), located at 3000 Oak Springs Drive, Austin TX 78702. HACA will also project-base 25 HUD-VASH vouchers at the Elysium Grand, located at 3300 Oak Creek Drive, Austin TX 78727.

Applicants who occupy units with PBV assistance must be selected from the PHA's waiting list. The PHA may establish selection criteria or preferences for occupancy of particular PBV units. The PHA may place families referred by the PBV owner on its PBV waiting list. HACA will use separate waiting lists for PBV units in individual projects.

Revisions to the Housing Choice Voucher (HCV) Administrative Plan were required for Chapter 3 and

Chapter 17 of the current HCV Administrative Plan to described the selection criteria and preferences for occupancy of PBV units.

The summary of revisions is attached as Exhibit 1 and the proposed revisions to the HCV Administrative Plan is attached as Exhibit 2.

Process:

Staff is bringing these proposed changes to the Board for review and discussion. HACA has posted the revisions for public comment beginning Friday, January 18, 2019 through Monday, February 18, 2019. HACA sent the proposed changes to Texas Rio Grande Legal Aid, the Austin Tenants' Council and the Ending Homeless Chronic Homelessness Coalition (ECHO). After receiving all comments, the proposed changes will come back to the Board for final approval at the February 21, 2018 Board meeting.

Staff Recommendation:

The Board is being asked to review the proposed revisions to the Housing Choice Voucher Administrative Plan and provide any comments. Staff will present the proposed revised Housing Choice Voucher Administrative Plan to the Board for final consideration and approval at the February 21, 2019 Board meeting.

ATTACHMENTS:

- ▣ **Exhibit 1 HCV summary of changes**
- ▣ **Exhibit 2 HCV Admin Plan Revisions**

Section	Page Numbers	Summary of Changes Made in Admin Plan
Chapter 4: II.B Organization of the Waiting List	96 & 111	Change: Added policy regarding establishing separate waiting lists for Project-based Voucher units for individual properties.
Chapter 17: VI.D Project-Based Voucher Selection from the Waiting List	419-420	Change: Added policy regarding establishing separate waiting lists for Project-based Voucher units for individual properties. Defined the specific waiting list and selection process for Elysium Grand with 25 Project-based VASH vouchers and Terrace at Oak Springs (previously Housing First at Oak Springs) with 25 Project-based VASH vouchers and 25 Project-based Housing Choice Vouchers.

Pg. 96 of Admin Plan

4-IL.B. ORGANIZATION OF THE WAITING LIST [24 CFR 982.204 and 205]

HACA's HCV waiting list must be organized in such a manner to allow HACA to accurately identify and select families for assistance in the proper order, according to the admissions policies described in this plan.

HACA Policy

The waiting list will contain the following information for each applicant listed:

- Applicant name and address;
- Social Security number
- Family member count
- Date and time of application;
- Lottery number of selection through the lottery process.
- Certification from Head of household claiming any local preference;
- Racial or ethnic designation of the head of household.

HUD requires HACA to maintain a single waiting list for the HCV program unless it serves more than one county or municipality. Such PHAs are permitted, but not required, to maintain a separate waiting list for each county or municipality served.

HACA Policy

HACA will maintain a single waiting list for the HCV program.

HACA will not merge the HCV waiting list with the waiting list for public housing and other subsidized housing programs.

[HACA will use separate waiting lists for PBV units in individual projects. Specifications regarding selection from the PBV waiting lists can be found in Chapter 17](#)

If HACA's waiting list for tenant-based assistance is open when an applicant is placed on the waiting list for the PHA's public housing program, project-based voucher program or moderate rehabilitation program, HACA will direct the applicant to the internet link to complete an application for HCV tenant based assistance.

Similarly, if HACA's waiting list for its Public Housing program, project-based voucher program or moderate rehabilitation program is open when an applicant is placed on the waiting list for its tenant-based program, and if the other program includes units suitable for the applicant, HACA will direct the applicant to the internet link for the other programs to complete an application.

A family's decision to apply for, receive, or refuse other housing assistance will not affect the family's placement on the HCV waiting list, or any preferences for which the family may qualify.

C. **Veterans Affairs Supportive Housing (VASH):** HACA accepts VASH applicants as referrals in the order received from the Veterans Affairs administration.

D. **Mainstream:** HACA will assist the minimum number of families defined in the original grant and will replace any vacancies with eligible disabled households from the HCV waiting list.

E. Mainstream NED for homeless or institutional transitions (targeted funding) waiting list policy: For the issuance of Mainstream NED vouchers, only applicants certified eligible for Mainstream NED Vouchers will be issued a Mainstream NED voucher. To be an eligible application for a Mainstream NED voucher, HACA will have to receive both (1) a completed application and (2) a completed referral from ECHO, Integral Care, ARCIL, or verification of age, verification of disability, and verification of homelessness or verification of residence in an eligible institution or eligible segregated setting. Until both are received, the application will not be considered an eligible application. The applicant will only be placed on the waiting list once both documents have been received.

Therefore, Mainstream NED eligible applicants are granted a preference over all other applicants not eligible for Mainstream NED vouchers. Applicants certified eligible for the Mainstream NED vouchers will be coded as such on HACA's waiting list. This preference will be granted only for the issuance of Mainstream NED vouchers and not any other voucher. If Mainstream NED vouchers are not available, Mainstream NED eligible families will maintain their original place on the waiting list for the issuance of other vouchers. All families granted a Mainstream NED preference will be prioritized based on date and time of being certified eligible and any other applicable preference (elderly, disable, displaced, homeless, residency).

Placing Mainstream NED eligible families referred by ECHO, Integral Care, or ARCIL, or by direct application with necessary supplemental documentation on HACA's HCV waiting list:

Those eligible applicants on the current waiting list will have priority over families not on the waiting list. If additional funding is available, and all eligible families on the waiting list are exhausted, the waiting list will remain open for Mainstream NED eligible families. Eligibility for the Mainstream NED vouchers will be based on the respective HUD Notice of Funding. When HACA receives a completed application and referral from ECHO, Integral Care, ARCIL, or necessary supplemental documents, the applicant will be placed on the waiting list after all lottery applicants and in order according to the date and time when HACA first had received both documents.

If a family coded as Mainstream NED ceases to meet the criteria for Mainstream NED eligibility before the family has moved into an assisted unit, HACA will remove the Mainstream NED coding. If the family was previously on the waiting list, they will maintain their original place on the waiting list. If the family was only on the waiting list due to a Mainstream NED referral or a direct application for a Mainstream NED voucher, they will be removed from the waiting list or lose their voucher if already issued.

E. Project-Based Vouchers (PBV): Applicants who occupy units with PBV assistance must be selected from the PHA's waiting list. The PHA may establish selection criteria or preferences for occupancy of particular PBV units. The PHA may place families referred by the PBV owner on its PBV waiting list. See Chapter 17-VI.D for selection method. HACA will use separate waiting lists for PBV units in individual projects. Specifications regarding selection from the PBV waiting lists can be found in Chapter 17

17-VLD. SELECTION FROM THE WAITING LIST [24 CFR 983.251(c)]

Applicants who will occupy units with PBV assistance must be selected from the PHA's waiting list. The PHA may establish selection criteria or preferences for occupancy of particular PBV units. The PHA may place families referred by the PBV owner on its PBV waiting list.

Income Targeting [24 CFR 983.251(c)(6)]

At least 75 percent of the families admitted to the PHA's tenant-based and project-based voucher programs during the PHA fiscal year from the waiting list must be extremely-low income families. The income targeting requirement applies to the total of admissions to both programs.

Units with Accessibility Features [24 CFR 983.251(c)(7)]

When selecting families to occupy PBV units that have special accessibility features for persons with disabilities, the PHA must first refer families who require such features to the owner.

Preferences [24 CFR 983.251(d), FR Notice 11/24/08]

The PHA may use the same selection preferences that are used for the tenant-based voucher program, establish selection criteria or preferences for the PBV program as a whole, or for occupancy of particular PBV developments or units. The PHA must provide an absolute selection preference for eligible in-place families as described in Section 17-VI.B above.

The PHA may establish a selection preference for families who qualify for voluntary services, including disability-specific services, offered in conjunction with assisted units, provided that preference is consistent with the PHA plan. The PHA may not, however, grant a preference to a person with a specific disability [FR Notice 1/18/17].

In advertising such a project, the owner may advertise the project as offering services for a particular type of disability; however, the project must be open to all otherwise eligible disabled persons who may benefit from services provided in the project. In these projects, disabled residents may not be required to accept the particular services offered as a condition of occupancy.

If the PHA has projects with "excepted units" for elderly families or supportive services, the PHA must give preference to such families when referring families to these units [24 CFR 983.261(b); FR Notice 1/18/17].

HACA Policy

HACA will provide a selection preference when required by the regulation (e.g., eligible in-place families, elderly families or units with supportive services, or mobility impaired persons for accessible units).

HACA may offer additional preferences for the PBV program or for particular PBV projects or units. HACA will collaborate with the PBV partner to define the additional preferences, eligibility requirements and referral process.

HACA will use separate waiting lists for PBV units in individual projects. At the time the project's waiting list is opened, applicants on the Housing Choice Voucher programs tenant-

based waiting list will be given the opportunity to be added to any open project-based voucher waiting list. Additionally, referrals would come directly from the collaborating agency to be added to the project-based voucher waiting list. Households who meet the criteria would be given first preference for the limited preference units.

If HACA's Housing Choice waiting list is open when an applicant is placed on the PBV waiting list, applicants will be given the opportunity to apply to the Housing Choice Voucher waiting list. The applicant will remain on the waiting list for tenant-based voucher assistance, even after the applicant has applied for, received, or refused an offer of PBV assistance.

ELYSIUM GRAND

HACA will project-base 25 HUD-VASH vouchers at the Elysium Grand, located at 3300 Oak Creek Drive, Austin TX 78727.

Tenant Selection

HACA will accept HUD-VASH applicants for vacant units in the order received from the Veterans Affairs Austin Outpatient Clinic in accordance with HUD-VASH Operating Requirements.

TERRACE AT OAK SPRINGS (previously Housing First at Oak Springs)

HACA will project-base 25 HUD-VASH vouchers and 25 Housing Choice Vouchers at the Terrace at Oak Springs (previously Housing First at Oak Springs), located at 3000 Oak Springs Drive, Austin TX 78702.

Tenant Selection

HACA will accept HUD-VASH applicants for vacant units in the order received from the Veterans Affairs Austin Outpatient Clinic in accordance with HUD-VASH Operating Requirements.

For non-specified category vouchers, HACA will allow the PBV owner to refer households for placement on the waiting list. HACA will use the following local preferences for purposes of establishing priority. The local preferences are weighted differently, with the higher number representing a higher ranking. Each applicant family can be granted a maximum of one local preference plus the Owner Referral preference (if they qualify). Weights for each preference are as follows:

Owner Referral	= 1
Project-Specific Supportive Services Need	= 1
Disability	= 1
Chronically Homeless	= 2

Owner Referral Preference: HACA will give preference to households (including individuals) referred by the project owner who have completed a Coordinated Assessment administered by a member of the Austin/Travis County Continuum of Care (CoC) and been verified by the CoC Lead Agency as the highest priority eligible household as required by the project's funding sources.

Project-Specific Supportive Services Need Preference: HACA will give preference to households (including individuals) with disabilities that significantly interfere with their ability to obtain and maintain housing, who without appropriate supportive services will not be able to obtain or maintain housing, and for whom such services cannot be provided in a non-segregated setting. HACA will verify qualification for this preference with the PBV owner's on-site clinical staff. Disabled residents shall not be required to accept particular services offered at the project. HACA is prohibited from granting preferences to persons with specific disabilities (24 CFR 982.207(b)(3)).

Disability: HACA will give preference to disabled families. A disabled family is a family in which the head, spouse or co-head is disabled using the current HUD definition of disability.

Chronically Homeless Preference: HACA will give preference to households (including individuals) who meet the HUD definition of chronically homeless defined in the Final Rule published December 4, 2015 (24 CFR Part 91).

When notified of a vacancy in a non-specified voucher unit, HACA will first draw applicants that meet and score the highest site-based preferences based on date and time of application. HACA will then draw all other applicants based on the date and time of application.

PRESENTATION FOR WORK RETREAT

2014 STRATEGIC PLAN

HOUSING: EXPAND AND REVITALIZE

Goal: We will revitalize our public housing assets, seek additional rental assistance vouchers, and advance innovative affordable housing solutions.

Objective		Short Term Action Tasks	Long Term Action Tasks	Owners	Desired Outcomes
1.1	Obtain additional rental assistance vouchers	<ol style="list-style-type: none"> 1. Ongoing review of HUD's website regarding any available funding (grants for specific populations, new vouchers, etc). 2. Coordinate with Grants Manager to have template of basic information ready for whenever new funding comes available. 3. Review HOME rules for additional available funds to support homeless or transitional housing initiatives, and apply as appropriate. 5. Explore the possibility of consolidating other HCV programs into HACA programs. 6. Amend HCV Admin Plan to allow for Project based Voucher Opportunities. 	Continue review of voucher programs and apply for additional vouchers as they become available.	Lisa Garcia	Increase the number of families served with rental assistance vouchers.
1.2a	Revitalize HACA's 19 Public Housing assets	<ol style="list-style-type: none"> 1. Create modernization and preservation plan for Rosewood Courts. 2. Award contract to a developer for Rosewood Courts. 	Complete redevelopment of Rosewood Courts.	Ann Gass/ Ron Kowal	Resident quality of life will be greatly improved through the redevelopment of Rosewood Courts.
1.2b		Create redevelopment plan for Rio Lado.	Complete redevelopment of Rio Lado.	Ron Kowal	Construction of new units at Rio Lado allows HACA to house additional families at affordable rents, as well as provide a high quality housing product for the community.
1.2c		<ol style="list-style-type: none"> 1. Obtain approval for Energy Performance Contract (including waiver to provide UA for air conditioning.) 2. Develop an implementation schedule for training and execution. 	<ol style="list-style-type: none"> 1. Install central AC, upgrade the electric capacity, install dryer vents, replace windows and install WD hookups. 2. Install wireless internet. 3. Modernize and improve Thurmond Heights to include items listed above as well as other improvements. 4. Install Google Fiber. 	Jimi Teasdale/ Pilar Sanchez/ Sylvia Blanco	Families will have access to air conditioning, a much needed amenity, particularly for families with young children, people with disabilities, and the elderly. Resident quality of life will be improved through access to dryer connections. Inclement weather, vandalism, and lack of privacy impede families from drying clothes. Wireless internet access in the home helps to decrease the digital divide. This amenity can help family members to complete homework, perform job searches, take online courses, stay connected to loved ones, and access resources families they may not otherwise have access to.

HOUSING: EXPAND AND REVITALIZE

Goal: We will revitalize our public housing assets, seek additional rental assistance vouchers, and advance innovative affordable housing solutions.

Objective		Short Term Action Tasks	Long Term Action Tasks	Owners	Desired Outcomes
1.2d		<ol style="list-style-type: none"> 1. As part of RAD, Create Asset Management/Revitalization/Preservation Plan (AMR Plan), to include as necessary, performing a physical needs assessment (PNA) in combination with a highest and best use study. 2. Explore other available funding sources to maintain, rehabilitate and redevelop PH assets. 3. Explore further conversion of units through RAD. 	<ol style="list-style-type: none"> 1. Revitalize properties identified in AMR Plan. 2. Based on AMR Plan, issue an RFQ for a co-developer to assist with redevelopment of existing units. 	Ron Kowal	Revitalized properties identified in the AMR Plan will provide renovated units with updated features and amenities that will greatly benefit our residents. These redevelopments may add additional affordable units onsite, as appropriate and allowable based on program rules, so HACA can serve more families. These redevelopments may provide additional revenue streams.
1.3	Increase # of affordable housing units	<ol style="list-style-type: none"> 1. Develop plan for achieving 2,020 target. 2. Establish development relationships with developers to build new affordable units. 3. Acquire additional units. 4. Issue RFQ for developers to present opportunities to HACA. 	<ol style="list-style-type: none"> 1. Acquire and develop additional units. 2. Use creative funding sources and partnerships 3. Explore establishing HACA's own development corporation. 	Ron Kowal	The development and acquisition of additional units will add more affordable units to HACA's inventory, address the lack of affordable housing and provide additional revenue. The formation of a development corporation will give HACA more flexibility during the development process.
1.4	Improve collaboration with community and national partners	<ol style="list-style-type: none"> 1. Expand coordination with the City of Austin, Travis County, other state and regional housing agencies and community partners focused on preserving and expanding affordable housing. 2. Seek out new partnerships among the business community to advocate for affordable housing in Austin. 3. Establish working relationships with universities and other research organizations to assist in research and testing new ideas. 	Explore consolidation of other housing programs into HACA, as appropriate.	Executive Team	Expand support for affordable housing and additional services for low income families in our community. Become a regional housing administrator to streamline service coordination and achieve cost efficiencies.
1.5	Increase # of HACA residents who reach the goal of owning a home.	<ol style="list-style-type: none"> 1. Two HACA residents will purchase homes through the Community Land Trust (CLT). 2. Three HACA residents will purchase homes with down payment assistance. 3. Provide strong financial literacy and homebuyer education programs. 	<ol style="list-style-type: none"> 1. Provide down payment assistance. 2. Develop new units on existing HACA properties that provide additional affordable homeownership opportunities. 3. Obtain disposition approval of 22 PH scattered site homes and add to the CLT. 	Ron Kowal	CLT provides an affordable path for Public Housing residents to homeownership. This will reduce the wait list for Public Housing and HCV. Financial Literacy and homebuyer education programs teach necessary skills and ensure homeowner success.

OPPORTUNITIES: RESIDENT SELF SUFFICIENCY AND SERVICES

GOAL: Promote individual responsibility and high expectations, foster results-based community partnerships, and foster programs focused on: Workforce Development programs (all public housing except HCV FSS program)

Objective		Short Term Action Tasks	Long Term Action Tasks	Owners	Desired Outcomes
2.1a	Public Housing residents will participate in job training and be placed in jobs.	<p>Current Contractor: Goodwill (paid)</p> <p>Workforce development training: Intake Services and assessment for at least 60 participants; case Management Services for at least 60 participants; application training, interview training, and/or resume training for at least 42 participants; computer training for at least 20 participants; life skills training for at least 60 participants; occupational skills training for at least 15 participants. Provide financial literacy classes for at least 15 participants.</p>	Continue expansion of service delivery in those areas.	Leilani Lim-Villegas/ Barbara Jackson (exec oversight SB)	Improve the employment skills and education level of residents able to work.
2.1b	Public Housing residents will participate in educational opportunities focused on employment.	<p>Current Service Provider: Skillpoint Alliance (non paid)</p> <p>Provide computer training and workforce assistance services.</p>	Continue expansion of service delivery in those areas.	Leilani Lim-Villegas/ Barbara Jackson (exec oversight SB)	Improve the employment skills and education level of residents able to work.
2.1c	Public Housing residents will participate in educational opportunities.	<p>Current Service Provider: Christian Women's Job Corp (non paid)</p> <p>Leadership development, group mentoring, and life skills to help gain self-sufficiency and complete education goals. To provide outreach to HACA residents informing them of available on- and offsite programs like job readiness training, life skills, ESL, GED tutoring, and computer classes at CWJC campus, Mission Possible.</p>	Continue expansion of service delivery in those areas.	Leilani Lim-Villegas/ Barbara Jackson (exec oversight SB)	All residents will achieve their full potential and will overcome barriers to success with obtaining employment.
2.1d	Public Housing residents will reach their full educational potential. Certifications that improve employability will be obtained.	<p>Current Service Provider: Austin Community College and Ascend Center for Learning (non paid)</p> <p>ESL, GED and Adult Basic Education</p>	Continue expansion of service delivery in those areas.	Leilani Lim-Villegas/ Barbara Jackson (exec oversight SB)	Improve the employment skills and education level of adults.

OPPORTUNITIES: RESIDENT SELF SUFFICIENCY AND SERVICES

GOAL: Promote individual responsibility and high expectations, foster results-based community partnerships, and foster programs focused on: Workforce Development programs (all public housing except HCV FSS program)

Objective		Short Term Action Tasks	Long Term Action Tasks	Owners	Desired Outcomes
2.1e		<p>Current Service Provider: AAHC referrals to various Financial Fitness Greater Austin Partners (non paid)</p> <p>Provide financial literacy classes</p>	<p>Continue to document short term goals.</p> <p>Assess feasibility of expanding units of measure and/or tracking performance of participants over time.</p>	Leilani Lim-Villegas/ Barbara Jackson (exec oversight SB)	Improve the financial literacy rate of residents.
2.1f	Coordinate services for Public Housing residents that will lead to self sufficiency.	<p>Program: Resident Opportunities for Self-Sufficiency (ROSS) - output/outcome not covered by partners listed.</p> <p>HACA internal program to coordinate services offered by partners.</p>	<p>(three year cumulative) # of participants:</p> <p>1) Earned income increased</p> <p>2) Earned income tax received</p>	Leilani Lim-Villegas/ Barbara Jackson (exec oversight SB)	Improve the employment skills and education level of adults.
2.1g	Coordinate services for public housing residents that will lead to self sufficiency.	<p>Program: Family Self Sufficiency Program (FSS) - Public Housing</p> <p>HACA internal program to provide case management and coordinate services offered by partners</p>	Continue expansion of service delivery in those areas.	Lisa Garcia	Improve the employment skills and education level of adults.
2.1h	Coordinate services for Housing Choice Voucher residents that will lead to self sufficiency.	<p>Program: Family Self Sufficiency Program (FSS) - Housing Choice Voucher program</p> <p>1) # of participants</p> <p>2) # Contracts completed</p> <p>3) Escrow balance</p> <p>4) Education-GED program-Enrolled</p> <p>5) Education-Post secondary/Vocational classes-Enrolled</p> <p>6) Employment readiness training (interview, resume, etc.,)</p> <p>7) Financial literacy- Linked to Financial literacy/Financial management education services</p> <p>8) Financial Literacy-Linked to Credit repair counseling services</p> <p>9) Pre-purchase homeownership education/counseling-completed</p> <p>10) Policy Priority-Capacity Building and Knowledge Sharing-Meet with local PCC (minimum 4 meetings per year) and conduct gap analysis Meetings</p>	continue case management service coordination	Lisa Garcia	Successful transition to employment and economic self-sufficiency

OPPORTUNITIES: RESIDENT SELF SUFFICIENCY AND SERVICES

GOAL: Promote individual responsibility and high expectations, foster results-based community partnerships, and foster programs focused on: Workforce Development programs (all public housing except HCV FSS program)

Objective		Short Term Action Tasks	Long Term Action Tasks	Owners	Desired Outcomes
2.1i	Improve the employment skills and education level of Public Housing residents.	Utilize the Section 3 program to provide more opportunities for training and employment. Develop policy and implement revised program.	TBD	Kelly Crawford/ Barbara Jackson	Residents able to work will obtain employment.

OPPORTUNITIES: RESIDENT SELF SUFFICIENCY AND SERVICES

GOAL: Promote individual responsibility and high expectations, foster results-based community partnerships, and foster programs focused on: Youth Educational Success (YES) programs (all public housing except small amount of HCV students receive YES incentive (children of FSS) and Scholarship Program

Objective		Short Term Action Tasks	Long Term Action Tasks	Owners	Notes on outcomes
2.2a	Children will participate in case management in school and after school programming.	Current Contractor: Communities in Schools (paid) 1) School based, case management to 300 HACA children. 2) After school tutoring services to a minimum of 200 HACA youth. 3) Summer programming will be provided to at least 60% of case managed youth and/or other youth residing at HACA properties.	Continue expansion of service delivery in those areas.	Leilani Lim-Villegas/ Felisa Epps (exec oversight by SB)	Improve student achievement for school aged children in order to break the poverty cycle.
2.2b	Children will participate in after school enrichment programming.	Current Contractor: Boys & Girls Club (paid) 1) Operate two youth development clubs at HACA sites after school and during the summer break. Serve a total of 70 resident youth for a total of 140 unduplicated youth served each month.	Continue expansion of service delivery in those areas.	Leilani Lim-Villegas/ Felisa Epps (exec oversight by SB)	Improve student achievement for school aged children in order to break the poverty cycle.
2.2c	Children will participate in after school enrichment programming.	Current Contractor: Girl Scouts (paid) Serve a minimum of 80 girls with the following youth development activities: weekly after-school /summer troop meeting per week/per site; 1 Mom and Me event per site; 4 field trips per site; and summer incentive programs.	Continue expansion of service delivery in those areas.	Leilani Lim-Villegas/ Felisa Epps (exec oversight by SB)	Improve student achievement for school aged children in order to break the poverty cycle.

OPPORTUNITIES: RESIDENT SELF SUFFICIENCY AND SERVICES

GOAL: Promote individual responsibility and high expectations, foster results-based community partnerships, and foster programs focused on: Youth Educational Success (YES) programs (all public housing except small amount of HCV students receive YES incentive (children of FSS) and Scholarship Program

Objective		Short Term Action Tasks	Long Term Action Tasks	Owners	Notes on outcomes
2.2d	Students will receive scholarships to assist with cost of high education.	HACA's Internal Program: HACA Scholarship Program Distribute application and select students eligible for scholarships.	Continue expansion of service delivery in those areas.	Leilani Lim-Villegas/ Felisa Epps (exec oversight by SB)	Improve the college graduation rate of residents to ensure they can obtain employment above a liveable wage.
2.2e	Parents will participate in parenting classes.	Current Contractor: Any Baby Can (paid) Parenting classes to 72 families.	Continue expansion of service delivery in those areas.	Leilani Lim-Villegas/ Felisa Epps (exec oversight by SB)	Improve the parenting skills so that families will be more successful.
2.2f	Children will receive high scores on their report cards.	HACA's Internal Program: YES Incentive Collect report cards and distribute awards for A/B honor roll and or perfect attendance. Work with schools to obtain data.	Continue expansion of service delivery in those areas.	Leilani Lim-Villegas/ Felisa Epps (exec oversight by SB)	Improve student achievement for school aged children in order to break the poverty cycle.

OPPORTUNITIES: RESIDENT SELF SUFFICIENCY AND SERVICES

GOAL: Promote individual responsibility and high expectations, foster results-based community partnerships, and foster programs focused on: Quality of Life, Wellness and Safety.

Objective		Short Term Action Tasks	Long Term Action Tasks	Owners	Notes on outcomes
2.3a	Senior residents will participate in supportive services.	Current Contractor: Family Eldercare (paid) Needs assessment, service coordination, case management, educational seminars, benefits counseling, volunteer opportunities and recreation and socialization activities to assist elderly residents at HACA's four Elderly/Disabled public housing developments to age in place in their communities.	Continue to document short term goals. Assess feasibility of expanding units of measure and/or tracking performance over time.	Sylvia Blanco / Leilani Lim-Villegas	Improve the quality of life of seniors.
2.3b	Provide health service screening and education to vulnerable populations.	Current Contractor: WellMed (non paid) Community based health screenings, educational seminars and distribution of materials on health education topics.	Continue to document short term goals. Assess feasibility of expanding units of measure and/or tracking performance over time.	Sylvia Blanco / Rodolfo Rodriguez	Improve the quality of life of HACA residents.
2.3c	Ensure for close relationship with the Austin Police Department.	Current Contract: Austin Police Department (paid) - Public Housing and Section 8 HACA paid contract with the Austin Police Department to provide referrals regarding offenses impacting HACA properties and residents.	Reduction in the # of crimes Continue to access the quality of programming and issue areas, continue with alliance with the Austin Police Department and the referral process.	Pilar Sanchez, L. Garcia, Ursula Henderson (statistics)	Improve the quality of life of HACA residents.
2.3d	Ensure all public housing properties have HACA-paid patrols by peace officers at PH sites.	Current Contract: Contracted peace officers (various departments) (paid) HACA paid peace officer patrols at all sites.	Reduction in the # of violent crimes Continue to access the quality of programming and issue areas.	Pilar Sanchez	Improve the quality of life of HACA residents.
2.3e	Ensure all public housing properties have a safety initiative.	Apartment Residents on Watch (AROW) and Lobby Monitor program at elderly/disabled sites/HACA internal programs Educational events focused on personal safety, fire safety, emergency preparedness, and other relevant safety related topics.	Reduction in the # of violent crimes Continue to access the quality of programming and issue areas.	Pilar Sanchez	Improve the quality of life of HACA residents.
2.3f	Provide HIV/AIDS education.	Current Contractor: Wright House Wellness Center (non paid) HIV and AIDS prevention education	Continue to access the quality of programming and issue areas.	Sylvia Blanco/ Rodolfo Rodriguez	Improve the quality of life of HACA residents.

MEANINGFUL RESIDENT, PARTNER AND CUSTOMER RELATIONSHIPS

GOAL: We will ensure a resident, partner and customer focused environment where all are treated with dignity and respect.

Objective		Short Term Action Tasks	Long Term Action Tasks	Owners	Desired Outcomes
3.1a	Improve customer service to residents, partners and other customers	1. Update and implement the HACA resident, vendor/partner and landlord survey and SHCC owner survey to establish baseline. 2. Review other PHAs' customer service plans and implement best practices at HACA. 3. Integrate customer service education into employee newsletter and intranet.	1. Develop department specific customer service plans to establish standards of service and expectations. 2. Utilize the results of surveys to improve service and customer satisfaction.	Kelly Crawford	To improve service and customer satisfaction.
3.1b		1. Provide annual customer service training for all employees to include ethics training. 2. Ensure each department provides program specific customer service training. 3. Establish recommended first-time supervisor training courses and require new supervisors to attend. 4. Annual training for supervisors		Gloria Morgan	To improve service and customer satisfaction.
3.2	Increase opportunities for staff to better understand the people we serve	1. Identify and coordinate sensitivity training. 2. Have staff tour sites to gain awareness of programs and resident needs. 3. Encourage staff to participate in property and community events.		Gloria Morgan/ Mike Gerber	Improve staffs' empathy and respect for residents. Improve staff's interaction with residents. More engaged workforce and better customer service.
3.3	Improve communication and collaboration with partners	1. Solicit feedback from partners on how HACA could revise policies and business practices to more effectively serve mutual clients.	Implement changes based on partner feedback.	Lisa Garcia/ Ron Kowal/ Pilar Sanchez/ Nora Morales	To more effectively serve mutual clients and improve partner relationships.

EMPLOYEES: RESPECT AND ENGAGE

GOALS: We will invest in our staff, ensure accountability and effective communication, and promote an innovative, healthy and safe work environment, with training and leadership development opportunities.

Objective		Short Term Action Tasks	Long Term Action Tasks	Owners	Desired Outcomes
4.1	Increase methods to communicate with employees	1. Develop internal Communications Plan. 2. Implement rapid employee communication system (possibly a pop-up message and/or revised HACA Talk). 3. Start Brown bag training/communication sessions.	1. Review and revise Communication Plan to incorporate new communication technologies.	Sylvia Blanco/ Nidia Hiroms/ Gloria Morgan	Improved communications between staff and program areas (lessening of silos/improved coordination and collaboration)
4.2	Decrease # of employee accidents	1. Update Safety Plan to include routine evaluation of accident trends. 2. Implement quarterly schedule of safety committee and broader department trainings. 3. Develop policy and enforcement mechanism to mitigate accidents, including regular inspections and prompt equipment repairs.	Review all operations for adherence to safety plan. Evaluate and implement additional preventive actions as appropriate.	Nora Morales/ Kelly Crawford	Reduce employee accidents, and increase employee ownership for having a safe work environment.
4.4	Decrease health insurance utilization rate (Gloria to research different metrics for the same outcome)	1. Develop an employee wellness plan. 2. Use biometric screening results and utilization report to inform the plan. 3. Research best practices from other organizations	Implement the plan.	Gloria Morgan	Healthier workforce, reduced absenteeism rate and lower health care premiums for staff.
4.5	Increase leadership/professional growth opportunities	1. Ensure growth opportunities exist in all departments. 2. Identify top-performing employees and emerging leaders. 3. Revise evaluation format to include annual professional growth agreement between employee and supervisor.	1. Improve training across all departments. 2. Develop a professional development program for emerging leaders throughout the agency. 3. Develop leadership succession plans for all divisions.	Gloria Morgan	Identification and development of leaders at HACA. Improved employee engagement. Greater professional growth and training opportunities.

SUSTAINABILITY: CORPORATE AND ENVIRONMENTAL

GOAL: We will pursue new funding sources and entrepreneurial opportunities, ensure responsible stewardship, maximize efficiency and promote environmentally friendly initiatives.

Objective		Short Term Action Tasks	Long Term Action Tasks	Owners	Desired Outcomes
5.1	Increase sustainable cash flows through SHCC	Develop strategic business plan to evaluate markets and potential products or line of services.	Implement business plan that provides 2-3 other sources of revenue.	Michael Cummings	Increase reserves to benefit HACA's long term housing and community development objectives. Diversification of revenue will ensure sustainability.
5.2	Increase sustainable cash flows through AAHC	1. Create strategic AAHC business plan. 2. Continue to develop and acquire existing units. 3. Close on Ben White Sr/Fam project. 4. Close on Rio Lado. 5. Issue tax exempt bonds for HACA and determine feasibility of issuance for others.	1. Develop HACA's own portfolio of developments. 2. Continue to create additional development partnerships for more projects. 3. Form HACA's own development corporation.	Ron Kowal	Increase reserves to benefit HACA's long term housing and community development objectives. Diversification of revenue will ensure sustainability.
5.3	Increase number of foundation, fundraising or other grant funding	1. Create grant plan and apply. 2. Identify large foundations or other sources and build relationships.	1. Continue to build relationships with large foundations and/or develop a high impact program to be funded by large foundation	Sylvia Blanco	An increase in grant revenue will help support and enhance HACA's work force development, crime prevention and educational programming for its residents.
5.4	Decrease HACA's impact on the environment	1. Ensure that all properties meet city recycling standards and explore additional green opportunities. 2. Install motion sensors in offices, use fewer bulbs. 3. Conduct green physical needs assessment (PNA) at central office. 4. Increase use of green cleaning products in our PH maintenance operations and the central office custodial services.	1. Develop and implement a plan to address the needs identified in the green PNA.	Jimi Teasdale/ Michael Cummings	Reducing waste, saving resources and limiting the use of harmful chemicals will decrease HACA's negative impact on the environment.
5.5a	Increase efficiency through use of technology	1. Transition to Elite LIPH module.	Transition to Elite Financial module, to include automating the leave request, time sheet and payroll processes.	Andrea Galloway (implementation) Pilar Sanchez/ Sylvia Blanco (track savings)	Incorporates modern technology to achieve department and agency goals. Improves productivity and reporting capability.
5.5b		1. Interview staff and conduct a needs assessment. 2. Research best practices. 3. Create an MIS Plan using end-user input.	Implement MIS Plan.	Sylvia Blanco/ Andrea Galloway	Use technology to better meet staff needs and improve productivity.

SUSTAINABILITY: CORPORATE AND ENVIRONMENTAL

GOAL: We will pursue new funding sources and entrepreneurial opportunities, ensure responsible stewardship, maximize efficiency and promote environmentally friendly initiatives.

Objective		Short Term Action Tasks	Long Term Action Tasks	Owners	Desired Outcomes
5.5c		1. Incorporate document imaging to streamline paper intensive processes.	Continue to implement document imaging.	Sylvia Blanco/ Andrea Galloway	Use technology to better meet staff needs and improve productivity
5.5d		Implement Landlord portal	Continue to enroll landlords to reach 100% of landlords using partner portal.	Lisa Garcia	A secure web-based system will help increase efficiency and service to landlords and tenants. The self-serve model will decrease phone call inquiries, foot traffic and interruptions to staff and save time and resources. It will save money as information can be viewed on line thus reducing postage and paper expense.
5.6	Increase value of investments and reduce interest expense	1. Review HACA's investment plan and update where necessary 2. Identify options for investment, with emphasis on reduction of risk and safety. 3. Repositioning/refinancing of HACA's current debts to reduce long term costs and to broaden funds availability options.		Martha Ross/ Ron Kowal	Increase revenue and reduce interest expense for the future. Maintain a healthy level of equity and reserves to reduce risk.
5.7	Ensure a sustainable and competitive salary structure.	1. Conduct salary study. 2. Research compensation and benefits best practices.	Adjust salary pay scale and implement best practices.	Gloria Morgan	Fair and competitive salary structure to attract and retain employees.

**SLIDES FOR
STRATEGIC PLANNING
AND WORK SESSION**



Housing Authority of the City of Austin

Bringing Opportunity Home



UNIT REHAB STATUS

Phase I

Property	Start Date	Units Completed	Units Remaining
Manchaca Vlg (33)	11/15/16	33	0
Shadowbend (50)	1/9/17	50	0
North Loop (130)	1/30/17	130	0
Georgian (94)	5/16/17	94	0
Northgate (50)	8/15/17	50	0
TOTAL		357	0



UNIT REHAB STATUS

Phase II

Property	Start Date	Units Completed	Units Remaining
Gaston Place (100)	11/15/16	100	0
BTW (17/216)	1/29/18	17	0
TOTAL		117	0



RAD CONVERSION STATUS

Status	# of Properties	# of Units	% of Units
Converted 2016/17	13	1,242	68%
2018 Conversions	3	253	14%
2019/20 Conversions	2	344	19%
TOTAL	18	1,839	



WHERE ARE WE GOING?

CHALMERS (158)

- Converting in two parts (East and West) in 2019 and 2020. Chalmers South already underway.
- Full redevelopment
- Final development will have almost 400 units

LAKESIDE (164)

- Converting in 2019 with minimal rehab





WAS RAD A GOOD DEAL?

Benefits

- Retained EPC Subsidy of **\$3M/year for 20 years**
- **\$41M** in Reserve for Replacement for use over next 20 years
- Reduced financial insecurity of congressional proration
- Significant property improvements

Challenges

- More compliance (HUD, TDHCA)
- More Partners (lenders, investors)
- High resident expectations





WHAT'S NEXT?

2019

- Complete full RAD conversion
- Stabilize operations

2020 & 2021

- Planning for next redevelopments.

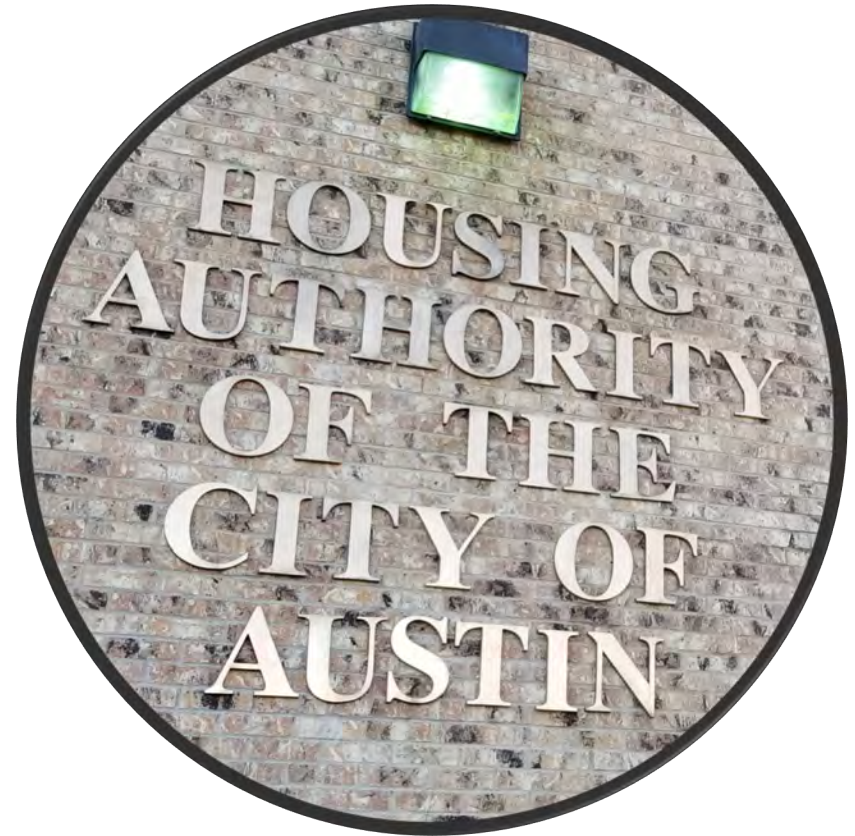




Public Housing to Project Based Rental Assistance

Many Changes

- Program Rules
- Funding Rules
- Interested Parties
- Compliance Monitoring





Program Rules

Changes in Program Rules

- Unit Transfers
- Vacancies
- Accounting
- Certifications





Funding Rules

- Funding based on per unit actual circumstance
- CFP was received and managed separately
- Property sets aside \$ for capital improvements (\$10M)
- Property made initial deposit to this account (\$31M)
- Property now has mortgage loans to pay (\$58M)
- Tenant Services funded at lower rate by property
- 2% Revenue Increase vs 3% Expense Increases





Tenant Certifications

- Accounting changes
- Back dating vs keying forward
- Interim volume
- Certs for both TC and PBRA programs





Interested Parties

- Lending partners
- Investment partners
- TDHCA
- HUD Multifamily Field Office





Compliance Monitoring

Monitoring Reviews by:

1. Lending partner
2. Investment partner
3. HUD Management & Occupancy
4. Both HUD & TDHCA UPCS Inspections
5. Single Audit for large properties





Painful Transition

Inevitable Management Changes

- Property Management Partners
- Re-organization
- Bench marking with AMP and other PBRA and Tax Credit Properties



COMMUNITY DEVELOPMENT

Youth Educational Success – Y.E.S.

Y.E.S. is vital to breaking the poverty cycle, as over half of HACA residents are under the age of 18

- ❖ In-school case management services
- ❖ After-school tutoring programs
- ❖ Academic incentive programs
- ❖ Higher education scholarships
- ❖ After-school enrichment programs
- ❖ Over 1000 HACA youth were served during the last quarter.





COMMUNITY DEVELOPMENT

Workforce Development – Jobs Plus ATX



“Place –based” Program located at
Booker T. Washington (BTW) and Chalmers Courts
Employment Support * Rent Incentives *
Community Support for Work

- ❖ Current number of work-able adults: **323** (residents age 18-61 who are capable of work at least 20 hours/week)
- ❖ Current employment rate of work-able adults: **57%** (185 out of 323 residents)

- ❖ This past quarter, 16 residents started a new job or moved from PT to FT employment
- ❖ January 2016 average yearly earnings of work-able adults (baseline): **\$10,518**
- ❖ December 2018 average yearly earnings of work-able adults at BTW: **\$18,145**
- ❖ **237** residents received the rent incentive (JPEID) for a **total incentive of \$1,115,089**





COMMUNITY DEVELOPMENT

Health & Wellness Strategic Initiatives



KNOWLEDGE



STRATEGY



IMPACT



PARTNERSHIPS

BOOKER T. WASHINGTON

(SECURED \$315,000 GRANT)

CHALMERS COURTS

(UNDER DEVELOPMENT)

LAKESIDE APARTMENTS

(UNDER DEVELOPMENT)

2018 COMMUNITY HEALTH NEEDS ASSESSMENT

Captured 226 Health Stories

Captured 153 Health Stories

Captured 125 Health Stories

BRINGING HEALTH HOME

1 Community Health Catalyst
2 Community Health Workers
(recruiting HACA residents for CHW roles)

COMMUNITY CARE ON-SITE

Health & Wellness Programming
Primary Care Services
Dental Services

BRINGING HEALTH HOME

1 Community Health Catalyst
1 Community Health Worker
1 Community Well-being Worker

Dual-Year (2019-2020)

135 Resident Wellness Plans
24 Health Group Visits
24 Group Walks

Potential Impact

316 Existing Residents
400+ New Residents
Surrounding HACA residents

Potential Impact

135 Resident Wellness Plans
24 Health Group Visits
24 Group Walks

StDavid's
FOUNDATION

 The University of Texas at Austin
Dell Medical School

 **CommUnityCare**

DESIGN
INstitute for
HEALTH


Robert Wood Johnson Foundation

 **UnitedHealthcare**
Community Plan

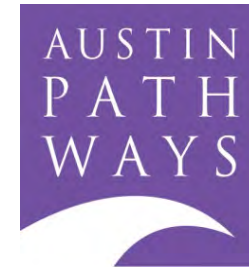


COMMUNITY DEVELOPMENT & AUSTIN PATHWAYS

Collaborative Programs and Events

❖ Digital Inclusion

- A/B Honor Roll Computer Deployment
- Cell Phone Distribution
- Computer Classes
- Google Fiber and Hotspots



The road to success.

❖ Annual Austin Pathways HACA Resident Scholarship Ceremony

❖ RAD property conversions end the ROSS Grants funded by HUD

❖ Integration of Community Development under Austin Pathways

❖ Fundraising and grant opportunities to support Community Development staff and HACA resident programs





COMMUNITY DEVELOPMENT & AUSTIN PATHWAYS

Jobs Plus Program Partners



Adult Education



AUSTIN PATHWAYS PROGRAM OFFERINGS

Scholarships, Digital Inclusion, Smart City Equity

UNLOCKING THE CONNECTION

- *53% of HACA residents have free in-home internet, up from 4% in 2014. 2,312 connected residents represent 46% of households.*
- *Almost 1,000 HACA households have earned a device, an increase from 5% in 2014 to 23% in 2018. For 60% it was their first computer. 30K+ dig. lit learning hours.*
- *90% of 180 FSS, 100% of 130 A/B Honor Roll, 100% 75 HACA Scholars*
- *70+ ACC IT interns provided XXXX hours 2016-2018; 8 FTE in 2019*
- *800+ devices in inventory with estimated value of \$371,000.*

SMART WORK LEARN PLAY

- *Ten Mobility Ambassadors interviewed 240 residents about their trips*
- *300 hours of citizen engagement with City transportation planners; Ambassadors engaged seven corporate transportation partners.*
- *Sponsored Smart City Ambassador fund: education & workforce*

AUSTIN PATHWAYS HACA SCHOLARSHIPS

- *Programming: piloting organic mentoring, increased touch points*
- *Diversified funding, increase in Amplify intake of 11X increase to \$57K*



AUSTIN PATHWAYS REVENUE

\$590K Cash & \$271K Gifts-in-Kind FY18 (\$381K in Assets)

NGO & c3 (\$)



FORD
FOUNDATION



OPEN SOCIETY
FOUNDATIONS



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TEXAS CAPITAL BANK®
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ECG
Foundation



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GIK



indeed®



Dropbox®

JUMP



SXSW



AMERICAN INSTITUTES FOR RESEARCH®



Southwest Housing Compliance Corporation

CURRENT CONTRACT STATUS:

- Current 6-month contract extension through 06/30/19
- 12th contract extension, and 5th contract amendment since 2011 - when SHCC filed its first Government Accountability Office (GAO) protest
- HUD's last procurement activity was December 2017 – Regional and National draft Requests for Proposals (RFPs)
- HUD received considerable industry resistance to the two draft RFPs and cancelled them in March 2018





Southwest Housing Compliance Corporation

CURRENT CONTRACT STATUS *cont.*:

- Procurement activity does not appear imminent and is slowed due to:
 - ‘Overwhelmingly negative’ response to last draft RFPs
 - Outstanding legal issue of an open procurement vs. a PHA-only procurement
 - Impact of OIG investigation into HUD’s 2012 procurement
 - Absence of leadership at HUD
 - Change in leadership on the Hill
 - Government shutdown
- Estimated timeframe for next draft procurement - earliest, late 2019 or early 2020





Southwest Housing Compliance Corporation

STRATEGIC PREPARATION

SHCC is working on a competitive framework that includes:

- Internal IT Investment – Improve work tracking & dashboard reporting
- Business Process Reengineering – LeanFirm Consultant
- Proposal Preparation – Rainmaker Consultants
- Cost Consultant – Rainmaker/Marsha Lindquist





Southwest Housing Compliance Corporation

TARGETED OUTCOMES of STRATEGIC PREPARATION:

- Meet current and future HUD data and reporting requirements through IT not labor
- Identify value-added work and eliminate non-value added work
- Prepare now for proposal elements of a future RFP
- Redefine positions/duties to take advantage of partnerships and/or reduce labor costs
 - Cross functional duties
 - Consideration for potential contract labor positions
 - Potential small business/MWBE partnerships
 - Competitive salary and benefits structure
- Potential restructuring of HACA-SHCC relationship





Southwest Housing Compliance Corporation

SUMMARY:

- SHCC expects strong competition and the strategic approach noted above will be critical to improving organizational efficiency, reporting capabilities, and our ability to reduce labor costs and win at an acceptable profit level for HACA.





AAHC Properties

Acquisition/Existing Properties



Property Summary

Commercial Properties

Property Name	Number of Units/SF	Type	Date of Purchase	Location	Market Value	Purchase Price	Loan Balance
1124 S. IH 35	113,000 Sq Ft	Office	2009	1124 S. IH 35, 78704	\$16,000,000	\$12,400,000.00	\$1,800,000.00
SHCC Building	9,547 Sq Ft	Office	2002	1507 S. IH 35, 78704	\$1,600,000	\$1,450,000.00	N/A
SHCC House	2,198 Sq Ft	Office	2004	1503 S. IH 35, 78704	\$350,000	\$500,000.00	N/A
Chapman Building	3,261 Sq Ft	Office	2009	1100 S. IH 35, 78704	\$450,000	\$800,000.00	N/A
Eastland Plaza	88, 774 Sq Ft	Retail	2003	1144 Airport Blvd, 78702	\$14,000,000	\$6,500,000.00	\$5,000,000.00
Totals					\$32,400,000.00	\$21,650,000.00	\$6,800,000.00



AAHC Properties

Acquisition/Existing Properties



Property Summary

Acquisition Properties

Property Name	Partners	Number of Units/SF	Date of Purchase	Location	Estimated Value	Purchase Price	Loan Balance	Lender	Financing used	Interest Rate
Eastland Plaza	Solely Owned by AAHC	88,774sf	October 24, 2003	1144 Airport Blvd., 78702	\$13,000,000	\$6,500,000.00	\$5,000,000.00	PlainsCapital	Conventional	5.65% Amortized
Sterling Village Apartments	Solely Owned by AAHC	207	March 17, 2004	10401 North Lamar Blvd., 78753	\$18,500,000	\$7,000,000.00	\$4,600,000.00	Bellwether	Freddie Mac	4.24% Interest Only
Bent Tree Apartments	Solely Owned by AAHC	126	August 31, 2004	8405 Bent Tree Rd., 78759	\$15,000,000	\$5,400,000.00	\$1,384,625.38	Crocket Bank	Conventional	3.75% Amortized
Sweetwater Apartments	Solely Owned by AAHC	152	September 30, 2007	2323 Wells Branch Pkwy., 78728	\$15,000,000	\$5,100,000.00	\$3,997,000.00	Bellwether	Freddie Mac	4.41% Interest Only
Summers Grove Apartments (GP Interest)	SunAmerica	240	October 8, 2008	2900 Century Park Blvd., 78728	\$24,000,000	\$26,000,000.00	\$13,500,000.00	Bellwether	Fannie Mae	3.02% Interest Only
Leisure Time Village	Solely Owned by AAHC	22	Feb. 2008-Jan. 2011	1920 Gaston Place Dr., 78723	\$1,900,000	\$1,486,286.00		N/A	N/A	N/A
Lexington Hills	Solely Owned by AAHC	238	September 21, 2013	2430 Cromwell Cr., 78741	\$17,000,000	\$11,500,000.00	\$8,254,087.13	Bellwether	Fannie Mae	5.38% Amortizing
Tech Ridge Apartments	CDT	294	September 21, 2015	12800 Center Lake Drive, 78753	\$35,000,000	\$31,209,000.00	\$22,573,793.04	Bellwether	Freddie Mac	4.09% Amortizing
Center Ridge Apartments	CDT	348	September 21, 2015	701 Center Ridge Drive, 78753	\$42,000,000	\$36,941,000.00	\$23,597,290.32	Bellwether	Freddie Mac	4.09% Amortizing
Bridge at South Point	Solely Owned by AAHC	176	May 31, 2016	6808 IH 35, 78745	\$20,000,000	\$16,150,000.00	\$13,200,000.00	Bellwether	Fannie Mae	3.94% Interest Only
Bridge at Volente	Enterprise	208	September 29, 2016	11908 Anderson Mill Road, 78726	\$25,000,000	\$26,000,000.00	\$21,148,000.00	Bellwether	Fannie Mae	3.48% Interest Only
Sterling Springs Apartments	Enterprise	172	June 30, 2017	2809 W. William Cannon, 78745	\$20,000,000	\$17,751,000.00	\$13,225,000.00	Bellwether	Fannie Mae	3.96% Interest Only
Preserve at Wells Branch	CDT	308	September 19, 2018	1773 Wells Branch Parkway, 78728	\$38,000,000	\$33,900,000.00	\$23,730,000.00	Bellwether	Fannie Mae	4.73% Interest Only
Bridge at Terracina	Enterprise	170	November 28, 2018	8100 N. Mopac Expressway, 78759	\$21,000,000	\$19,200,000.00	\$15,003,000.00	Bellwether	Fannie Mae	5.0% Interest Only
Bridge at Northwest Hills	CDT	314	November 30, 2018	3600 Greystone Drive, 78731	\$45,000,000	\$44,650,000.00	\$34,334,000.00	Bellwether	Fannie Mae	4.9% Interest Only
Totals		2975			\$350,400,000	\$288,787,286.00	\$203,546,795.87	N/A	N/A	N/A



AAHC Properties

Acquisition/Existing Properties

AMP Properties							
Property	#Units	Tax ID #	Address	Bellwether Loan Accounts	Bellwether Reserve Balance	Bellwether Holdback Balance	Horizon Repair Escrow Account
Bridge at Sweetwater	152	82-1089003	2373 Wells Branch Pkwy, Austin TX 78728	2917016	\$50,713.47	N/A	1020204
Bridge at Sterling Village	207	81-5275373	10301 N Lamar Blvd, Austin, TX 78753	2917003	\$74,875.90	N/A	1021945
Lexington Hills	238	46-3629326	7401 Greenwell Ct, Austin, TX 78741	4013012	\$40,591.15	N/A	1020963
Bridge at Volente	208	81-3902556	11908 Anderson Mill Rd Austin TX 78726	4016055	\$58,600.04	N/A	1020332
Park at Summers Grove	240	20-0563806	2900 Century Park Blvd, Austin, TX 78727	4016040	\$109,547.93	N/A	1029601
The Bridge at Tech Ridge	294	47-4932415	17800 Center Lake Dr, Austin, TX 78751	2915040	\$102,188.19	N/A	1028114
The Bridge at Center Ridge	348	47-4920259	7011 Center Ridge Dr, Austin, TX 78751	2915039	\$149,992.82	N/A	1024973
Bridge at Sterling Springs	172	82-1505604	2809 W. William Cannon Dr Austin TX 78745	4017047	\$12,783.11	\$476,136.17	1026983
Bridge at Terracina	170	83-2290297	8000 N Mopac Expy, Austin, TX 78759	4018082	N/A	\$11,688.00	10228840
Bridge at Northwest Hills	314	83-2189740	3600 Greystone Dr, Austin, TX 78731	4018075	N/A	N/A	10201124
Preserve at Wells Branch	308	83-1482469	1773 Wells Branch Pkwy Austin TX 78728	4018062	\$15,400.39	\$701,913.48	1641453
Bridge at South Point	176	81-2233129	6900 S. H. 35 Frontage Rd, Austin, TX 78745	4016012	\$34,535.15	\$107,862.00	N/A
Bent Tree	126	41-2121187	8405 Bent Tree Rd, Austin, TX 78759	N/A	N/A	N/A	N/A
Leisure Time Village	22	41-2121187	1920 Gaston Place Dr Austin TX 78733	N/A	N/A	N/A	N/A
Scattered Sites	17	41-2121187	5900 southwest Pkwy. Bldg 2 Ste#210 Austin TX 78735	N/A	N/A	N/A	N/A
Eastland Plaza	1	41-2121188	1144 Airport Blvd. Austin TX 78702	N/A	N/A	N/A	N/A
AMP		20-1533360	5900 southwest Pkwy. Bldg 2 Ste#210 Austin TX 78735				
Totals	2,993				\$649,228.15	\$1,297,599.65	\$7,444,071.00



AAHC Properties

Acquisition/Existing Properties

Self Employed	75
Clerical	143
Educator	181
Food Service	208
Health Care	226
Retail	241
Service Industry	560
Unemployed	137
State/Govt. Employee	173
Technology	385
SSI	82

Employment Demographics



Less Than 30% AMI	229	7.70%
Less Than 40% AMI	202	6.80%
Less Than 50% AMI	340	11.40%
Less Than 60% AMI	440	14.80%
Less Than 80% AMI	926	31.00%
Greater Than 80% AMI	838	28.00%

Income Demographics



Total VASH Residents	4
Total Housing Vouchers	118



AAHC Properties

Acquisition/Existing Properties



Property Summary

New Construction Properties

Property Name	Partners	Number of Units/SF	Date of Purchase	Location	Bond Amount Issued	Equity Provider	Lender	Financing used
Pointe at Ben White	LDG	250	August, 2014	6934 E. Ben White, 78741	\$21,875,000.00	Enterprise Community Partners	Lancaster Pollard	221 D4
Villages of Ben White	LDG	183	August, 2014	7000 E. Ben White, 78741	\$16,242,000.00	R4 Capital	Redstone	
Reserve at Springdale	Ryan Companies	292	July, 2015	5605 Springdale Rd., 78723	\$24,325,000.00	CREA	Boston Capital	
Harris Branch Senior	LDG	216	August, 2015	12433 Dessau Rd., 78754	\$15,500,000.00	R4 Capital	Mason Joseph	221 D4
Urban Oaks	Ryan Companies	194	December, 2015	6725 Circle S, 78745	\$17,225,000.00	CREA	PNC	Freddie Mac
Studios at ThinkEAST	Atlantic Pacific	182	January, 2017	1143 Shady Lane, 78721	\$21,450,000.00	Wells Fargo	CitiBank	
Harris Ridge	NRP	324	November 1, 2017	1501 Howard Lane, 78754	\$32,320,000.00	Bank of America	Key Bank	Freddie Mac
Bridge at Cameron	LDG	263	December 1, 2017	9201 Cameron Road, 78754	\$25,000,000.00	R4 Capital	Mason Joseph	221 D4
Commons at Goodnight	LDG	304	December 1, 2017	2022 Slaughter Lane, 78748	\$26,000,000.00	Boston Financial	Mason Joseph	221 D4
**The Rail	Lonestar Development & LDG	235	July 20, 2018	2921 E. 17th Street, 78702	N/A	Preferred Equity	Mason Joseph	221 D4
Elysium Grand	Saigebrook & LDG	90	December 5, 2018	3300 Oak Creek Drive, 78727	Bonds through AHFC	LDG	Redstone	
Totals		2533			\$199,937,000.00	N/A	N/A	N/A

**All properties financed with the 4% tax credit/bond structure except The Rail



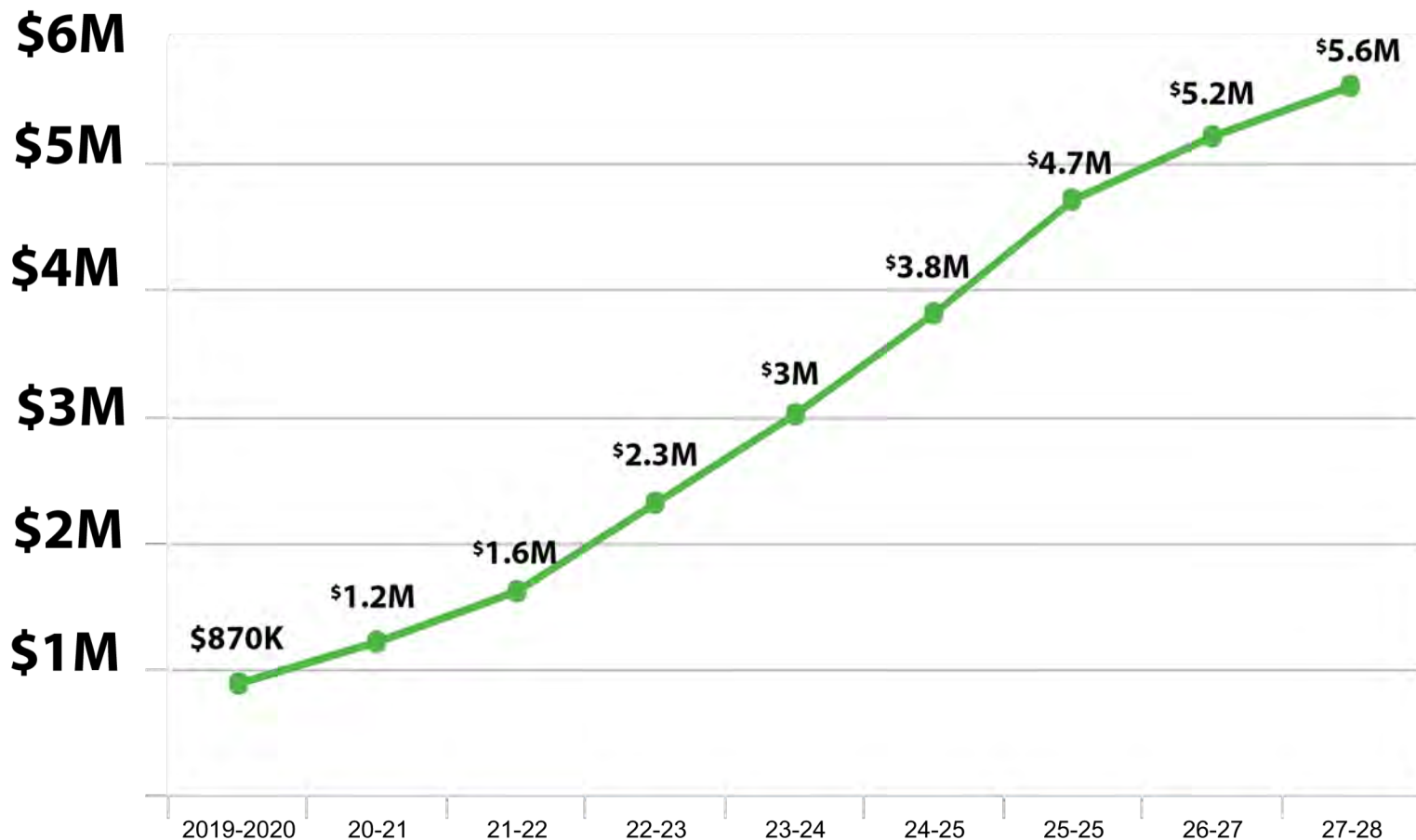
AAHC Properties

New Construction Properties

Estimated Revenue

10 Year New Construction Projection (2019 – 2029)

Deferred Developer Fee/On-going Cash Flow





AAHC Properties

New Construction Properties



Property Summary

New Construction Properties

Property Name	Partners	Number of Units/SF	Date of Purchase	Location	Bond Amount Issued	Equity Provider	Lender	Financing used
Pointe at Ben White	LDG	250	August, 2014	6934 E. Ben White, 78741	\$21,875,000.00	Enterprise Community Partners	Lancaster Pollard	221 D4
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Elysium Grand	Saigebrook & LDG	90	December 5, 2018	3300 Oak Creek Drive, 78727	Bonds through AHFC	LDG	Redstone	
Totals		2533			\$199,937,000.00	N/A	N/A	N/A

**All properties financed with the 4% tax credit/bond structure except The Rail



AAHC Properties

AAHC 2019 Pipeline

Developer Partner/Project	Address	Zip Code	Units	Closing Date	Financing
NRP - Loyola Lofts	6420 Loyola Drive	78724	210	Dec-19	4% Tax Credit
Journeymen - Granada	500 E. Wonsley Drive	78753	258	Sep-19	4% Tax Credit
LDG - Norwood	916 & 918 Norwood Park Blvd	78753	220	Sep-19	4% Tax Credits
LDG - Springdale	10400 Springdale Road	78754	312	Jan-20	4% Tax Credits
LDG - Canyon View	4506 E. William Cannon Drive	78744	215	Sep-19	4% Tax Credits
LDG - The Oaks (aka Ben White III)	Highway 71 and E. Ben White Blvd	78741	100	Mar-19	51% at 80% AMFI/49% at Self-Imposed Market Rate
LDG - Goodnight II	Phase II Next to 2022 Slaughter Lane	78747	264	Jan-20	51% at 80% AMFI/49% at Self-Imposed Market Rate
LDG - Belmont (Cameron II)	Phase II Next to 9201 Cameron Road	78754	96	Oct-19	51% at 80% AMFI/49% at Self-Imposed Market Rate
Dominium - Rosemont	4509 East Saint Elmo Rd	78744	163	Mar-19	AAHC brought in as GP and then resyndicate with 4% Tax Credits in 2020
NRP - South Congress	South Congress Between William Cannon & Slaughter Lane	78745	270	Dec-19	PFC Structure



AAHC Properties

Acquisition/Existing Properties

Property	0-Bedroom	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	Total Units
Totals	76	1778	1029	92		2975

New Construction Properties

Property	0-Bedroom	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	Total Units
Totals	214	515	1244	520	40	2533

Totals All Properties

	0-Bedroom	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	Total Units
Totals All Properties	290	2293	2273	612	40	5508



AAHC Properties

AAHC Multi-Family Portfolio

	Property Name	Address	Units	HCV Households
1	Bridge at Tech Ridge	12800 Center Lake Dr. Austin, TX 78753 (512) 634-8468	294	5
2	Bent Tree Apartments	8405 Bent Tree Rd. Austin, TX 78759 (512) 345-7057	126	0
3	Leisure Time Village	1920 Gaston Place Dr. Austin, TX 78723 (512) 767-7791	22	12
4	Sterling Village Apartments	10401 N Lamar Blvd. Austin, TX 78753 (512) 834-8968	207	7
5	Sweetwater Apartments	2323 Wells Branch Pkwy. Austin, TX 78728 (512) 251-9243	152	5
6	Lexington Hills Apartments	2430 Cromwell Circle Austin, TX 78741 (512) 389-2021	238	21
7	Bridge at Center Ridge Ridge	701Center Ridge Dr. Austin, TX 78753 (512) 634-8487	348	7
8	Bridge at Volente	11908 Anderson Mill Rd Austin, TX 78726 (512) 518-1026	208	5
9	Bridge at South Point, LLC	6808 South IH 35 Austin, TX 78745 (512) 448-0777	176	7
10	Bridge at Sterling Springs	2809 W. William Cannon Dr, Austin, TX 78745	172	1
11	Park at Summers Grove	2900 Century Park Blvd. Austin, TX 78728 (512) 218-0672	240	69
12	Harris Branch Senior Apartments	12433 Dessau Rd. Austin, TX 78754	216	37
13	Urban Oaks	6725 Circle S Road, Austin, TX 78745	194	53
14	Reserve at Springdale	5605 Springdale Rd Austin, TX 78723	292	78

AAHC Multi-Family Portfolio

	Property Name	Address	Units	HCV Households
15	Pointe at Ben White -Family	6934 East Ben White Blvd. Austin, TX 78741 (512) 222-5658	250	28
16	Villages of Ben White	7000 East Ben White Blvd. Austin, TX 78741 (512) 222-5659	183	52
17	Studios at think EAST	1143 Shady Lane, Austin, TX 78721	182	17
			3500	404



AAHC Properties

NHCD's Rental Housing Development Assistance and Acquisition & Development programs have provided funding to private developers to create affordable rental and ownership units for over a decade. General obligation bonds for affordable housing were approved by Austin voters in 2006 and 2013, allocating \$120 million and creating over 3,500 affordable housing units to date (with \$20 million from the 2013 bond still remaining as of October 2016).

Affordable Housing Goals

Goals for 10-year housing production of both affordable and market-rate housing were established by examining data on past housing production and population growth in both Austin and the Austin-Round Rock Metropolitan Statistical Area (MSA), consultation with the City's Demographer, and examination of a range of potential scenarios with regard to the national and local economy over the next 10 years.

FIGURE 6:

METHODOLOGY

STEP 1: Multiply the 2015 City of Austin Total Housing stock by the 2025 MSA Population Percent Change. This shows the number of new housing units that need to be added to keep pace with population growth.

STEP 2: Proportionally distribute the number of new units needed to keep pace with population growth by the percent of Austin households at various income levels.

$$\begin{array}{ccccc}
 \text{397,637} & \times & \text{34\%} & = & \text{135,197} \\
 \text{2015 \# Housing Units} & & \text{2025 MSA Population \%} & & \text{2025 \# New Housing Units Needed} \\
 \text{(City of Austin)} & & \text{Change (est.)} & & \text{to Keep Pace with Population} \\
 & & & & \text{Growth}
 \end{array}$$

MFI Range	Income Ranges for a Four-Person Household	Percent of Households by MFI Range*	2025 # New Housing Units Needed by MFI Range
0-30% MFI	< \$22,600	16.6%	22,417
31-60% MFI	\$22,601-\$45,240	18.4%	24,963
61-80% MFI	\$45,241-\$60,300	11.7%	15,822
0-80% MFI Unit Goal			63,201
			ROUNDED 60,000
81-120% MFI	\$63,301-\$90,480	19%	25,959
121%+ MFI	\$90,481+	34%	46,037
81% + MFI Unit Goal			71,995
			ROUNDED 75,000



Cash Reserve Policy?

Unrestricted Cash Reserves

HACA's Unrestricted Cash ranges from \$8M to \$18M, typically around \$12M- \$15M.

Excluding HAP, \$15M in cash usually covers about four months of budgeted expenses. We also have approximately \$3M in debt (principal payments) in the coming year.

During FY 20 strategic planning, we will review our Cash Reserve balances, oversight and related financial policies.



Scenario Planning

SHCC, Mission Statement, Future Opportunities

In FY 2018, blended components units contributed to HACA's mission statement; during planning we will evaluate timing of cash flows.

In FY 2018, we approximate \$2M in all Tenant Services (broadly defined) were not covered by grants. These are budgeted annual expenses with various contractual commitment dates. During planning we are centralizing review of these programs.



Budgeted Staff Benefits

Employer Paid Benefits divided by Base Salaries

During FY2020 planning, we are evaluating our employee benefit policies. This year, through working with our partners, we expect premiums to be about the same for medical and dental.

Benefits include Medical, Dental and Vision, Retirement, Payroll Taxes, Compensated Absences (Paid Time Off and Sick Leave), Workers Compensation, Federal and State Unemployment, Disability Insurance, Life Insurance and Flex Spend Administration.



2019 Strategic Planning Overview

We Reviewed our Purpose and Asked:

- How Do We Accomplish Our Purpose?
- Who Benefits?
- What Are Our Values?
- Where Do We Want To Be In 3, 5 and 10 years?





2019 Strategic Planning Overview

Established a team with Staff representation from every department who provided the foundation of the process; then it funneled through:



Resulted in a refreshed
Vision, Mission and Five Commitments



2019 Strategic Planning Overview

Progress on Our Five Commitments

Affordable Housing

- Obtain additional rental assistance vouchers ✓
- Revitalize HACCA's 19 public housing assets ✓
- Increase number of affordable housing units ✓
- Increase number of HACCA residents who reach homeownership ✓





2019 Strategic Planning Overview

Progress on Our Five Commitments

Resident Self Sufficiency and Quality of Life

Workforce Development

- Residents will participate in job training and be placed in jobs ✓
- Coordinate services for residents that will lead to self sufficiency ✓
- Residents will participate in educational opportunities ✓

Education

- Children will participate in case management in school and after school programming ✓
- Parents will participate in parenting classes ✓

Health and Wellness

- Provide health service screening and education to vulnerable populations ✓



2019 Strategic Planning Overview

Progress on Our Five Commitments

Exceptional Service and Employee Engagement

- Customer Service to Residents, Partners, and other Customers ✓
- Partner Communication and Collaboration ✓
- Methods to Communicate with Employees – Monthly Newsletter and Week in Review ✓
- Increase Staff Tenure ✓
- Decrease health insurance utilization rate ✓





2019 Strategic Planning Overview

Progress on Our Five Commitments

Corporate and Environmental Sustainability

- Increase sustainable cash flows through Southwest Housing Compliance Corporation ✓
- Increase sustainable cash flows through Austin Affordable Housing Corporation ✓
- Increase number of foundation or other grant funding ✓
- Increase efficiency through the use of technology ✓
- Increase value of investments and reduce the interest expense ✓
- Decrease HACA's impact on the environment ✓
- Ensure a sustainable and competitive salary structure ✓



MONTHLY REPORTS

January 2019

ASSISTED HOUSING



Housing Authority of the City of Austin

Established in 1937

To: Michael Gerber, President & CEO
 From: Lisa Garcia, Vice President of Assisted Housing
 Subject: Monthly Report
 Date: 1/7/2019

Summary of Total Families Housed for all Rental Assistance Programs for December 2018				
Housing Choice Voucher Program				5,304
Mainstream Vouchers for persons with disabilities				57
TBRA Homeless Program				13
Continuum of Care Grant (COC)				50
SRO				48
Total Housed all Rental Assistance Programs				5,472
Total Rental Assistance Paid all Programs				\$4,558,275
Housing Choice Voucher Program				
ACC	Vouchers Approved	Current Vouchers Leased	Current Monthly HAP	
V01	5,253	4,624	\$3,959,575	
VPO	0	107	\$82,495	
TPV	3	2	\$1,140	
VASH	464	452	\$283,717	
FUP	85	78	\$83,017	
NED	36	29	\$22,086	
ICV	14	12	\$10,274	
Total Leased	5,855	5,304	\$4,442,304	
VMS	59	57	\$44,288	

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

Issued Vouchers By Increment For CY 2018												
Month	V01	Homeless Preference	Family Preference	Disability Preference	Elderly Preference	VAWA	Goodrich	PH*	None	VASH	NED	FUP
January	10	10	0	0	0	0	0	0	0	15	2	6
February	21	10	3	8	0	0	0	0	0	12	0	2
March	0	0	0	0	0	0	0	0	0	11	1	0
April	53	3	15	4	3	2	25	1	0	13	2	2
May	0	0	0	0	0	0	0	0	0	11	7	1
June	22	8	7	5	0	2	0	0	0	7	3	0
July	36	16	11	4	2	3	0	0	0	8	3	0
August	72	2	33	26	11	0	0	0	0	9	1	2
September	71	10	33	13	5	1	0	1	8	5	2	0
October	50	7	18	5	1	1	0	1	17	9	0	0
November	27	7	9	3	0	1	0	1	6	9	0	1
December	68	11	28	12	4	3	0	0	10	10	4	3
Total by Increment	430	84	157	80	26	13	25	4	41	119	25	17

Total Vouchers Issued: 591

*-Reasonable Accommodation

Applicants on 2014 HCV Waiting List: 0	Total Applicants on 2018 HCV Waiting List: 1,947
--	--

Issued Vouchers By Increment For CY 2017								
Month	V01	Homeless Preference	Family Preference	Disability Preference	Elderly Preference	VASH	NED	FUP
January	11	4	2	5	0	0	1	0
February	5	3	1	1	0	3	2	0
March	28	9	9	7	3	8	0	0
April	5	5	0	0	0	4	0	0
May	7	7	0	0	0	5	0	0
June	0	0	0	0	0	11	0	0
July	0	0	0	0	0	13	0	0
August	0	0	0	0	0	14	0	0
September	0	0	0	0	0	9	0	0
October	0	0	0	0	0	9	0	0
November	0	0	0	0	0	10	0	0
December	0	0	0	0	0	11	0	0
Total by Increment	56	28	12	13	3	97	3	0

Total Vouchers Issued 2017: **156**

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

Total Voucher issued: **431**

Homeless Assistance Programs

SRO (Single Room Occupancy)

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

ACC	Total Leased	Checks Paid (HAP)
SRO	48	\$23,914

TBRA (Tenant Based Assistance Program)

- * Partnership with the City of Austin, Salvation Army and Passages Collaboration.
- * Temporary rental assistance for homeless families; up to 24 months maximum
 - * **Expiration Date of Contract:** 9/30/2019
 - * **Budget for Rental Assistance** \$474,300

ACC	Total Leased	Checks Paid (HAP)
TBRA	13	\$10,707

Continuum of Care Grant (COC) #1

* Grant renewed for an additional year for **\$608,898**

* **5/1/2017 to 4/30/2018**

* Partnership with ATCIC and ASA

* Serves homeless individuals or families with mental illness, substance abuse issues and/or HIV related disease.

ACC	Total Leased	Checks Paid (HAP)
S08	50	\$37,062

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 December, 2018

Date: January 7, 2018

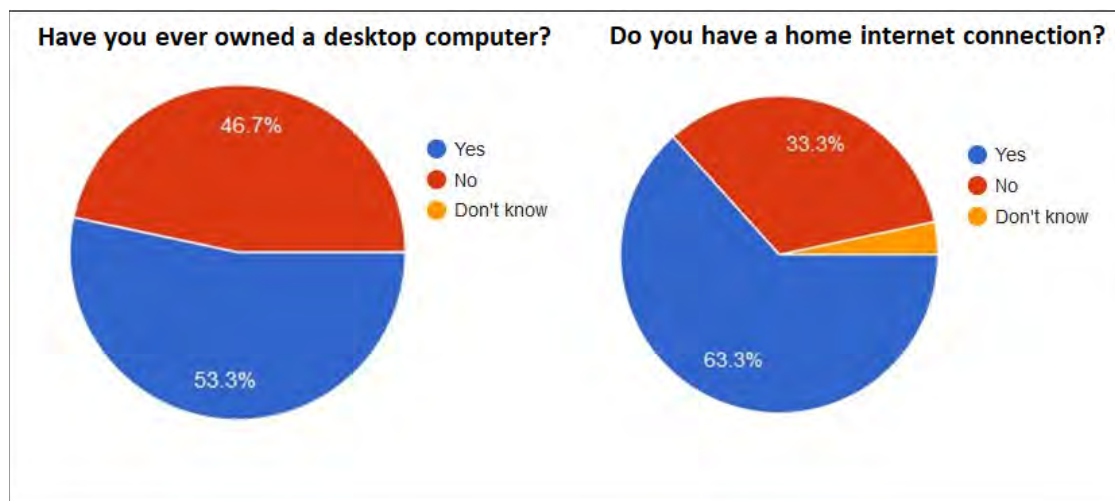
Highlights for December include:

- Deployed computers and webcams to 53% of new FSS participants at five deployments prepared and led by the ACC IT intern team;
- Eight HACA Mobility Ambassadors participated in an in-depth review of the Austin Strategic Mobility Plan at the invitation of the Austin Transportation Department; Austin Pathways partnerships in development with Lyft and other digitally-powered micro-transit companies were announced;
- HCV participants performed user testing of the Affordable Housing Solutions app, the first aggregated list of affordable housing, in beta, developed under Austin CityUP with support from Code for America;
- Congratulated six ACC IT interns on successful assignments during Fall, 2018 and prepared to welcome 13 IT interns in Spring, 2019;
- Provided technical assistance to HUD's ConnectHome program, Edinburg Housing Authority and City of San Francisco; secured three media mentions.

More than **50 HACA residents joined HACA's Family Self-Sufficiency** program in Fall, 2018. To help FSS participants communicate more effectively with FSS staff, participate in online classes and practice interviewing for jobs Austin Pathways provides qualified participants with a desktop computer and a webcam. In December, Austin Pathways conducted a registration training for FSS staff, who registered 32 participants for December deployments. Austin Pathways staff and IT interns conducted a 2-hour training and successfully deployed computers to 53% of new participants.

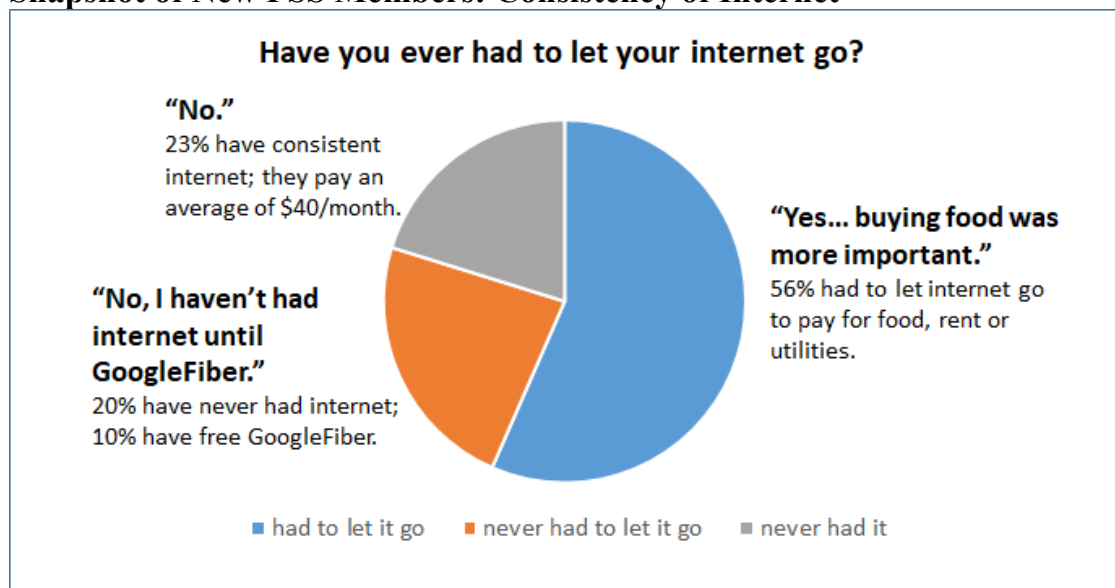
Thirty incoming FSS cohort members completed a pre-deployment survey. 47 percent have never owned a desktop computer; only 63 percent have a home internet connection. In 2015, 83 percent of Americans had a desktop at home; in 2014, 92 percent of Austin residents had an internet connection.

Snapshot of 30 New FSS Members: First Desktop & Home Internet Connection



But of respondents who had a home internet connection, only 23 percent had consistent home internet.

Snapshot of New FSS Members: Consistency of Internet



Of the 63 percent of respondents who have an internet connection, 15 percent had free GoogleFiber in their homes; 50 percent spend \$15 - 70 per month, and 35 percent pay \$71-180 per month for home internet, mostly purchased as part of a bundled package.

New FSS participants also got a sneak peak and helped provide early user testing of the Affordable Housing Solutions app developed in part by HACA through the Austin CityUP consortium, with support from Code for America. A demo of the beta tool was evaluated by users, with strong positive feedback.



Smart Work Learn Play. The Smart Work Learn Play program ensures that HACA residents have access to every transportation option that all Austin residents can access, including digitally-powered transportation and opportunities for online and in-person civic engagement.

Lyft and Austin Pathways are developing a partnership in conjunction with the launch of its e-scooter business in Austin. A December launch blog post says, "Lastly, we're excited to be developing a partnership with the Housing Authority of the City of Austin (HACA) & Austin Pathways. Our team in Austin will fund and work with mobility ambassadors from HACA to educate and help sign up other low-income housing members for our monthly equity pass of just \$5 ensuring that our scooters are accessible for all riders." (12/5)

Lyft and other micro-transit companies such as Uber, will begin addressing the Citywide Advisory Board of the Resident Councils in January, 2019. Residents have a strong interest in understanding how the firms plan to support resident transportation needs, and have raised concerns about how scooters, e-bikes and other micro-transit are regulated.

On December 19 and 20, the Austin Transportation Department invited eight experienced HACA Mobility Ambassadors and transportation advocates to review of the **Austin Strategic Mobility Plan** in a two-part workshop hosted by American Institutes for Research December 19 and 20. The team reviewed dozens of policies including all policies related to Prioritizing Safety, Managing Demand, Supplying Our Transportation Infrastructure, the Public Infrastructure and Bicycle Systems, Protecting Our Health and Environment and Supporting the Community, including policies on Equity, Accessibility and Public Interaction. Mobility Ambassadors were provided lunch and a \$120 in gift cards as a thank you for their input.



Warner Cook of the Austin Transportation Department, far left, facilitates an in-depth review of policies over a two-day period. American Institutes for Research hosted the meeting.

The group will meet again in February to prioritize policies before the ASMP is reviewed by City commissions.

Austin Pathways staff participated in the Austin Transportation Department's **Smart Mobility Meeting of 2018**, focused on how to educate public and private providers about the need for inclusive transportation systems, and the trends that will most impact Austin residents in 2019. (12/11)

Six ACC IT interns completed a successful semester, reporting their accomplishments and lessons learned to HACA and City of Austin staff. (12/14) Interns shared their top 3 accomplishments and challenges, most valuable learning, advice they would give to new intern and a quote to sum up their learning: "If it doesn't challenge you, it won't change you," Joe-Angel; "The key to success is allowing yourself to leave your comfort zone and doing what is needed to get the job done as effectively as possible" Josh; and "The best is yet to come, so I keep looking forward!" Sumnima.

Technical Assistance to ConnectHome, Edinburg PHA, City of San Francisco. Austin Pathways staff participated in four best practices workshops designed to produce a HUD Playbook for new ConnectHome cities, and provided technical assistance to the Edinburg Housing Authority. On December 10, Austin Pathways staff participated in a benchmarking meeting with San Francisco city staff, facilitated by the National Telecommunications and Information Association, US Department of Commerce.

Media Mentions & Public Appearances

- *Lyft Unleashes Its Own Fleet of Scooters to the Austin Mix*, Texas Patch, December 5, 2018.
- *Lyft expands its scooter service in Austin*, engadget, December 4, 2018.
- *Community Tech Network and Sprint Provide Devices and Training to South Austin Residents*, American Towns, December 3, 2018.
- Austin Forum on Technology and Society, December 4, 2018.

FINANCE

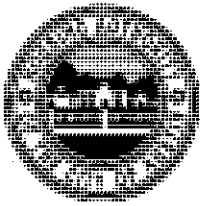
HOUSING AUTHORITY OF THE CITY OF AUSTIN



NOVEMBER 2018

MONTHLY

FINANCE REPORT



Housing Authority of the City of Austin

Established in 1937

INTEROFFICE MEMORANDUM

DATE: January 17, 2019

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

FROM: Martha Ross, CPA, Chief Financial Officer 

SUBJECT: NOVEMBER 2018 FINANCE REPORT (Eight Months, Fiscal Year 2019)

HUD allows each Housing Authority discretion in how to prepare budgets and management reporting. For consistency, the Fiscal Year (FY) 2019 Budget and reporting of Actuals follows the format used for FY 2018. 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 revenues and expenses are included from a stewardship standpoint. As an additional disclosure in the FY 2019 Budget, cash expenditures (which are shown in a different financial statement in our annual audited reports) are included in this monthly review for: (1) the Energy Performance Contract (EPC) loan principal payments, (2) capitalized interest expense on tax credit properties and (3) capital purchases in excess of Capital Grants from HUD. Consistent with prior years, there is a slight mismatch in year-to-date (YTD) actuals, versus the total annual budget that is divided into twelve equal months; the slight mismatch occurs due to various true-ups and accruals booked at each quarter-end and in the last month of the fiscal year (March 2019).

ALL PROGRAMS COMBINED

All programs combined produced excess revenue (a.k.a. Provision for Reserve) of \$6,146,246 compared to the budgeted excess revenue of \$5,355,444 for the eight months ended November 30, 2018. The variance was mainly due to timing differences and a budget amendment that will be reflected next month.

Timing: Part of the variance was temporary, primarily due to timing of tenant services expenses, offsetting timing of AAHC developer and other income. Similar temporary timing differences of expenses (relative to a budget that is booked in twelve equal months) were shown in each of the department budgets.

Budget Amendment: The mid-year Budget Amendment was loaded into our accounting system and will start being reflected in next month's December financial statement to the Board. The approved budget amendment will show, for all HACA combined, \$.6M lower provision from reserve (\$1.8M higher revenue less \$2.4M higher in expenses).

"Other Expenditures in FY19 Budget" reflected temporary favorability in total; while we paid off the Energy Performance Contract (EPC) loan sooner than budgeted, we incurred unbudgeted Capital Expenditures recently (e.g., COCC roof HVAC replacements) that will soon be booked.

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

CENTRAL OFFICE

The Central Office produced provision for reserve (excess revenues over expenses) of \$659,776 for the eight months ended November 30, 2018, compared to budget of \$557,654. As a change in classification, some "Resident Services" were booked to this Department, rather than where they were budgeted as "Tenant Services" in Schedule 1B – Low Rent Public Housing and Schedule 1BA - "Pathways Asset Management."

HOUSING and COMMUNITY DEVELOPMENT

Properties that converted to Project Based Rental Assistance (PBRA) through RAD (Rental Assistance Demonstration) during FY19 were shown in the Low Rent Public Housing (LRPH) tab with Operating Subsidy and Capital Grant through December 2018 and HAP Subsidy in the PBRA budget from January to March 2019.

Properties that fully converted to PBRA (RAD) prior to March 31, 2018 were shown in the Pathways Asset Management, Inc. (PAMI) tab.

LRPH

All Asset Management Projects (AMPs) combined produced excess revenue of \$1,648,914 compared to budget of \$715,661 for the eight months ended November 30, 2018. Operating Revenue and Expense by AMP were also included.

In part, favorability in the HUD Subsidy line item reflected the Operating Subsidy portion budgeted at 90% proration versus actuals averaging at about 93.5% proration. For the properties converted to RAD during the year, the HUD Subsidy line item also reflected a timing difference in conversion and receipt of HAP payments. Tenant Services were lower than budget; some were reclassified to COCC, Schedule 1A, particularly for the properties converted to PBRA (RAD) during the year.

PAMI

Properties converted to PBRA through the RAD program, produced excess revenue of \$680,026 compared to the budgeted excess revenue of \$120,522 for the eight months ended November 30, 2018. "Dwelling Rentals" and "HUD Subsidy" line items are equivalent to Gross Potential Rent at 100% occupancy. "Vacancy" includes some relocations. As a change in presentation, some "Tenant Services" were reclassified to COCC Resident Services, Schedule 1A and some Salaries and related Benefits were reclassified to RAD Conversion, Schedule 6.

HOUSING CHOICE VOUCHER PROGRAM

The Housing Choice Voucher Programs produced a deficit of \$267,532 compared to the expected loss of \$195,528.

SHCC (Southwest Housing Compliance Corporation) PROGRAMS COMBINED

SHCC funds other inter-company programs. As of November 30, 2018, the bottom line was \$1,228,054, net of a Management Fee of \$4,275,762 paid to the Central Office. "Administrative Fees" were higher than budget, while "Donation to Public Housing" reflected a timing difference that will be trued-up closer to year end.

AAHC (Austin Affordable Housing Corporation) PROGRAMS COMBINED

All AAHC programs combined produced excess revenue of \$1,840,014 for the eight months ended November 30, 2018 compared to the budgeted excess revenue of \$3,256,041 (primarily due to delayed timing of "Other Income") and therefore timing of a lower \$1,597,745 Management Fee to the Central Office, compared to budget.

BLUEPRINT HOUSING SOLUTIONS

Blueprint Housing Solutions produced a loss of \$56,604 for the eight months ended November 30, 2018 compared to the budgeted profit of \$80,913.

AUTIN PATHWAYS

Austin Pathways generated total revenue from donations and HACA contributions of \$356,604, spending \$356,472 as of November 30, 2018.

RAD CONVERSION

We budgeted \$902,680 toward 12 months of RAD Conversion expenses; HACA transfer was \$1,019,042 to offset expenses and net to zero, for eight months ended November 30, 2018. As a change in presentation, some Salaries and related Benefits were reclassified into this department, from the "Pathways Asset Management" department, to facilitate reporting.

ANALYSIS OF OPERATING RESERVES FOR ALL PROGRAMS

As of November 30, 2018, we had approximately \$15M in our operating reserve.

CAPITAL FUND PROGRAM (CFP)

The 2016 Capital Fund Grant has been fully used. The 2017 Capital Fund Program was awarded \$1,747,395 from August 16, 2017 to August 15, 2021 and \$1,655,611 has been spent. The 2018 Capital Grant was awarded \$1,691,521 from August 29, 2018 to August 28, 2022 and \$179,676 has been spent.

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 a grant period from September 1, 2016 to August 31, 2019.

2015 JOBS PLUS PILOT PROGRAM GRANT

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

HOME - TENANT BASED RENTAL ASSISTANCE (TBRA) PROGRAM

The TBRA grant was awarded by the City of Austin with a total budget of \$542,000 and a grant period from October 1, 2017 to September 30, 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 a contract period from April 1, 2018 to March 31, 2019.

CONTINUUM OF CARE (SNAP)

The Continuum of Care Program was awarded by the Department of HUD for \$642,690 with a grant period from May 1, 2018 to April 30, 2019.

MAINSTREAM

The Mainstream grant of \$516,511 was awarded with a grant period from April 1, 2018 to March 31, 2019.

HOUSING AUTHORITY OF THE CITY OF AUSTIN

November 30, 2018

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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	Nov 2018	Y.T.D. As of 11/30/18	Budget Balance
REVENUE:					
Rental & Rental Related Income	\$ 14,341,789	\$ 9,619,851	\$ 1,331,837	\$ 10,273,766	\$ 4,068,023
Interest	50,000	33,333	10,817	83,769	(33,769)
HAP Reimbursements	51,456,000	34,304,000	4,545,468	35,409,186	16,046,814
HUD Subsidy, Fees and Grants	28,336,015	19,062,493	2,180,751	19,028,973	9,307,042
COCC Fees and Revenues	10,989,526	7,326,351	875,254	7,406,970	3,582,556
Public Donations	466,281	310,854	47,198	301,241	
Non Federal Donations	2,663,611	1,788,075	112,434	1,364,932	1,298,679
Inter AMPS Transfer					
Other Income/Donations	6,580,274	4,390,190	235,447	2,405,355	4,174,919
Total Revenues	\$ 114,883,496	\$ 76,835,148	\$ 9,339,206	\$ 76,274,193	\$ 38,444,263
EXPENSE:					
Administrative:					
Salaries	\$ 11,981,232	\$ 8,010,595	\$ 981,648	\$ 7,946,252	\$ 4,034,981
Performance Incentive				128,824	(128,824)
Legal	420,287	281,941	21,796	222,916	197,371
Travel & Training	446,480	297,846	29,167	250,810	195,670
Audit Fees	176,928	118,379	(4,375)	116,000	60,928
Office Rent/Utilities	216,288	144,192	18,024	144,192	72,096
Sundry Administrative	3,510,678	2,325,678	281,249	1,977,463	1,533,215
Property General & Admin. Costs	2,141,735	1,427,823	185,028	1,506,486	635,249
Mgmt Fees & Commissions	11,021,858	7,369,955	742,665	6,539,937	4,481,921
Promotions & Advertising	94,454	62,969	5,598	51,637	42,817
Total Administrative	\$ 30,009,940	\$ 20,039,377	\$ 2,260,801	\$ 18,884,517	\$ 11,125,423
Maintenance:					
Labor	\$ 1,301,211	\$ 885,868	\$ 100,310	\$ 897,639	\$ 403,572
Materials	536,625	362,192	31,302	279,308	257,317
Contracts	2,719,904	1,825,886	164,106	1,867,924	851,980
Total Maintenance	\$ 4,557,740	\$ 3,073,944	\$ 295,718	\$ 3,044,870	\$ 1,512,870
General Expense:					
Insurance	\$ 868,342	\$ 585,345	\$ 140,957	\$ 629,284	\$ 239,058
Employee Benefit Contributions	6,212,002	4,160,728	368,238	3,894,192	2,317,810
Collection Losses	38,531	25,186	(3)	28,886	9,645
Performance Contracting / PH Interest	383,861	383,861		4,993	378,868
Interest Expense	3,131,601	2,087,735	288,252	2,176,483	955,118
Property/Franchise Taxes	88,106	69,650	7,342	58,737	29,369
Total General Expenses	\$ 10,722,443	\$ 7,312,508	\$ 804,787	\$ 6,792,574	\$ 3,929,869
Other Routine Expenses:					
Tenant Services	\$ 1,811,088	\$ 1,224,975	\$ 26,060	\$ 435,386	\$ 1,375,702
Utilities	3,686,542	2,496,944	267,335	2,693,177	995,365
Protective Services	778,774	525,916	55,508	465,971	312,803
Total Other Routine Expenses	\$ 6,276,404	\$ 4,247,834	\$ 348,902	\$ 3,594,535	\$ 2,683,869
Non-Routine Expenses:					
Capital Expenditures					
Carryover from Prior Year	20,100	13,400			20,100
Lease Expense					
Total Non-Routine Expenses	\$ 20,100	\$ 13,400	\$	\$	\$ 20,100
Housing Assistance Payments	\$ 51,456,000	\$ 34,304,000	\$ 4,545,468	\$ 35,409,186	\$ 16,046,814
Scholarships/ Digital Inclusion	243,332	162,220	(4,604)	179,435	63,897
Utility Assistance	5,000	3,333			5,000
Employee Contributions Match	15,000	10,000		14,942	58
Resident Services	563,091	375,394	57,663	584,409	(21,318)
Fin. Lit. ED & Hm. ownership	3,000	2,000	106	106	2,894
Down payment Assistance	80,000	53,333		10,000	70,000
Community Initiatives	133,500	89,000	31,991	80,952	52,548
Donations to Public Housing/Other	2,690,043	1,793,362	112,434	1,532,421	1,157,622
Other Expenses/Donations	\$ 55,188,966	\$ 36,792,642	\$ 4,743,058	\$ 37,811,452	\$ 17,377,514
Total-All Expenses	\$ 106,777,593	\$ 71,479,703	\$ 8,453,267	\$ 70,127,947	\$ 36,649,646
PROVISION FOR RESERVE *	\$ 8,105,903	\$ 5,355,444	\$ 885,939	\$ 6,146,246	\$ 1,794,618
Other Expenditures in FY19 Budget					
EPC Principal	\$ 2,917,956	\$ 1,945,304		\$ 1,152,534	1,765,422
Capital Expenditures/Replacement	\$ 870,361	\$ 580,241	\$ 156,902	\$ 537,266	333,095
Total Other Expenditures in FY18 Bud	\$ 3,788,317	\$ 2,525,545	\$ 156,902	\$ 1,689,800	2,098,517
REMAINING BALANCE	\$ 4,317,586	\$ 2,829,899	\$ 729,038	\$ 4,456,446	(303,899)

* Consistent with last year and the FY19 Budget : (1) Actuals include 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.

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	Nov 2018	Y.T.D. As of 11/30/18		Budget Balance
REVENUE:						
COCF Fees and Revenue	\$ 10,989,526	\$ 7,326,351	875,254	\$ 7,406,970		\$ 3,582,556
Interest	50,000	33,333	10,817	83,769		(33,769)
Other Income						
Total Revenues	\$ 11,039,526	\$ 7,359,684	\$ 886,071	\$ 7,490,740		\$ 3,548,786
EXPENSE:						
Administrative:						
Salaries	\$ 4,521,571	\$ 3,014,381	355,116	\$ 2,925,822		\$ 1,595,749
Performance Incentive				128,824		(128,824)
Legal	38,000	25,333	3,768	80,464		(42,464)
Travel & Training	200,030	133,353	9,753	98,869		101,161
Audit Fees	110,000	73,333		60,900		49,100
Sundry Administrative	1,942,324	1,294,883	152,728	1,098,288		844,036
Total Administrative	\$ 6,811,925	\$ 4,541,283	\$ 521,365	\$ 4,393,167		\$ 2,418,758
Maintenance:						
Labor	\$ 24,785	\$ 16,523	8,681	\$ 91,608		\$ (66,823)
Materials	27,450	18,300	1,998	17,246		10,204
Contracts	43,250	28,833	3,355	26,355		16,895
Total Maintenance	\$ 95,485	\$ 63,656	\$ 14,034	\$ 135,209		\$ (39,724)
General Expense:						
Insurance	\$ 100,000	\$ 66,667	11,418	\$ 96,486		\$ 3,514
Employee Benefit Contributions	1,953,781	1,302,521	113,111	1,107,618		846,163
Scholarships	5,750	3,833		4,000		1,750
Utility Assistance	5,000	3,333				5,000
Employee Contributions Match	15,000	10,000		14,942		58
Fin. Lit. ED & Hm. ownership	3,000	2,000	106	106		2,894
Down payment Assistance	80,000	53,333		10,000		70,000
Homeownership Center						
Interest on Notes	128,914	85,943	8,975	87,998		40,916
Total General Expenses	\$ 2,291,445	\$ 1,527,630	\$ 133,610	\$ 1,321,150		\$ 970,295
Other Routine Expenses:						
Utilities	\$ 305,000	\$ 203,333	15,664	\$ 179,131		\$ 125,869
Resident Services	563,091	375,394	57,663	584,409		(21,318)
Protective Services	62,500	41,667	183	18,809		43,691
Community Initiatives	53,500	35,667	25,000	31,600		21,900
Total Other Routine Expenses	\$ 984,091	\$ 656,061	\$ 98,510	\$ 813,949		\$ 170,142
Non-Routine Expenses:						
Extraordinary Maintenance						
Carryover from Prior Year	20,100	13,400				20,100
Donations to RAD properties				167,489		(167,489)
Total Non-Routine Expenses	\$ 20,100	\$ 13,400	\$	\$ 167,489		\$ (147,389)
Total-All Expenses	\$ 10,203,046	\$ 6,802,030	\$ 767,519	\$ 6,830,963		\$ 3,372,083
PROVISION FOR RESERVE	\$ 836,480	\$ 557,654	\$ 118,552	\$ 659,776		\$ 176,704

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	Nov 2018	YTD As of 11/30/18	PLM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 1,751,259	\$ 1,225,972	\$ 137,621	\$ 1,375,644	\$ 89	\$ 375,615
Nondwelling Rental	54,996	36,664	5,966	47,730	3	7,266
Excess Utilities Usage	28,294	19,055	2,668	20,302	1	7,993
Interest					-	
Other Income	242,000	164,674	41,798	151,177	10	90,823
Transfer from other AMPS					-	
Non Federal Donations	1,420,673	959,449		290,527	19	1,130,146
HUD Subsidy	3,348,448	2,404,115	126,554	2,980,095	193	368,353
Total Revenues	\$ 6,845,671	\$ 4,809,930	\$ 314,607	\$ 4,865,474	315	\$ 1,980,196
EXPENSE:						
Administrative:						
Salaries	\$ 549,866	\$ 389,698	\$ 38,460	\$ 404,315	\$ 26	\$ 145,570
Legal	56,687	39,542	1,607	27,660	2	29,027
Travel & Training	8,682	5,981		3,019	0	5,663
Audit Fees	10,614	7,503		11,530	1	(916)
Management Fee	594,036	418,074	44,510	432,539	28	161,497
Sundry Administrative	132,448	93,524	6,600	68,778	4	63,669
Total Administrative	\$ 1,352,352	\$ 954,321	\$ 91,178	\$ 947,842	61	\$ 404,510
Maintenance:						
Labor	\$ 512,553	\$ 360,094	\$ 28,078	\$ 345,726	\$ 22	\$ 166,827
Materials	212,956	146,413	13,730	102,063	7	110,893
Contracts	450,268	312,797	28,889	308,972	20	141,296
Total Maintenance	\$ 1,175,777	\$ 819,304	\$ 70,698	\$ 756,761	49	\$ 419,016
General Expense:						
Insurance	\$ 139,082	\$ 99,172	\$ 16,176	\$ 68,417	\$ 4	\$ 70,665
Employee Benefit Contributions	546,868	383,972	24,300	340,137	22	206,731
Collection Losses	35,025	24,519		28,889	2	6,136
Total General Expenses	\$ 720,976	\$ 507,664	\$ 40,475	\$ 437,444	28	\$ 283,532
Other Routine Expenses:						
Tenant Services	\$ 609,475	\$ 423,899	\$ 15,356	\$ 244,644	\$ 16	\$ 364,830
Utilities	938,822	663,798	76,903	783,254	51	155,568
Protective Services	200,892	140,661	11,541	114,320	7	86,572
Total Other Routine Expenses	\$ 1,749,188	\$ 1,228,357	\$ 103,799	\$ 1,142,218	74	\$ 606,970
Non-Routine Expenses:						
Extraordinary Maintenance	\$	\$	\$	\$ 1,582	\$ 0	\$ (1,582)
Capital Expenditures					-	
Performance Contracting	383,861	383,861		4,993	0	378,868
Transfer to other AMPS					-	
Total Non-Routine Expenses	\$ 383,861	\$ 383,861	\$	\$ 6,575	0	\$ 377,286
Total-All Expenses	\$ 5,382,154	\$ 3,893,507	\$ 306,150	\$ 3,290,840	213	\$ 2,091,315
PROVISION FOR RESERVE	\$ 1,463,516	\$ 916,422	\$ 8,457	\$ 1,574,635	102	\$ (111,119)

HOUSING AUTHORITY OF THE CITY OF AUSTIN

SCHEDULE 1Ba PATHWAYS ASSET MANAGEMENT OPERATING REVENUES AND EXPENSES

	2018/2019 Budget	YTD Budget	Nov 2018	Y.T.D. As of 11/30/18	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 3,077,064	\$ 2,051,376	\$ 413,997	\$ 2,632,693	554	\$ 444,371
Vacancy	(475,318)	(316,879)	(78,832)	(593,242)	(125)	117,924
Bad Debts	(190,127)	(126,751)				(190,127)
Interest						
Other Income	558,351	372,234	125,953	654,569	141	(96,219)
HUD Subsidy	6,922,758	4,615,172	503,067	3,670,863	771	3,251,895
Total Revenues	\$ 9,892,727	\$ 6,595,152	\$ 964,185	\$ 6,364,883	1,341	\$ 3,527,844
EXPENSE:						
Administrative:						
Salaries	\$ 913,774	\$ 609,183	\$ 72,132	\$ 530,884	113	\$ 382,890
Legal	50,600	33,733	8,675	35,406	8	15,194
Travel & Training	16,079	10,719	305	5,597	1	10,482
Audit Fees	10,185	6,790	(4,375)	24,570	5	(14,385)
Management Fee	421,858	281,239	35,810	233,891	50	187,967
Sundry Administrative	283,582	189,054	(14,369)	231,970	50	51,611
Total Administrative	\$ 1,696,078	\$ 1,130,718	\$ 98,178	\$ 1,062,318	227	\$ 633,760
Maintenance:						
Labor	\$ 763,873	\$ 509,249	\$ 63,552	\$ 460,305	97	\$ 303,568
Materials	287,326	191,551	14,908	153,318	33	134,008
Contracts	708,923	472,615	9,923	483,824	104	225,098
Total Maintenance	\$ 1,760,122	\$ 1,173,415	\$ 88,382	\$ 1,097,447	234	\$ 662,674
General Expense:						
Insurance	\$ 333,071	\$ 222,047	\$ 48,684	\$ 215,576	46	\$ 117,495
Employee Benefit Contributions	914,937	609,958	48,635	495,072	106	419,865
Other - Interest on Note	1,595,284	1,063,523	135,672	1,066,535	229	528,749
Collection Losses	2,506	1,671		(29)	(0)	2,535
Total General Expenses	\$ 2,845,797	\$ 1,897,199	\$ 232,991	\$ 1,777,154	381	\$ 1,068,643
Other Routine Expenses:						
Tenant Services	\$ 1,140,713	\$ 760,476	\$ 8,212	\$ 75,235	16	\$ 1,065,479
Utilities	1,602,230	1,068,153	107,070	1,176,610	253	425,620
Protective Services	296,702	197,802	20,975	169,180	36	127,523
Total Other Routine Expenses	\$ 3,039,646	\$ 2,026,431	\$ 136,256	\$ 1,421,024	305	\$ 1,618,621
Non-Routine Expenses:						
Extraordinary Maintenance	\$	\$	\$	\$ 79,950	17	\$ (79,950)
Capital Expenditures	370,300	246,867	30,903	246,964	53	123,336
Land Lease						
Total Non-Routine Expenses	\$ 370,300	\$ 246,867	\$ 30,903	\$ 326,914	70	\$ 43,386
Total-All Expenses	\$ 9,711,943	\$ 6,474,630	\$ 586,710	\$ 5,684,857	1,218	\$ 4,027,085
PROVISION FOR RESERVE	\$ 180,785	\$ 120,522	\$ 377,475	\$ 680,026	123	\$ (499,241)

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	Nov 2018	Y.T.D. As of 11/30/18	PUM	Budget Balance
REVENUE:						
Estimated Administrative Fees	\$ 4,036,256	\$ 2,690,837	316,099	\$ 2,627,974	\$ 65	1,408,282
HAP Reimbursements	51,456,000	34,304,000	4,545,468	35,409,186	873	16,046,814
Interest & Other Income					-	
Total Revenues	\$ 55,492,256	\$ 36,994,837	\$ 4,861,567	\$ 38,037,160	\$ 938	\$ 17,455,096
EXPENSE:						
Administrative:						
Salaries	\$ 2,758,529	\$ 1,839,019	213,139	\$ 1,781,599	\$ 44	976,930
Legal	3,000	2,000	7,747	24,107	1	(21,107)
Travel & Training	30,000	20,000	2,154	14,529	0	15,471
Audit Fees					-	
Management fees					-	
Sundry Administrative	171,910	114,607	34,260	169,746	4	2,164
Total Administrative	\$ 2,963,439	\$ 1,975,626	\$ 257,300	\$ 1,989,981	\$ 49	\$ 973,458
Maintenance:						
Labor	\$	\$	\$	\$	\$ -	\$
Materials	7,200	4,800	665	6,008	0	1,192
Contracts	5,000	3,333	912	4,968	0	32
Total Maintenance	\$ 12,200	\$ 8,133	\$ 1,577	\$ 10,976	\$ 0	\$ 1,224
Other:						
Insurance	\$	\$	\$	\$	\$ -	\$
Protective Services	27,500	18,333	2,338	16,363	0	11,137
Employee Benefit Contributions	1,296,508	864,339	78,179	874,251	22	422,257
Capital Expenditures	25,000	16,667			-	25,000
Total Other Expenses	\$ 1,349,008	\$ 899,339	\$ 80,516	\$ 890,613	\$ 22	\$ 458,395
Housing Assistance Payments	\$ 51,456,000	\$ 34,304,000	4,545,468	\$ 35,409,186	873	16,046,814
FSS Programs	4,900	3,267	2,111	3,934	0	966
Total-All Expenses	\$ 55,785,547	\$ 37,190,365	\$ 4,886,972	\$ 38,304,692	\$ 945	\$ 17,480,855
PROVISION FOR RESERVE	\$ (293,291)	\$ (195,528)	\$ (25,405)	\$ (267,532)	\$ (7)	\$ (25,759)

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	Nov. 2018	Y.T.D. As of 11/30/18		Budget Balance
REVENUE:						
Estimated Administrative Fees	\$ 14,028,553	\$ 9,352,369	\$ 1,235,031	\$ 9,750,042		\$ 4,278,511
Other Income						
Donations						
Interest Income						
Total Revenues	\$ 14,028,553	\$ 9,352,369	\$ 1,235,031	\$ 9,750,042		\$ 4,278,511
EXPENSE:						
Administrative:						
Salaries	\$ 2,527,505	\$ 1,685,003	\$ 196,243	\$ 1,620,155		\$ 907,350
Legal	250,000	166,667		53,694		196,306
Travel & Training	115,989	77,326	12,065	94,595		21,394
Audit Fees	46,129	30,753		14,000		32,129
Management Fees	6,485,540	4,323,693	501,162	4,275,762		2,209,778
Office Rent/Utilities	216,288	144,192	18,024	144,192		72,096
Other	444,852	296,568	56,895	143,208		301,644
Total Administrative	\$ 10,086,303	\$ 6,724,202	\$ 784,389	\$ 6,345,606		\$ 3,740,697
Maintenance:						
Labor	\$	\$	\$	\$		\$
Materials	893	595		185		708
Contracts	5,798	3,865		1,637		4,161
Total Maintenance	\$ 6,691	\$ 4,460	\$	\$ 1,822		\$ 4,869
Other:						
Insurance	\$ 59,000	\$ 39,333	\$ 8,871	\$ 61,383		\$ (2,383)
Emp. Benefit Contrib. -SHCC	1,186,517	791,011	69,173	748,245		438,272
Donation to Public Housing	2,690,043	1,793,362	112,434	1,364,932		1,325,111
Capital Expenditures						
Total Other Expenses	\$ 3,935,560	\$ 2,623,706	\$ 190,479	\$ 2,174,560		\$ 1,761,000
Total-All Expenses	\$ 14,028,554	\$ 9,352,368	\$ 974,868	\$ 8,521,987		\$ 5,506,567
PROVISION FOR RESERVE	\$ (1)	\$ 1	\$ 260,163	\$ 1,228,054		\$ (1,228,055)

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	Nov 2018	Y.T.D. As of 11/30/18		Budget Balance
REVENUE:						
Rental & Rental Related Income	\$ 10,095,621	\$ 6,730,414	\$ 850,417	\$ 6,790,639		\$ 3,304,982
Interest Income						
Other Income	5,407,423	3,604,949	57,961	1,473,710		3,933,713
Total Revenues	\$ 15,503,044	\$ 10,335,363	\$ 908,378	\$ 8,264,349		\$ 7,238,695
EXPENSE:						
Administrative:						
HACA In-House Salaries	\$	\$	\$	\$		\$
HACA Other Admin Costs	196,910	131,273	9,525	49,155		147,755
Legal Expense						
Property Mgmt - Fees & Commis.	330,893	220,595	35,348	279,729		51,164
Property Mgmt - Payroll Costs	1,418,206	945,471	114,261	953,792		464,414
Property Admin. Costs	392,636	261,757	35,419	272,965		119,671
HACA Management Fees	3,520,424	2,346,949	161,183	1,597,745		1,922,679
Promotions & Advertising	94,454	62,969	5,598	51,637		42,817
Total Administrative	\$ 5,953,523	\$ 3,969,014	\$ 361,334	\$ 3,205,023		\$ 2,748,500
Maintenance:						
Materials & Contracts	\$ 990,986	\$ 660,664	\$ 86,456	\$ 722,904		\$ 268,092
Cleaning & Decorating	515,669	343,779	34,571	237,732		277,937
Total Maintenance	\$ 1,506,655	\$ 1,004,443	\$ 121,027	\$ 960,636		\$ 546,029
General Expense:						
Insurance	\$ 237,189	\$ 158,126	\$ 55,685	\$ 186,348		\$ 50,841
Protective Services	191,180	127,453	20,472	147,300		43,880
Collection Loss	1,000	667	(3)	(3)		1,003
Property Taxes	88,106	58,737	7,342	58,737		29,369
Other - Interest on Note	1,407,403	938,269	143,606	1,021,951		385,452
Community Initiatives	80,000	53,333	6,991	49,352		30,648
Total General Expenses	\$ 2,004,878	\$ 1,336,585	\$ 234,093	\$ 1,463,685		\$ 541,193
Other Routine Expenses:						
Utilities	\$ 842,490	\$ 561,660	\$ 67,698	\$ 554,182		\$ 288,308
Total Other Routine Expenses	\$ 842,490	\$ 561,660	\$ 67,698	\$ 554,182		\$ 288,308
Non-Routine Expenses:						
Capital Expenditures	\$ 295,061	\$ 196,707	\$ 104,080	\$ 240,808		\$ 54,253
Other Non-Routine	16,370	10,913		0		16,370
Total Non-Routine Expenses	\$ 311,431	\$ 207,620	\$ 104,080	\$ 240,809		\$ 70,622
Total-All Expenses	\$ 10,618,987	\$ 7,079,322	\$ 888,232	\$ 6,424,335		\$ 4,194,652
PROVISION FOR RESERVE	\$ 4,884,057	\$ 3,256,041	\$ 20,146	\$ 1,840,014		\$ 3,044,043

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	Nov 2018	Y.T.D. As of 11/30/18		Budget Balance
REVENUE:						
Estimated Administrative Fees	\$	\$	\$	\$		\$
Other Income	350,000	233,333	9,735	125,899		224,101
Donations						
Interest Income						
Total Revenues	\$ 350,000	\$ 233,333	\$ 9,735	\$ 125,899		\$ 224,101
EXPENSE:						
Administrative:						
Salaries	\$ 147,806	\$ 98,537	11,190	\$ 106,396		\$ 41,410
Legal	2,000	1,333		100		1,900
Travel & Training	16,600	11,067	2,050	20,944		(4,344)
Audit Fees				5,000		(5,000)
Management Fees						
Other	12,250	8,167	898	5,540		6,710
Total Administrative	\$ 178,656	\$ 119,104	\$ 14,137	\$ 137,979		\$ 40,677
Maintenance:						
Labor	\$	\$	\$	\$		\$
Materials	800	533		487		313
Contracts						
Total Maintenance	\$ 800	\$ 533	\$	\$ 487		\$ 313
Other:						
Insurance	\$	\$	122	\$ 1,073		\$ (1,073)
Emp. Benefit Contrib. -SHCC	49,175	32,783	4,040	42,964		6,211
Capital Expenditures						
Total Other Expenses	\$ 49,175	\$ 32,783	\$ 4,162	\$ 44,037		\$ 5,138
Total-All Expenses	\$ 228,631	\$ 152,420	\$ 18,299	\$ 182,503		\$ 46,128
PROVISION FOR RESERVE	\$ 121,369	\$ 80,913	\$ (8,564)	\$ (56,604)		\$ 177,973

HACA SCHOLARSHIP FOUNDATION

SCHEDULE 5 AUSTIN PATHWAYS OPERATING REVENUES AND EXPENSES

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

	2018/2019 Budget	YTD Budget	Nov. 2018	Y.T.D. As of 11/30/18		Budget Balance
REVENUE:						
Public Donations	\$ 466,281	\$ 310,854	47,198	\$ 301,241		\$ 165,040
HACA Donation	340,258	226,839		55,363		284,895
HACA Donation Carryover						
Other Income						
Grants	22,500	15,000				22,500
Total Revenues	\$ 829,039	\$ 552,693	\$ 47,198	\$ 356,604		\$ 472,435
EXPENSE:						
Administrative:						
Salaries	\$ 197,959	\$ 131,973	42,412	\$ 130,528		\$ 67,431
HACA Other Admin Costs						
Computer Equipment						
Travel & Training	11,000	7,333		847		10,153
Other	53,200	35,467	5,549	12,913		40,287
Total Administrative	\$ 262,159	\$ 174,773	\$ 47,962	\$ 144,289		\$ 117,870
General Expense:						
Resident Children Scholarship	50,000	33,333	(1,000)	55,016		(5,016)
Scholarship Marketing	3,500	2,333		2,004		1,496
Training Content Licenses	2,000	1,333				2,000
Parenting Classes	582	388		545		37
Youth STEM/STEAM Programming	18,000	12,000		886		17,114
Adult Digital Inclusion Training	30,000	20,000		6,500		23,500
Adult Supportive Services	30,000	20,000	(4,559)	76,353		(46,353)
Apprenticeship Stipends	20,000	13,333		15,256		4,744
Transportation Assistance	20,000	13,333		8,195		11,805
Transportation Counseling Assistance	7,000	4,667				7,000
Incentives	10,000	6,667				10,000
FSS Luncheon	15,000	10,000	615	3,110		11,890
Google Fiber Signup Fees	500	333				500
Wi-Fi Hotspots	5,000	3,333				5,000
HCV Support Services	5,000	3,333	340	7,070		(2,070)
HCV GED Incentives	1,000	667		500		500
Workforce Development Service	10,000	6,667				10,000
Smoking Cessation Program Support	1,000	667				1,000
ACC Tech Support Program	6,000	4,000				6,000
Devices	3,000	2,000				3,000
Total General Expenses	\$ 237,582	\$ 158,387	\$ (4,804)	\$ 175,435		\$ 62,147
Other:						
Resident Services RAD below line						
Workers Comp						
Emp. Benefit	\$ 93,041	\$ 62,027	3,707	\$ 36,748		\$ 56,293
Total Other Routine Expenses	\$ 93,041	\$ 62,027	\$ 3,707	\$ 36,748		\$ 56,293
Non-Routine Expenses:						
Capital Expenditures	\$	\$	\$	\$		\$
Total Non-Routine Expenses	\$	\$	\$	\$		\$
Total-All Expenses	\$ 592,782	\$ 395,187	\$ 47,065	\$ 356,472		\$ 236,310
PROVISION FOR RESERVE	\$ 236,257	\$ 157,506	\$ 133	\$ 132		\$ 236,125

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	Nov 2018	Y.T.D. As of 11/30/18		Budget Balance
REVENUE:						
	\$	\$		\$		\$
HACA Transfer	902,680	601,787	112,434	1,019,042		(116,362)
Other Income						
Interest Income						
EXPENSE:						
Administrative:						
Salaries	\$ 364,202	\$ 242,801	52,955	\$ 446,552		\$ (82,350)
Legal	20,000	13,333		1,485		18,515
Travel & Training	48,100	32,067	2,841	12,410		35,690
Other	243,203	162,135	29,163	197,865		45,338
Total Administrative	\$ 675,505	\$ 450,336	\$ 84,959	\$ 658,312		\$ 17,193
Maintenance:						
Labor						
Materials						
Relocation Assistance	\$ 56,000	\$ 37,333	381	\$ 111,572		\$ (55,572)
Total Maintenance	\$ 56,000	\$ 37,333	\$ 381	\$ 111,572		\$ (55,572)
	\$	\$	\$	\$		\$
Other						
Insurance						
Emp. Benefit	171,175	114,117	27,094	249,157		(77,982)
Tenant Services						
Total General Expenses	\$ 171,175	\$ 114,117	\$ 27,094	\$ 249,157		\$ (77,982)
Other Routine Expenses:						
	\$	\$		\$		\$
Total Other Routine Expenses	\$	\$	\$	\$		\$
Non-Routine Expenses:						
Capital Expenditures	\$	\$	\$	\$		\$
Other Non-Routine						
Total Non-Routine Expenses	\$	\$	\$	\$		\$
Total-All Expenses	\$ 902,680	\$ 601,786	\$ 112,434	\$ 1,019,041		\$ (116,361)
PROVISION FOR RESERVE	\$	\$ 1	\$	\$ 0		\$ (0)

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	1,197,853	597,429	591,694	8,094,484	2,200,120	0	687,292	15,309,504	
Total Receivables	707,008	1,923,412	88,888	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	490,598	
Near-term Cash in (material amounts and programs)	2,847,986	3,355,762	686,287	3,052,659	9,987,510	2,886,316	1,242,246	(35,234)	23,633,752	
Current Liabilities (other than CMLTD and Reserves for Replacement)	808,657	703,269	335,771	280,328	1,780,880	36,092	4,700	(722,526)	3,226,971	
12 months Current Maturity of Long Term Debt - Capital Projects	0	923,458	0	0	679,558	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	1,177,608	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	16,780,117
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									55,321,583	
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 11/30/2018	Balance
Capital Fund Program - 2016	U.S. Dept of HUD	April 13, 2016 - April 12, 2020	2,454,926	2,454,926	0
Capital Fund Program - 2017	U.S. Dept of HUD	August 16, 2017 - August 15, 2021	1,747,395	1,655,611	91,784
Capital Fund Program - 2018	U.S. Dept of HUD	August 29, 2018 - August 28, 2022	1,691,521	179,676	1,511,845
2017 ROSS / FSS Grant	U.S. Dept of HUD	Jan 1, 2018 - Dec 31, 2018	260,278	256,855	3,423
2015 CWAB ROSS Svc Coordinator Grant	U.S. Dept of HUD	Sept 1, 2016 - Aug 31, 2019	245,991	161,387	84,604
2015 Jobs Plus Pilot Program Grant	U.S. Dept of HUD	May 16, 2016 - Sept 30, 2020	2,700,000	2,180,822	519,178
Tenant Based Rental Assistance	Pass-thru' from COA	Oct. 1, 2017 - Sept. 30, 2018	542,000	539,871	2,129
S8 Mod Rehab - SRO	U.S. Dept of HUD	April 1, 2018 - March 31, 2019	326,150	212,689	113,461
Continuum of Care Program (SNAP)	U.S. Dept of HUD	May 1, 2018 - April 30, 2019	642,690	334,855	307,835
Mainstream	U.S. Dept of HUD	April 1, 2018 - March 31, 2019	516,511	369,574	146,937

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	Nov 2018	Y.T.D. As of 11/30/18		Budget Balance
REVENUE:						
Estimated Administrative Fees	\$ 11,924,270	\$ 7,949,513	1,065,827	\$ 8,296,050		\$ 3,628,220
HAP Reimbursements	N/A	N/A		N/A		
Interest Income						
Total Revenues	\$ 11,924,270	\$ 7,949,513	\$ 1,065,827	\$ 8,296,050		\$ 3,628,220
EXPENSE:						
Administrative:						
Salaries	\$ 2,156,498	\$ 1,436,999	143,252	\$ 1,183,033		\$ 975,465
Legal	182,500	121,667		40,620		141,881
Travel & Training	77,267	51,511	9,864	69,718		7,549
Audit Fees	27,119	18,079		12,500		14,619
Management Fees	5,241,403	3,494,269	436,784	3,594,269		1,647,134
Office Rent/Utilities	162,216	108,144	13,518	108,144		54,072
Other	321,910	214,607	32,726	100,400		221,510
Total Administrative	\$ 8,170,913	\$ 5,447,276	\$ 636,143	\$ 5,108,684		\$ 3,062,229
Maintenance:						
Labor	\$	\$		\$		\$
Materials	893	595		185		708
Contracts	5,798	3,865		1,637		4,161
Total Maintenance	\$ 6,691	\$ 4,460	\$	\$ 1,822		\$ 4,869
Other:						
Insurance	\$ 43,070	\$ 28,713	7,075	\$ 46,850		\$ (3,780)
Emp. Benefit Contrib. -SHCC	1,013,554	675,703	50,495	546,191		467,363
Donation to Public Housing	2,690,043	1,793,362	112,434	1,364,932		1,325,111
Capital Expenditures						
Total Other Expenses	\$ 3,746,667	\$ 2,497,778	\$ 170,004	\$ 1,957,973		\$ 1,788,694
Non-Profit Funds	\$	\$	\$	\$		\$
Total-All Expenses	\$ 11,924,271	\$ 7,949,514	\$ 806,147	\$ 7,068,479		\$ 4,855,792
PROVISION FOR RESERVE	\$ (1)	\$ (1)	\$ 259,680	\$ 1,227,571		\$ (1,227,572)

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	Nov. 2018	Y.T.D. As of 11/30/18		Budget Balance
REVENUE:						
Estimated Administrative Fees	\$ 2,104,283	\$ 1,402,855	169,204	\$ 1,453,992		\$ 650,291
Interest Income						
Total Revenues	\$ 2,104,283	\$ 1,402,855	\$ 169,204	\$ 1,453,992		\$ 650,291
EXPENSE:						
Administrative:						
Salaries - SHCC	\$ 369,007	\$ 246,005	52,992	\$ 437,122		\$ (68,115)
Legal	67,500	45,000		13,075		54,426
Travel & Training	38,722	25,815	2,200	24,877		13,845
Audit Fees	19,010	12,673		1,500		17,510
Management Fees	1,244,137	829,425	64,378	681,493		562,644
Office Rent/Utilities	54,072	36,048	4,506	36,048		18,024
Other	122,942	81,961	24,170	42,807		80,135
Total Administrative	\$ 1,915,390	\$ 1,276,927	\$ 148,246	\$ 1,236,922		\$ 678,468
Maintenance:						
Labor	\$	\$		\$		\$
Materials						
Contracts						
Total Maintenance	\$	\$	\$	\$		\$
Other:						
Insurance	\$ 15,930	\$ 10,620	1,796	\$ 14,533		\$ 1,397
Emp. Benefit Contrib. -SHCC	172,963	115,309	18,678	202,053		(29,090)
Capital Expenditures						
Total Other Expenses	\$ 188,893	\$ 125,929	\$ 20,475	\$ 216,586		\$ (27,693)
Total-All Expenses	\$ 2,104,283	\$ 1,402,856	\$ 168,720	\$ 1,453,508		\$ 650,775
PROVISION FOR RESERVE	\$	\$ (1)	\$ 484	\$ 484		\$ (484)

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	Nov 2018	Y.T.D. As of 11/30/18	PUM \$	Budget Balance
REVENUE:						
Rental Income	\$ 240,000	\$ 160,000	21,164	\$ 168,717	\$ 1,241	\$ 71,283
Interest Income	0	0		0	-	0
Other Income	1,000	667	334	366	3	634
Total Revenues	\$ 241,000	\$ 160,667	\$ 21,498	\$ 169,083	\$ 1,243	\$ 71,917
EXPENSE:						
Administrative:						
Salaries	\$ 0	\$ 0		\$ 0	\$ -	\$ 0
Legal		0		0	-	0
Travel & Training		0		0	-	0
Property Mgmt - Fees & Commis.		0	1,250	10,000	74	(10,000)
HACA Management Fees	119,100	79,400	9,925	79,400	584	39,700
Other	44,600	29,733	(1,529)	1,785	13	42,815
Total Administrative	\$ 163,700	\$ 109,133	\$ 9,646	\$ 91,185	\$ 670	\$ 72,515
Maintenance:						
Labor	\$ 0	\$ 0		\$ 0	\$ -	\$ 0
Materials	0	0		0	-	0
Contracts	45,500	30,333	4,842	39,789	293	5,711
Total Maintenance	\$ 45,500	\$ 30,333	\$ 4,842	\$ 39,789	\$ 293	\$ 5,711
Other:						
Insurance	\$ 5,800	\$ 3,867	998	\$ 2,912	\$ 21	\$ 2,888
Utilities	1,000	667	37	291	2	709
Emp. Benefits	0	0		0	-	0
Collection Loss		0		0	-	0
Donation to Public Housing	0	0		0	-	0
Total Other Expenses	\$ 6,800	\$ 4,534	\$ 1,036	\$ 3,203	\$ 24	\$ 3,597
TOTAL ROUTINE EXPENSES	\$ 216,000	\$ 144,000	\$ 15,524	\$ 134,178	\$ 987	\$ 81,822
Total Capital Expenditures	\$ 25,000	\$ 16,667	\$ 10,837	\$ 13,739	\$ 101	\$ 11,261
PROVISION FOR RESERVE	\$ 0	\$ 0	\$ (4,863)	\$ 21,166	\$ 156	\$ (21,166)

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	Nov 2018	Y.T.D. As of 11/30/18		Budget Balance
REVENUES		0		0		
Rental Income & Other Income	\$ 1,184,433	\$ 789,622	98,706	\$ 796,824		\$ 387,809
		0		0		0
Total Operating Income	\$ 1,184,433	\$ 789,622	\$ 98,706	\$ 796,824		\$ 387,809
EXPENSE:						
Administrative:						
Salaries	\$	\$ 0	\$ 0	\$ 0		\$ 0
Administrative Costs	76,890	51,260	8,338	24,782		52,108
Audit Fees	0	0		0		0
Legal		0		0		0
Property Mgmt - Fees & Commis.		0	4,500	36,000		(36,000)
HACA Management Fees	616,567	411,045		308,284		308,283
	0	0		0		0
Total Administrative	\$ 693,457	\$ 462,305	\$ 12,838	\$ 369,066		\$ 324,391
Maintenance:						
	\$	\$ 0	\$	\$ 0		\$ 0
Materials & Contracts	91,250	60,833	14,402	113,406		(22,156)
		0		0		0
Total Maintenance	\$ 91,250	\$ 60,833	\$ 14,402	\$ 113,406		\$ (22,156)
General Expense:						
Insurance	\$ 35,000	\$ 23,333	37,744	\$ 59,387		\$ (24,387)
Employee Benefits	0	0		0		0
Property Taxes - Estimated	88,106	58,737	7,342	58,737		29,369
Other - Interest on Note	0	0	24,326	76,109		(76,109)
Community Initiatives	80,000	53,333	6,991	49,352		30,648
Total General Expenses	\$ 203,106	\$ 135,403	\$ 76,403	\$ 243,586		\$ (40,480)
Other Routine Expenses:						
Utilities	\$ 67,020	\$ 44,680	5,015	\$ 48,794		\$ 18,226
Protective Services	57,600	38,400	8,221	44,931		12,669
Total Other Routine Expenses	\$ 124,620	\$ 83,080	\$ 13,236	\$ 93,725		\$ 30,895
Non-Routine Expenses:						
Capital Expenditures	\$ 72,000	\$ 48,000	\$ 0	\$ 0		\$ 72,000
Other Non-Routine	0	0	0	0		0
Total Non-Routine Expenses	\$ 72,000	\$ 48,000	\$ 0	\$ 0		\$ 72,000
Total-All Expenses	\$ 1,184,433	\$ 789,621	\$ 116,880	\$ 819,783		\$ 364,650
PROVISION FOR RESERVE	\$ 0	\$ 1	\$ (18,174)	\$ (22,959)		\$ 22,959

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	Nov 2018	Y.T.D. As of 11/30/18	FUM \$	Budget Balance
REVENUE:						
Rental & Rental Related Income	\$ 1,542,140	\$ 1,028,093	136,948	\$ 1,071,482	\$ 647	\$ 470,658
Other Income	133,860	89,240	11,954	98,405	59	35,455
Total Revenues	\$ 1,676,000	\$ 1,117,333	\$ 148,903	\$ 1,169,887	\$ 706	\$ 506,113
EXPENSE:						
Administrative:						
HACA In-House Salaries	\$ 0	\$ 0		\$ 0	\$ -	\$ 0
HACA Other Admin Costs		0		0	-	0
Audit Fees	0	0		0	-	0
Property Mgmt - Fees & Commis.	75,375	50,250	6,587	52,098	31	23,277
Property Mgmt - Payroll Costs	346,976	231,317	28,595	232,128	140	114,848
Property Admn. Costs	77,357	51,571	7,488	52,752	32	24,605
HACA Management Fees	346,207	230,805	28,851	230,805	139	115,402
Promotions & Advertising	5,400	3,600	45	6,151	4	(751)
Total Administrative	\$ 851,315	\$ 567,543	\$ 71,565	\$ 573,934	\$ 347	\$ 277,381
Maintenance:						
Materials & Contracts	\$ 164,250	\$ 109,500	10,524	\$ 103,505	\$ 63	\$ 60,745
Cleaning & Decorating	97,350	64,900	3,441	32,629	20	64,721
Total Maintenance	\$ 261,600	\$ 174,400	\$ 13,965	\$ 136,134	\$ 82	\$ 125,466
General Expense:						
Insurance	\$ 41,602	\$ 27,735	2,772	\$ 23,230	\$ 14	\$ 18,372
Collection Loss	1,000	687	(3)	(3)	(0)	1,003
Protective Services	48,057	32,038	3,828	31,585	19	16,472
Other - Interest on Note	197,749	131,833	16,795	132,735	80	65,014
Donation to Public Housing	0	0		0	-	0
Total General Expenses	\$ 288,408	\$ 192,273	\$ 23,392	\$ 187,547	\$ 113	\$ 100,861
Other Routine Expenses:						
Utilities	\$ 208,785	\$ 139,190	17,018	\$ 132,222	\$ 80	\$ 76,563
Total Other Routine Expenses	\$ 208,785	\$ 139,190	\$ 17,018	\$ 132,222	\$ 80	\$ 76,563
Non-Routine Expenses:						
Capital Expenditures(Replacement F	\$ 62,100	\$ 41,400	5,175	\$ 41,400	\$ 25	\$ 20,700
Other Non-Routine	0	0	0	0	0	0
Total Non-Routine Expenses	\$ 62,100	\$ 41,400	\$ 5,175	\$ 41,400	\$ 25	\$ 20,700
Total-All Expenses	\$ 1,672,208	\$ 1,114,806	\$ 131,114	\$ 1,071,237	\$ 647	\$ 600,971
PROVISION FOR RESERVE	\$ 3,792	\$ 2,527	\$ 17,788	\$ 98,649	\$ 60	\$ (94,857)

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	Nov 2018	Y.T.D. As of 11/30/18	PUM \$	Budget Balance
REVENUE:						
Rental & Rental Related Income	\$ 1,063,540	\$ 709,027	91,511	\$ 730,180	\$ 724	\$ 333,360
Other Income	71,327	47,551	5,869	49,321	49	22,006
Total Revenues	\$ 1,134,867	\$ 756,578	\$ 97,379	\$ 779,502	\$ 773	\$ 355,365
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	34,016	4,456	34,798	35	16,226
Property Mgmt - Payroll Costs	240,948	160,632	20,143	186,192	185	54,756
Property Admn. Costs	52,469	34,979	4,492	37,599	37	14,870
HACA Management Fees	366,114	244,076	30,510	244,076	242	122,038
Promotions & Advertising	13,400	8,933	1,360	8,746	9	4,654
Total Administrative	\$ 723,955	\$ 482,636	\$ 60,961	\$ 511,411	\$ 507	\$ 212,544
Maintenance:						
Materials & Contracts	\$ 143,981	\$ 95,987	7,713	\$ 98,113	\$ 97	\$ 45,868
Cleaning & Decorating	90,142	60,095	1,148	24,848	25	65,294
Total Maintenance	\$ 234,123	\$ 156,082	\$ 8,859	\$ 122,961	\$ 122	\$ 111,162
General Expense:						
Insurance	\$ 26,000	\$ 17,333	3,834	\$ 15,551	\$ 15	\$ 10,449
Protective Services	840	580	0	416	0	424
Other - Interest on Note	51,722	34,481	4,226	34,999	35	16,723
Donation to Public Housing	0	0	0	0	-	0
Total General Expenses	\$ 78,562	\$ 52,374	\$ 8,060	\$ 50,966	\$ 51	\$ 27,596
Other Routine Expenses:						
Utilities	\$ 93,710	\$ 62,473	8,113	\$ 63,826	\$ 63	\$ 29,884
Total Other Routine Expenses	\$ 93,710	\$ 62,473	\$ 8,113	\$ 63,826	\$ 63	\$ 29,884
Non-Routine Expenses:						
Capital Expenditures(Replacement R	\$ 0	\$ 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	\$ 753,565	\$ 85,993	\$ 749,164	\$ 743	\$ 382,186
PROVISION FOR RESERVE	\$ 3,517	\$ 3,013	\$ 11,386	\$ 30,338	\$ 30	\$ (26,821)

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	Nov 2018	Y.T.D. As of 11/30/18	PUM \$	Budget Balance
REVENUE:						
Rental & Rental Related Income	\$ 1,034,570	\$ 689,713	87,377	\$ 689,670	\$ 567	\$ 344,900
Other Income	76,251	50,834	6,694	56,953	47	19,298
Total Revenues	\$ 1,110,821	\$ 740,547	\$ 94,070	\$ 746,623	\$ 614	\$ 364,198
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.	49,942	33,295	4,214	33,262	27	16,680
Property Mgmt - Payroll Costs	243,822	162,548	17,354	144,667	119	98,955
Property Admn. Costs	71,237	47,491	5,474	54,710	45	16,527
HACA Management Fees	110,776	73,851	9,231	73,850	61	36,926
Promotions & Advertising	14,160	9,440	256	6,616	5	7,544
Total Administrative	\$ 489,937	\$ 326,625	\$ 36,529	\$ 313,304	\$ 258	\$ 176,633
Maintenance:						
Materials & Contracts	\$ 148,119	\$ 98,746	10,271	\$ 86,436	\$ 71	\$ 61,683
Cleaning & Decorating	100,695	67,130	4,787	29,338	24	71,357
Total Maintenance	\$ 248,814	\$ 165,876	\$ 15,058	\$ 115,774	\$ 95	\$ 133,040
General Expense:						
Insurance	\$ 25,797	\$ 17,198	2,037	\$ 16,521	\$ 14	\$ 9,276
Protective Services	0	0	0	800	1	(800)
Other - Interest on Note	178,716	119,144	15,178	119,960	99	58,756
Total General Expenses	\$ 204,513	\$ 136,342	\$ 17,215	\$ 137,281	\$ 113	\$ 67,232
Other Routine Expenses:						
Utilities	\$ 117,530	\$ 78,353	9,019	\$ 72,519	\$ 60	\$ 45,011
Total Other Routine Expenses	\$ 117,530	\$ 78,353	\$ 9,019	\$ 72,519	\$ 60	\$ 45,011
Non-Routine Expenses:						
Capital Expenditures(Replacement F	\$ 45,600	\$ 30,400	3,800	\$ 30,400	\$ 25	\$ 15,200
Other Non-Routine (Franchise Tax)	1,000	667	0	0	-	1,000
Total Non-Routine Expenses	\$ 46,600	\$ 31,067	\$ 3,800	\$ 30,400	\$ 25	\$ 16,200
Total-All Expenses	\$ 1,107,394	\$ 738,263	\$ 81,620	\$ 669,278	\$ 550	\$ 438,116
PROVISION FOR RESERVE	\$ 3,427	\$ 2,284	\$ 12,450	\$ 77,345	\$ 64	\$ (73,918)

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	Nov 2018	Y.T.D. As of 11/30/18	Budget Balance
REVENUE:					
Lease Revenue	\$ 1,119,830	\$ 746,553	87,429	\$ 758,880	\$ (360,950)
Other Income	0	0	0	0	0
Total Revenues	\$ 1,119,830	\$ 746,553	\$ 87,429	\$ 758,880	\$ (360,950)
EXPENSE:					
Administrative:					
Salaries	\$ 0	\$ 0	0	\$ 0	\$ 0
Legal	0	0	0	0	0
Audit	0	0	0	0	0
Management Fees	223,966	149,311	18,664	149,311	74,655
Other	0	0	0	0	0
Total Administrative	\$ 223,966	\$ 149,311	\$ 18,664	\$ 149,311	\$ 74,655
Maintenance:					
Maintenance and Repairs	\$ 0	\$ 0	13	\$ 13	(13)
Contract Services	\$ 12,000	\$ 8,000	2,145	\$ 23,469	(11,469)
Total Maintenance	\$ 12,000	\$ 8,000	\$ 2,158	\$ 23,483	\$ (11,483)
Protective Services					
Protective Svcs & Equipment	\$ 4,095	\$ 2,730	599	\$ 10,842	(6,747)
Total Protective Svcs & Equipment	\$ 4,095	\$ 2,730	\$ 599	\$ 10,842	\$ (6,747)
General Expense:					
Emp. Benefits	\$ 0	\$ 0	0	\$ 0	\$ 0
Insurance	9,000	6,000	1,089	8,410	590
Collection Loss	0	0	0	0	0
Donation to Public Housing	0	0	0	0	0
Total General Expenses	\$ 9,000	\$ 6,000	\$ 1,089	\$ 8,410	\$ 590
Other Routine Expenses:					
Utilities	\$ 0	\$ 0	578	\$ 18,386	(18,386)
Total Other Routine Expenses	\$ 0	\$ 0	\$ 578	\$ 18,386	\$ (18,386)
Non-Routine Expenses:					
Capital Expenditures	\$ 0	\$ 0	77,370	\$ 101,493	(101,493)
Total Non-Routine Expenses	\$ 0	\$ 0	\$ 77,370	\$ 101,493	\$ (101,493)
Total-All Expenses	\$ 249,061	\$ 166,041	\$ 100,458	\$ 311,925	\$ (62,864)
PROVISION FOR RESERVE	\$ 870,769	\$ 580,512	\$ (13,029)	\$ 446,955	\$ (423,814)

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	Nov 2018	Y.T.D. As of 11/30/18		Budget Balance
REVENUE:						
Rental & Rental Related Income	\$ 175,650	\$ 117,100	12,911	\$ 100,085	569	\$ 75,565
Other Income	500	333	13,466	14,566	83	(14,066)
Total Revenues	\$ 176,150	\$ 117,433	\$ 26,377	\$ 114,652		\$ 61,498
EXPENSE:						
Administrative:						
Salaries	\$ 0	\$ 0		\$ 0		\$ 0
Legal		0		0		0
Property Admin. Costs		0		0		0
Property Mgmt - Fees & Commis.		0	1,250	10,000	57	(10,000)
HACA Management Fees	35,230	23,487	2,936	23,486	133	11,744
Other	75,420	50,280	2,715	22,587	128	52,833
Total Administrative	\$ 110,650	\$ 73,767	\$ 6,901	\$ 56,073	319	\$ 54,577
Maintenance:						
Materials & Contracts	\$ 11,550	\$ 7,700	1,802	\$ 21,909	124	\$ (10,359)
Cleaning & Decorating		0	445	4,879		(4,879)
Total Maintenance	\$ 11,550	\$ 7,700	\$ 2,247	\$ 26,788	152	\$ (15,238)
General Expense:						
Insurance	\$ 0	\$ 0	\$ 0	\$ 0		\$ 0
Emp. Benefits		0	0	0		0
Protective Services		0	495	4,324		(4,324)
Other - Collection Losses		0	0	0		0
Total General Expenses	\$ 0	\$ 0	\$ 495	\$ 4,324		\$ (4,324)
Other Routine Expenses:						
Utilities	\$	\$ 0	182	\$ 1,788	10	\$ (1,788)
Total Other Routine Expenses	\$ 0	\$ 0	\$ 182	\$ 1,788	10	\$ (1,788)
Non-Routine Expenses:						
Capital Expenditures	\$ 10,000	\$ 6,667	\$ 0	\$ 0		\$ 10,000
Other Non-Routine	0	0	0	0		0
Total Non-Routine Expenses	\$ 10,000	\$ 6,667	\$ 0	\$ 0		\$ 10,000
Total-All Expenses	\$ 132,200	\$ 88,134	\$ 9,825	\$ 88,973	506	\$ 43,227
PROVISION FOR RESERVE	\$ 43,950	\$ 29,299	\$ 16,552	\$ 25,678	146	\$ 18,272

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	Nov 2018	Y.T.D. As of 11/30/18		Budget Balance
REVENUE:						
Rental & Rental Related Income	\$ 2,160,164	\$ 1,440,109	179,224	\$ 1,414,416	743	\$ 745,748
Other Income	138,320	92,213	16,010	141,068	74	(2,748)
Total Revenues	\$ 2,298,484	\$ 1,532,322	\$ 195,234	\$ 1,555,484	817	\$ 743,000
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.	103,375	68,917	8,709	69,507	37	33,868
Property Mgmt - Payroll Costs	348,744	232,496	28,707	233,317	123	115,427
Property Admn. Costs	91,158	60,772	7,930	58,987	31	32,171
HACA Management Fees	585,763	390,509	48,814	390,509	205	195,254
Promotions & Advertising	19,750	13,167	2,054	18,056	9	1,694
Total Administrative	\$ 1,148,790	\$ 765,861	\$ 96,213	\$ 770,375	405	\$ 378,415
Maintenance:						
Materials & Contracts	\$ 199,177	\$ 132,785	15,680	\$ 143,931	76	\$ 55,246
Cleaning & Decorating	117,164	78,109	10,445	77,247	41	39,917
Total Maintenance	\$ 316,341	\$ 210,894	\$ 26,125	\$ 221,178	116	\$ 95,163
General Expense:						
Insurance	\$ 42,332	\$ 28,221	3,365	\$ 27,243	14	\$ 15,089
Protective Services	37,930	25,287	3,771	25,890	14	12,040
Other - Interest on Note	451,243	300,829	38,239	303,755	160	147,488
Total General Expenses	\$ 531,505	\$ 354,337	\$ 45,374	\$ 356,887	187	\$ 174,618
Other Routine Expenses:						
Utilities	\$ 207,118	\$ 138,079	17,854	\$ 151,397	80	\$ 55,721
Total Other Routine Expenses	\$ 207,118	\$ 138,079	\$ 17,854	\$ 151,397	80	\$ 55,721
Non-Routine Expenses:						
Capital Expenditures(Replacement R	\$ 80,361	\$ 53,574	6,898	\$ 53,776		\$ 26,585
Other Non-Routine (franchise tax)	14,370	9,580	0	13,346		1,024
Total Non-Routine Expenses	\$ 94,731	\$ 63,154	\$ 6,898	\$ 67,122		\$ 27,609
Total-All Expenses	\$ 2,298,485	\$ 1,532,325	\$ 192,464	\$ 1,566,960	823	\$ 731,525
PROVISION FOR RESERVE	\$ (1)	\$ (3)	\$ 2,770	\$ (11,476)	(6)	\$ 11,475

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	Nov 2018	Y.T.D. As of 11/30/18		Budget Balance
REVENUE:						
	\$	\$		\$		\$ 0
Other Income - Bridge at Volente	300,000	200,000		162,967		137,033
Other Income - Bridge at Center Ridge	265,000	176,667		175,138		89,862
Other Income - Bridge at Tech Ridge	190,000	126,667		137,987		52,013
Other Income - Other AAHC Revenue	3,083,314	2,055,543		254,141		2,829,173
Other Income - Park at Summers Grove	680,000	453,333		0		680,000
Other Income - Harris Branch	0	0		0		0
Other Income - Reserve at Springdale	0	0		0		0
Other Income - Urban Oaks	150,000	100,000		198,625		(48,625)
Other Income - Ben White Development	180,000	120,000		105,631		74,369
Total Revenues	\$ 4,848,314	\$ 3,232,210	\$ 0	\$ 1,034,490		\$ 3,813,824
EXPENSE:						
Administrative:						
HACA In-House Salaries	\$ 0	\$ 0		\$ 0		\$ 0
Property Mgmt - Fees & Commis.		0		0		0
Property Mgmt - Payroll Costs	0	0		0		0
Property Admn. Costs		0		9,002		(9,002)
HACA Management Fees	969,663	646,442		0		969,663
Promotions & Advertising	0	0		0		0
Total Administrative	\$ 969,663	\$ 646,442	\$ 0	\$ 9,002		\$ 960,661
Maintenance:						
Materials & Contracts	\$ 0	\$ 0		\$ 0		\$ 0
Cleaning & Decorating		0		0		0
Total Maintenance	\$ 0	\$ 0	\$ 0	\$ 0		\$ 0
General Expense:						
Insurance	\$ 0	\$ 0	\$	\$ 0		\$ 0
Other - Interest on Note		0		11,747		(11,747)
Total General Expenses	\$ 0	\$ 0	\$ 0	\$ 11,747		\$ (11,747)
Other Routine Expenses:						
Utilities	\$ 0	\$ 0		\$ 0		\$ 0
Total Other Routine Expenses	\$ 0	\$ 0	\$ 0	\$ 0		\$ 0
Non-Routine Expenses:						
Capital Expenditures	\$ 0	\$ 0	\$	\$ 100		\$ (100)
Total Non-Routine Expenses	\$ 0	\$ 0	\$ 0	\$ 0		\$ 0
Total-All Expenses	\$ 969,663	\$ 646,442	\$ 0	\$ 20,749		\$ 948,914
PROVISION FOR RESERVE	\$ 3,878,651	\$ 2,585,768	\$ 0	\$ 1,013,741		\$ 2,864,910

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	Nov 2018	Y.T.D. As of 11/30/18		Budget Balance
REVENUE:						
Rental & Rental Related Income	\$ 1,575,294	\$ 1,050,196	135,147	\$ 1,060,385	557	\$ 514,909
Other Income	137,851	91,901	3,634	78,541	41	59,311
Total Revenues	\$ 1,713,145	\$ 1,142,097	\$ 138,781	\$ 1,138,925	598	\$ 574,220
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	34,118	4,383	34,064	18	17,113
Property Mgmt - Payroll Costs	237,716	158,477	19,463	157,289	83	80,427
Property Admn. Costs	100,415	66,943	10,035	68,916	36	31,499
HACA Management Fees	147,038	98,025	12,253	98,025	51	49,013
Promotions & Advertising	41,744	27,829	1,884	27,921	15	13,823
Total Administrative	\$ 578,090	\$ 385,392	\$ 48,017	\$ 386,215	203	\$ 191,875
Maintenance:						
Materials & Contracts	\$ 175,169	\$ 116,779	19,077	\$ 92,344	48	\$ 82,825
Cleaning & Decorating	110,318	73,545	14,307	68,790	36	41,528
Total Maintenance	\$ 285,487	\$ 190,324	\$ 33,385	\$ 161,134	85	\$ 124,353
General Expense:						
Insurance	\$ 51,658	\$ 34,439	3,847	\$ 33,094	17	\$ 18,564
Protective Services	42,658	28,439	3,558	28,513		14,145
Other - Interest on Note	527,973	351,982	44,842	354,393	186	173,581
Total General Expenses	\$ 622,289	\$ 414,860	\$ 52,246	\$ 415,999	218	\$ 206,290
Other Routine Expenses:						
Utilities	\$ 147,327	\$ 98,218	9,882	\$ 64,960	34	\$ 82,367
Total Other Routine Expenses	\$ 147,327	\$ 98,218	\$ 9,882	\$ 64,960	34	\$ 82,367
Non-Routine Expenses:						
Capital Expenditures(Replacement R	\$	\$ 0	5,750	\$ 46,000	24	\$ (46,000)
Other Non-Routine	7,252	4,835	0	0		7,252
Total Non-Routine Expenses	\$ 7,252	\$ 4,835	\$ 5,750	\$ 46,000		\$ (38,748)
Total-All Expenses	\$ 1,640,445	\$ 1,093,629	\$ 149,280	\$ 1,074,308	564	\$ 566,137
PROVISION FOR RESERVE	\$ 72,700	\$ 48,468	\$ (10,499)	\$ 64,617	34	\$ 8,083

HOUSING AUTHORITY OF THE CITY OF AUSTIN

SCHEDULE 1B
LOW RENT PUBLIC HOUSING COMBINED TOTAL
UNITS AVAILABLE - 1929
OPERATING REVENUES & EXPENSES
FISCAL YEAR - APRIL 1, 2018 - MARCH 31, 2019

	2018/2019 Budget	YTD Budget	Nov 2018	Y.T.D. As of 11/30/18	PJM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 1,751,259	\$ 1,225,972	\$ 137,621	\$ 1,375,644	\$ 89	\$ (375,615)
Nondwelling Rental	54,996	36,664	5,966	47,730	3	(7,266)
Excess Utilities Usage	28,294	19,055	2,668	20,302	1	(7,993)
Other Income	242,000	164,674	41,798	151,177	10	(90,823)
Transfer from other AMPS	0	0	0	0	0	0
SHCC Donation	1,420,673	959,449	0	290,527	19	(1,130,146)
HUD Subsidy	3,348,448	2,404,115	126,554	2,980,095	193	(368,353)
Total Revenues	\$ 6,845,671	\$ 4,809,930	\$ 314,607	\$ 4,865,474	\$ 315	\$ (1,980,196)
EXPENSE:						
Administrative:						
Salaries	\$ 549,886	\$ 389,698	\$ 38,460	\$ 404,315	\$ 26	\$ 145,570
Legal - Misc.	56,687	39,542	1,607	27,660	2	29,027
Travel & Training	8,682	5,981	0	3,019	0	5,663
Accounting & Audit Fees	10,614	7,503	0	11,530	1	(916)
Management Fee	594,036	418,074	44,510	432,539	28	161,497
Sundry Administrative	132,448	93,524	6,600	68,778	4	63,669
Total Administrative	\$ 1,352,352	\$ 954,321	\$ 91,178	\$ 947,842	\$ 61	\$ 404,510
Maintenance:						
Labor	\$ 512,553	\$ 360,094	\$ 28,078	\$ 345,726	\$ 22	\$ 166,827
Materials	212,956	146,413	13,730	102,063	7	110,893
Contracts	450,268	312,797	28,889	308,972	20	141,296
Total Maintenance	\$ 1,175,777	\$ 819,304	\$ 70,698	\$ 756,761	\$ 49	\$ 419,016
General Expense:						
Insurance	\$ 139,082	\$ 99,172	\$ 16,176	\$ 68,417	\$ 4	\$ 70,665
Employee Benefit Contributions	546,868	383,972	24,300	340,137	22	206,731
Collection Losses	35,025	24,519	0	28,889	2	6,136
Total General Expenses	\$ 720,976	\$ 507,664	\$ 40,475	\$ 437,444	\$ 28	\$ 283,532
Other Routine Expenses:						
Tenant Services	\$ 609,475	\$ 423,899	\$ 15,356	\$ 244,644	\$ 16	\$ 364,830
Utilities	938,822	663,798	76,903	783,254	51	155,568
Protective Services	200,892	140,661	11,541	114,320	7	86,572
Total Other Routine Expenses	\$ 1,749,188	\$ 1,228,357	\$ 103,799	\$ 1,142,218	\$ 74	\$ 606,970
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	\$ 0	\$ 0	\$ 1,582	\$ 0.10	\$ (1,582)
Capital Expenditures	0	0	0	0	0	0
Performance Contracting/Interest	383,861	383,861	0	4,993	0	378,868
Transfer to other AMPS	0	0	0	0	0	0
Total Non-Routine Expenses	\$ 383,861	\$ 383,861	\$ 0	\$ 6,575	\$ 0.43	\$ 377,286
Total-All Expenses	\$ 5,382,154	\$ 3,893,507	\$ 306,150	\$ 3,290,840	\$ 213	\$ 2,091,315
PROVISION FOR RESERVE	\$ 1,463,516	\$ 916,422	\$ 8,457	\$ 1,574,635	\$ 102	\$ 111,119

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	Nov 2018	Y.T.D. As of 11/30/18	PJM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 395,499	\$ 263,666	32,185	\$ 264,696	\$ 209	\$ (130,803)
Nondwelling Rental	0	0		0	0	0
Excess Utilities Usage	2,601	1,734	611	1,674	1	(927)
Other Income	199,703	133,135	37,694	97,970	78	(101,733)
Transfer from other AMPS	0	0		0	0	0
Non Federal Donations	335,966	223,977		0	0	(335,966)
HUD Subsidy	704,148	469,432	(786)	590,255	467	(113,893)
Total Revenues	\$ 1,637,917	\$ 1,091,944	\$ 69,704	\$ 954,595	\$ 755	\$ (683,322)
EXPENSE:						
Administrative:						
Salaries	\$ 101,779	\$ 67,853	3,827	\$ 58,591	\$ 46	\$ 43,188
Legal - Misc.	29,000	19,333	440	3,067	2	25,933
Travel & Training	4,838	3,225		125	0	4,713
Accounting & Audit Fees	2,413	1,609		2,413	2	0
Management Fee	165,899	110,599	11,798	95,456	76	70,443
Sundry Administrative	25,021	16,681	1,615	13,585	11	11,436
Total Administrative	\$ 328,950	\$ 219,300	\$ 17,680	\$ 173,236	\$ 137	\$ 155,714
Maintenance:						
Labor	\$ 123,076	\$ 82,051	6,228	\$ 61,452	\$ 49	\$ 61,624
Materials/Resident Charges	40,415	26,943	1,637	12,199	10	28,216
Contracts	108,440	72,293	5,034	57,331	45	51,109
Total Maintenance	\$ 271,931	\$ 181,287	\$ 12,899	\$ 130,982	\$ 104	\$ 140,949
General Expense:						
Insurance	\$ 13,992	\$ 9,328	2,667	\$ 12,950	\$ 10	\$ 1,042
Employee Benefit Contributions	155,737	103,825	3,629	53,756	43	101,981
Collection Losses	7,910	5,273		6,101	5	1,809
Total General Expenses	\$ 177,639	\$ 118,426	\$ 6,295	\$ 72,808	\$ 58	\$ 104,831
Other Routine Expenses:						
Tenant Services	\$ 280,297	\$ 186,865	3,505	\$ 80,791	\$ 64	\$ 199,506
Utilities	211,478	140,985	19,599	158,206	125	53,272
Protective Services	44,303	29,535	2,767	26,793	21	17,510
Total Other Routine Expenses	\$ 536,078	\$ 357,385	\$ 25,872	\$ 265,789	\$ 210	\$ 270,289
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	\$ 0		\$ 0	\$ -	\$ 0
Capital Expenditures	0	0		0	0	0
Performance Contracting	2,598	2,598		1,010	1	1,588
Transfer to other AMPS	0	0		0	0	0
Total Non-Routine Expenses	\$ 2,598	\$ 2,598	\$ 0	\$ 1,010	\$ 0.80	\$ 1,588
Total-All Expenses	\$ 1,317,196	\$ 878,996	\$ 62,746	\$ 643,825	\$ 509	\$ 673,371
PROVISION FOR RESERVE	\$ 320,721	\$ 212,948	\$ 6,958	\$ 310,770	\$ 246	\$ (9,951)

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	Budget	Nov 2018	Y.T.D. As of 11/30/18	PJM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 396,016	\$ 264,011	36,086	\$ 280,719	\$ 225	\$ (115,297)
Nondwelling Rental	8,700	5,800	700	5,600	4	(3,100)
Excess Utilities Usage	4,903	3,269	347	3,423	3	(1,480)
Other Income	13,621	9,081	361	7,934	6	(5,687)
Transfer from other AMPS	0	0		0	0	0
Non Federal Donations	255,756	170,504		0	0	(255,756)
HUD Subsidy	731,158	487,439	(786)	591,084	474	(140,074)
Total Revenues	\$ 1,410,154	\$ 940,104	\$ 36,708	\$ 888,760	\$ 712	\$ (521,394)
EXPENSE:						
Administrative:						
Salaries	\$ 120,150	\$ 80,100	10,386	\$ 86,129	\$ 69	\$ 34,022
Legal - Misc.	7,000	4,667	220	9,350	7	(2,350)
Travel & Training	1,070	713		398	0	673
Accounting & Audit Fees	2,382	1,588		2,382	2	0
Management Fee	122,850	81,900	11,568	93,235	75	29,615
Sundry Administrative	32,646	21,764	964	14,079	11	18,567
Total Administrative	\$ 286,098	\$ 190,732	\$ 23,138	\$ 205,571	\$ 165	\$ 80,527
Maintenance:						
Labor	\$ 113,399	\$ 75,599	8,546	\$ 60,513	\$ 48	\$ 52,886
Materials	53,675	35,783	2,579	17,782	14	35,893
Contracts	101,300	67,533	4,389	50,729	41	50,571
Total Maintenance	\$ 268,374	\$ 178,915	\$ 15,514	\$ 129,024	\$ 103	\$ 139,350
General Expense:						
Insurance	\$ 30,079	\$ 20,053	2,770	\$ 13,053	\$ 10.5	\$ 17,026
Employee Benefit Contributions	108,046	72,031	6,319	69,036	55	39,010
Collection Losses	7,920	5,280		7,664	6	256
Total General Expenses	\$ 146,045	\$ 97,364	\$ 9,089	\$ 89,754	\$ 72	\$ 56,291
Other Routine Expenses:						
Tenant Services	\$ 72,659	\$ 48,439	2,662	\$ 39,491	\$ 32	\$ 33,168
Utilities	175,000	116,667	14,013	127,689	102	47,311
Protective Services	30,804	20,536	2,780	22,823	18	7,981
Total Other Routine Expenses	\$ 278,463	\$ 185,642	\$ 19,454	\$ 190,003	\$ 152	\$ 88,460
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	\$ 0		\$ 0	\$ -	\$ 0
Capital Expenditures	0	0		0	0	0
Performance Contracting	119,022	119,022		999	1	118,023
Transfer to other AMPS	0	0		0	0	0
Total Non-Routine Expenses	\$ 119,022	\$ 119,022	\$ 0	\$ 999	\$ 0.80	\$ 118,023
Total-All Expenses	\$ 1,098,002	\$ 771,675	\$ 67,195	\$ 615,351	\$ 493	\$ 482,651
PROVISION FOR RESERVE	\$ 312,152	\$ 168,429	\$ (30,487)	\$ 273,409	\$ 219	\$ (38,743)

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	Nov 2018	YTD As of 11/30/18	FUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 252,263	\$ 168,175	26,683	\$ 211,927	\$ 273	\$ (40,336)
Nondwelling Rental	0	0		0	0	0
Excess Utilities Usage	966	644		616	1	(350)
Other Income	13,341	8,894	531	6,469	8	(6,872)
Transfer from other AMPS	0	0		0	0	0
Non Federal Donations	315,362	210,241		0	0	(315,362)
HUD Subsidy	563,738	375,825	(548)	515,297	664	(48,441)
Total Revenues	\$ 1,145,670	\$ 763,779	\$ 26,666	\$ 734,309	\$ 946	\$ (411,361)
EXPENSE:						
Administrative:						
Salaries	\$ 110,141	\$ 73,427	9,197	\$ 74,859	\$ 96	\$ 35,282
Legal - Misc.	2,500	1,667		1,362	2	1,138
Travel & Training	711	474		289	0	422
Accounting & Audit Fees	1,481	987		1,481	2	0
Management Fee	76,386	50,924	7,431	58,453	75	17,933
Sundry Administrative	18,833	12,555	1,066	8,319	11	10,514
Total Administrative	\$ 210,052	\$ 140,034	\$ 17,695	\$ 144,764	\$ 187	\$ 65,288
Maintenance:						
Labor	\$ 72,531	\$ 48,354	5,463	\$ 46,831	\$ 60	\$ 25,700
Materials	40,428	26,952	1,147	11,049	14	29,379
Contracts	70,834	47,223	2,712	53,328	69	17,506
Total Maintenance	\$ 183,793	\$ 122,529	\$ 9,322	\$ 111,208	\$ 143	\$ 72,585
General Expense:						
Insurance	\$ 25,047	\$ 16,698	2,480	\$ 9,078	\$ 12	\$ 15,969
Employee Benefit Contributions	85,357	56,905	5,967	61,397	79	23,960
Collection Losses	5,045	3,363		5,809	7	(764)
Total General Expenses	\$ 115,449	\$ 76,966	\$ 8,447	\$ 76,284	\$ 98	\$ 39,165
Other Routine Expenses:						
Tenant Services	\$ 133,711	\$ 89,141	1,423	\$ 56,302	\$ 73	\$ 77,409
Utilities	177,194	118,129	14,496	127,103	164	50,091
Protective Services	33,654	22,436	1,783	17,761	23	15,893
Total Other Routine Expenses	\$ 344,559	\$ 229,706	\$ 17,703	\$ 201,166	\$ 259	\$ 143,393
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	\$ 0		\$ 0	\$ -	\$ 0
Capital Expenditures	0	0		0	0	0
Performance Contracting	97,149	97,149		623	1	96,526
Transfer to other AMPS		0		0	0	0
Total Non-Routine Expenses	\$ 97,149	\$ 97,149	\$ 0	\$ 623	\$ 0.80	\$ 96,526
Total-All Expenses	\$ 951,002	\$ 666,384	\$ 53,167	\$ 534,045	\$ 688	\$ 416,957
PROVISION FOR RESERVE	\$ 194,668	\$ 97,395	\$ (26,501)	\$ 200,264	\$ 258	\$ 5,596

HOUSING AUTHORITY OF THE CITY OF AUSTIN

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

	2018/2019 Budget	YTD Budget	Nov 2018	Y.T.D. As of 11/30/18	PLUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 0	\$ 0		\$ 0	\$ -	\$ 0
Nondwelling Rental	0	0	635	5,080	4	5,080
Excess Utilities Usage	0	0		0	0	0
Other Income	0	0		149	0	149
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	\$ 5,229	\$ 4	\$ 5,229
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		676	1	(676)
Total Maintenance	\$ 0	\$ 0	\$ 0	\$ 676	\$ 1	\$ (676)
General Expense:						
Insurance	\$ 0	\$ 0	59	\$ 225	\$ 0	\$ (225)
Employee Benefit Contributions	0	0		(3)	(0)	3
Collection Losses	0	0		0	0	0
Total General Expenses	\$ 0	\$ 0	\$ 59	\$ 222	#DIV/0!	\$ (222)
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	\$ 59	\$ 898	\$ 1	\$ (898)
PROVISION FOR RESERVE	\$ 0	\$ 0	\$ 576	\$ 4,331	\$ 3	\$ 4,331

HOUSING AUTHORITY OF THE CITY OF AUSTIN

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

	2018/2019 Budget	YTD Budget	Nov 2018	Y.T.D. As of 11/30/18	PJM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 19,230	\$ 12,820	770	\$ 4,603	\$ 3	\$ (14,627)
Nondwelling Rental	0	0		0	0	0
Excess Utilities Usage	0	0		0	0	0
Other Income	(4,158)	(2,772)	60	11,297	6	15,455
Transfer from other AMPS	0	0		0	0	0
Non Federal Donations	0	0		10,550	6	10,550
HUD Subsidy	46,894	31,263	(1,613)	0	0	(46,894)
Total Revenues	\$ 61,966	\$ 41,311	\$ (783)	\$ 26,450	\$ 15	\$ (35,516)
EXPENSE:						
Administrative:						
Salaries	\$ 4,522	\$ 3,015	383	\$ 3,192	\$ 2	\$ 1,330
Legal - Misc.	69	46		0	0	69
Travel & Training	233	155		0	0	233
Accounting & Audit Fees	94	63		94	0	0
Management Fee	6,301	4,201	460	3,677	2	2,624
Sundry Administrative	1,401	934	11	406	0	995
Total Administrative	\$ 12,620	\$ 8,414	\$ 854	\$ 7,369	\$ 4	\$ 5,251
Maintenance:						
Labor	\$ 4,093	\$ 2,729	435	\$ 3,765	\$ 2	\$ 328
Materials	2,338	1,559	(1)	588	0	1,750
Contracts	5,166	3,444	956	3,194	2	1,972
Total Maintenance	\$ 11,597	\$ 7,732	\$ 1,391	\$ 7,547	\$ 4	\$ 4,050
General Expense:						
Insurance	\$ 1,464	\$ 976	261	\$ 678	\$ 0	\$ 786
Employee Benefit Contributions	7,185	4,790	343	3,905	2	3,280
Collection Losses	385	257		0	0	385
Total General Expenses	\$ 9,034	\$ 6,023	\$ 604	\$ 4,583	\$ 3	\$ 4,451
Other Routine Expenses:						
Tenant Services	\$ 15,995	\$ 10,663	48	\$ 2,882	\$ 2	\$ 13,113
Utilities	0	0	(74)	181	0	(181)
Protective Services	1,323	882	15	47	0	1,276
Total Other Routine Expenses	\$ 17,318	\$ 11,545	\$ (11)	\$ 3,110	\$ 2	\$ 14,208
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	\$ 0		\$ 0	\$ -	\$ 0
Capital Expenditures	0	0		0	0	0
Performance Contracting	0	0		35	0	(35)
Transfer to other AMPS	0	0		0	0	0
Total Non-Routine Expenses	\$ 0	\$ 0	\$ 0	\$ 35	\$ 0.02	\$ (35)
Total-All Expenses	\$ 50,569	\$ 33,714	\$ 2,837	\$ 22,644	\$ 13	\$ 27,925
PROVISION FOR RESERVE	\$ 11,397	\$ 7,597	\$ (3,620)	\$ 3,806	\$ 2	\$ (7,591)

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	Nov 2018	Y.T.D. As of 11/30/18	PJM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 460,599	\$ 307,066	37,649	\$ 298,962	\$ 228	\$ (161,637)
Nondwelling Rental	46,296	30,864	4,631	37,050	28	(9,246)
Excess Utilities Usage	19,248	12,832	1,710	13,626	10	(5,622)
Other Income	8,361	5,574	367	6,882	5	(1,479)
Transfer from other AMPS	0	0		0	0	
Non Federal Donations	329,306	219,537		137,211	105	(192,095)
HUD Subsidy	534,801	356,534	(661)	448,293	342	(86,508)
Total Revenues	\$ 1,398,611	\$ 932,407	\$ 43,696	\$ 942,023	\$ 718	\$ (456,588)
EXPENSE:						
Administrative:						
Salaries	\$ 113,912	\$ 75,941	9,681	\$ 87,811	\$ 67	\$ 26,101
Legal - Misc.	12,000	8,000	288	7,167	5	4,833
Travel & Training	858	572		0	0	858
Accounting & Audit Fees	2,504	1,669		2,504	2	0
Management Fee	129,150	86,100	12,104	97,448	74	31,702
Sundry Administrative	31,173	20,782	2,089	19,641	15	11,532
Total Administrative	\$ 289,597	\$ 193,064	\$ 24,163	\$ 214,571	\$ 164	\$ 75,026
Maintenance:						
Labor	\$ 110,921	\$ 73,947	6,364	\$ 100,744	\$ 77	\$ 10,177
Materials	57,932	38,621	5,618	31,931	24	26,001
Contracts	116,490	77,660	13,579	84,959	65	31,531
Total Maintenance	\$ 285,343	\$ 190,228	\$ 25,561	\$ 217,634	\$ 166	\$ 67,709
General Expense:						
Insurance	\$ 18,123	\$ 12,082	2,282	\$ 13,580	\$ 10	\$ 4,543
Employee Benefit Contributions	102,002	68,001	6,781	78,613	60	23,389
Collection Losses	9,212	6,141		1,290	1	7,922
Total General Expenses	\$ 129,337	\$ 86,224	\$ 9,063	\$ 93,483	\$ 71	\$ 35,854
Other Routine Expenses:						
Tenant Services	\$ 43,077	\$ 28,718	5,558	\$ 22,636	\$ 17	\$ 20,441
Utilities	250,000	166,667	13,235	184,386	141	65,614
Protective Services	63,121	42,081	3,573	27,376	21	35,745
Total Other Routine Expenses	\$ 356,198	\$ 237,466	\$ 22,367	\$ 234,398	\$ 179	\$ 121,800
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	0		\$ 0	\$ -	\$ 0
Capital Expenditures	0	0		0	0	0
Performance Contracting	2,697	2,697		1,045	1	1,652
Transfer to other AMPS	0	0		0	0	0
Total Non-Routine Expenses	\$ 2,697	\$ 2,697	\$ 0	\$ 1,045	\$ 0.80	\$ 1,652
Total-All Expenses	\$ 1,063,172	\$ 709,679	\$ 81,154	\$ 761,133	\$ 580	\$ 302,039
PROVISION FOR RESERVE	\$ 335,439	\$ 222,728	\$ (37,457)	\$ 180,891	\$ 138	\$ (154,548)

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	Nov 2018	Y.T.D. As of 11/30/18	PJM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 175,399	\$ 175,399	(53)	\$ 255,437	\$ 222	\$ 80,038
Nondwelling Rental	0	0		0	0	0
Excess Utilities Usage	576	576		883	1	307
Other Income	10,024	10,024	2,617	16,696	14	6,672
Transfer from other AMPS	0	0		0	0	
Non Federal Donations	37,005	37,005		0	0	(37,005)
HUD Subsidy	515,447	515,447		609,206	529	93,759
Total Revenues	\$ 738,452	\$ 738,452	\$ 2,564	\$ 882,222	\$ 766	\$ 143,770
EXPENSE:						
Administrative:						
Salaries	\$ 69,322	\$ 69,322	3,640	\$ 79,938	\$ 69	\$ (10,616)
Legal - Misc.	5,250	5,250	659	6,715	6	(1,465)
Travel & Training	583	583		0	0	583
Accounting & Audit Fees	1,283	1,283		2,199	2	(916)
Management Fee	66,150	66,150		67,800	59	(1,650)
Sundry Administrative	15,677	15,677	763	9,640	8	6,037
Total Administrative	\$ 158,264	\$ 158,264	\$ 5,062	\$ 166,291	\$ 144	\$ (8,027)
Maintenance:						
Labor	\$ 55,176	\$ 55,176		\$ 57,167	\$ 50	\$ (1,991)
Materials	13,329	13,329	1,980	25,727	22	(12,398)
Contracts	37,858	37,858	1,961	44,252	38	(6,394)
Total Maintenance	\$ 106,363	\$ 106,363	\$ 3,941	\$ 127,146	\$ 110	\$ (20,783)
General Expense:						
Insurance	\$ 19,349	\$ 19,349	4,964	\$ 14,617	\$ 13	\$ 4,732
Employee Benefit Contributions	58,176	58,176	205	57,155	50	1,022
Collection Losses	3,508	3,508		8,025	7	(4,516)
Total General Expenses	\$ 81,034	\$ 81,034	\$ 5,169	\$ 79,797	\$ 69	\$ 1,237
Other Routine Expenses:						
Tenant Services	\$ 52,746	\$ 52,746	1,908	\$ 34,991	\$ 30	\$ 17,754
Utilities	113,750	113,750	10,521	159,208	138	(45,458)
Protective Services	20,200	20,200	412	13,280	12	6,919
Total Other Routine Expenses	\$ 186,695	\$ 186,695	\$ 12,841	\$ 207,480	\$ 180	\$ (20,785)
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	\$ 0		\$ 0	\$ -	\$ 0
Capital Expenditures		0		0	0	0
Performance Contracting	161,856	161,856		916	1	160,940
Transfer to other AMPS	0	0		0	0	0
Total Non-Routine Expenses	\$ 161,856	\$ 161,856	\$ 0	\$ 916	\$ 0.80	\$ 160,940
Total-All Expenses	\$ 694,212	\$ 694,212	\$ 27,012	\$ 581,630	\$ 505	\$ 112,582
PROVISION FOR RESERVE	\$ 44,239	\$ 44,239	\$ (24,448)	\$ 300,592	\$ 261	\$ 256,353

HOUSING AUTHORITY OF THE CITY OF AUSTIN

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

	2018/2019 Budget	YTD Budget	Nov 2018	Y.T.D. As of 11/30/18	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 22,934	\$ 15,289	4,260	\$ 36,508	\$ 41	\$ 13,574
Nondwelling Rental	0	0		0	0	0
Excess Utilities Usage	0	0		0	0	0
Other Income	614	409	136	1,077	1	463
Transfer from other AMPS	0	0		0	0	0
Non Federal Donations	0	0		0	0	0
HUD Subsidy	47,989	31,993	(36)	37,064	41	(10,925)
Total Revenues	\$ 71,537	\$ 47,691	\$ 4,360	\$ 74,649	\$ 83	\$ 3,112
EXPENSE:						
Administrative:						
Salaries	\$ 13,229	\$ 8,819	1,062	\$ 6,551	\$ 7	\$ 6,678
Legal - Misc.	588	392		0	0	588
Travel & Training	168	112		0	0	168
Accounting & Audit Fees	275	183		275	0	0
Management Fee	14,700	9,800	996	8,197	9	6,503
Sundry Administrative	4,385	2,923	29	546	1	3,839
Total Administrative	\$ 33,345	\$ 22,229	\$ 2,087	\$ 15,569	\$ 17	\$ 17,776
Maintenance:						
Labor	\$ 10,560	\$ 7,040	843	\$ 4,592	\$ 5	\$ 5,968
Materials	3,038	2,025	542	1,768	2	1,270
Contracts	5,153	3,435	215	7,223	8	(2,070)
Total Maintenance	\$ 18,751	\$ 12,500	\$ 1,600	\$ 13,583	\$ 15	\$ 5,168
General Expense:						
Insurance	\$ 3,415	\$ 2,277	605	\$ 1,514	\$ 2	\$ 1,901
Employee Benefit Contributions	11,524	7,683	867	6,838	8	4,686
Collection Losses	459	306		0	0	459
Total General Expenses	\$ 15,398	\$ 10,266	\$ 1,472	\$ 8,351	\$ 9	\$ 7,047
Other Routine Expenses:						
Tenant Services	\$ 4,936	\$ 3,291	1	\$ 218	\$ 0	\$ 4,718
Utilities	0	0	189	743	1	(743)
Protective Services	4,385	2,923	42	125	0	4,260
Total Other Routine Expenses	\$ 9,321	\$ 6,214	\$ 232	\$ 1,087	\$ 1	\$ 8,234
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	\$ 0		\$ 0	\$ -	\$ 0
Capital Expenditures		0		0	0	0
Performance Contracting	0	0		94	0	(94)
Transfer to other AMPS	0	0		0	0	0
Total Non-Routine Expenses	\$ 0	\$ 0	\$ 0	\$ 94	\$ 0	\$ (94)
Total-All Expenses	\$ 76,815	\$ 51,209	\$ 5,391	\$ 38,684	\$ 43	\$ 38,131
PROVISION FOR RESERVE	\$ (5,278)	\$ (3,518)	\$ (1,031)	\$ 35,965	\$ 40	\$ 41,243

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ASSET MANAGEMENT PROJECT (AMP) DETAIL
TX001000017P SB/MII/GR/MV & 2 S/S
UNITS AVAILABLE - 35
OPERATING REVENUES & EXPENSES
FISCAL YEAR - APRIL 1, 2018 - MARCH 31, 2019

	2018/2019 Budget	YTD Budget	Nov 2018	Y.T.D. As of 11/30/18	PLUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 29,319	\$ 19,546	41	\$ 22,792	\$ 18	\$ (6,527)
Nondwelling Rental	0	0		0	0	0
Excess Utilities Usage	0	0		80	0	80
Other Income	494	329	32	2,703	2	2,209
Transfer from other AMPS	0	0		0	0	0
Non Federal Donations	147,278	98,185		142,766	113	(4,512)
HUD Subsidy	204,273	136,182	130,984	188,896	149	(15,377)
Total Revenues	\$ 381,364	\$ 254,242	\$ 131,057	\$ 357,237	\$ 283	\$ (24,127)
EXPENSE:						
Administrative:						
Salaries	\$ 16,831	\$ 11,221	284	\$ 7,245	\$ 6	\$ 9,586
Legal - Misc.	280	187		0	0	280
Travel & Training	221	147		2,208	2	(1,987)
Accounting & Audit Fees	182	121		182	0	0
Management Fee	12,600	8,400	153	8,274	7	4,326
Sundry Administrative	3,312	2,208	63	2,562	2	750
Total Administrative	\$ 33,426	\$ 22,284	\$ 500	\$ 20,471	\$ 16	\$ 12,955
Maintenance:						
Labor	\$ 22,797	\$ 15,198	199	\$ 10,661	\$ 8	\$ 12,136
Materials	1,801	1,201	227	1,019	1	782
Contracts	5,027	3,351	44	7,279	6	(2,252)
Total Maintenance	\$ 29,625	\$ 19,750	\$ 470	\$ 18,960	\$ 15	\$ 10,665
General Expense:						
Insurance	\$ 27,613	\$ 18,409	89	\$ 2,722	\$ 2	\$ 24,892
Employee Benefit Contributions	18,841	12,561	188	9,441	7	9,400
Collection Losses	586	391		0	0	586
Total General Expenses	\$ 47,040	\$ 31,361	\$ 277	\$ 12,163	\$ 10	\$ 34,877
Other Routine Expenses:						
Tenant Services	\$ 6,054	\$ 4,036	250	\$ 7,333	\$ 6	\$ (1,279)
Utilities	11,400	7,600	4,924	25,737	20	(14,337)
Protective Services	3,102	2,068	169	6,114	5	(3,012)
Total Other Routine Expenses	\$ 20,556	\$ 13,704	\$ 5,343	\$ 39,184	\$ 31	\$ (18,628)
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	\$ 0		1,582	\$ 1	\$ (1,582)
Capital Expenditures	0	0		0	0	0
Performance Contracting	539	539		270	0	269
Transfer to other AMPS	0	0		0	0	0
Total Non-Routine Expenses	\$ 539	\$ 539	\$ 0	\$ 1,852	\$ 1.47	\$ (1,313)
Total-All Expenses	\$ 131,186	\$ 87,638	\$ 6,590	\$ 92,629	\$ 73	\$ 38,557
PROVISION FOR RESERVE	\$ 250,178	\$ 166,604	\$ 124,467	\$ 264,607	\$ 209	\$ 14,429

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	Nov 2018	Y.T.D. As of 11/30/2018	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 3,077,064	\$ 2,051,376	\$ 413,997	2,581,519	\$ 554.45	\$ 495,545
Vacancy	(475,318)	(316,879)	(78,832)	(582,028)	(125.01)	106,710
Bad Debts	(190,127)	(126,751)	0	0	-	(190,127)
Interest Income	0	0	0	0	-	0
Other Income	558,351	372,234	125,953	654,569	140.59	(96,219)
HUD Subsidy/Grants	6,922,758	4,615,172	503,067	3,588,980	770.83	3,333,778
Total Revenues	\$ 9,892,727	\$ 6,595,152	\$ 964,185	6,243,040	\$ 1,341	\$ 3,649,687
EXPENSE:						
Administrative:						
Salaries	\$ 913,774	\$ 609,183	\$ 72,132	525,050	\$ 112.77	\$ 388,724
Legal - Misc.	50,600	33,733	8,675	35,406	7.60	15,194
Travel & Training	16,079	10,719	305	5,597	1.20	10,482
Accounting & Audit Fees	10,185	6,790	(4,375)	24,570	5.28	(14,385)
Management Fee	421,858	281,239	35,810	233,891	50.23	187,967
Sundry Administrative	283,582	189,054	(14,369)	231,970	49.82	51,611
Total Administrative	\$ 1,696,078	\$ 1,130,718	\$ 98,178	1,056,484	\$ 227	\$ 639,594
Maintenance:						
Labor	\$ 763,873	\$ 509,249	\$ 63,552	453,593	\$ 97.42	\$ 310,280
Materials	287,326	191,551	14,908	153,318	32.93	134,008
Contracts	708,923	472,615	9,923	483,824	103.91	225,098
Total Maintenance	\$ 1,760,122	\$ 1,173,415	\$ 88,382	1,090,735	\$ 234	\$ 669,386
General Expense:						
Insurance	\$ 333,071	\$ 222,047	\$ 48,684	215,396	\$ 46.26	\$ 117,675
Employee Benefit Contributions	914,937	609,958	48,635	492,462	105.77	422,475
Other - Interest on Note	1,595,284	1,063,523	135,672	1,066,535	229.07	528,749
Collection Losses	2,506	1,671	0	(29)	(0.01)	2,535
Total General Expenses	\$ 2,845,797	\$ 1,897,199	\$ 232,991	1,774,364	\$ 381	\$ 1,071,433
Other Routine Expenses:						
Tenant Services	\$ 1,140,713	\$ 760,476	\$ 8,212	75,235	\$ 16.16	\$ 1,065,479
Utilities	1,602,230	1,068,153	107,070	1,176,610	252.71	425,620
Protective Services	296,702	197,802	20,975	169,180	36.34	127,523
Total Other Routine Expenses	\$ 3,039,646	\$ 2,026,431	\$ 136,256	1,421,024	\$ 305	\$ 1,618,621
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	\$ 0	\$ 0	79,950	\$ 17.17	\$ (79,950)
Replacement Reserve (Capital Expen	370,300	246,867	30,903	246,964	53.04	123,336
Land Lease	0	0	0	0	-	0
Total Non-Routine Expenses	\$ 370,300	\$ 246,867	\$ 30,903	326,914	\$ 70	\$ 43,386
Total-All Expenses	\$ 9,711,943	\$ 6,474,630	\$ 586,710	5,669,521	\$ 1,218	\$ 4,042,421
PROVISION FOR RESERVE	\$ 180,785	\$ 120,522	\$ 377,475	573,519	\$ 123	\$ (392,734)

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	Nov 2018	Y.T.D. As of 11/30/2018	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 449,368	\$ 299,579	84,609	329,977	\$ 286.44	\$ 119,391
Vacancy	(65,316)	(43,544)	(1,567)	(36,701)	(31.86)	(28,615)
Bad Debts	(26,126)	(17,417)		0	-	(26,126)
Interest Income	0	0		0	-	0
Other Income	36,483	24,322	1,761	26,418	22.93	10,065
HUD Subsidy/Grants	856,946	571,297	24,094	498,123	432.40	358,823
Total Revenues	\$ 1,251,355	\$ 834,237	\$ 108,897	817,817	\$ 710	\$ 433,538
EXPENSE:						
Administrative:						
Salaries	\$ 100,062	\$ 66,708	9,125	55,807	\$ 48.44	\$ 44,255
Legal - Misc.	15,000	10,000	1,303	5,254	4.56	9,746
Travel & Training	650	433	43	1,459	1.27	(809)
Accounting & Audit Fees	2,199	1,466		0	-	2,199
Management Fee	50,054	33,369	4,358	31,974	27.75	18,080
Sundry Administrative	29,754	19,836	875	15,346	13.32	14,408
Total Administrative	\$ 197,719	\$ 131,812	\$ 15,704	109,839	\$ 95	\$ 87,880
Maintenance:						
Labor	\$ 87,646	\$ 58,431	7,906	54,007	\$ 46.88	\$ 33,639
Materials/Resident Charges	33,530	22,353	3,110	20,157	17.50	13,373
Contracts	66,471	44,314	5,371	42,125	36.57	24,346
Total Maintenance	\$ 187,647	\$ 125,098	\$ 16,387	116,289	\$ 101	\$ 71,358
General Expense:						
Insurance	\$ 41,574	\$ 27,716	6,560	28,346	\$ 24.61	\$ 13,228
Employee Benefit Contributions	90,989	60,659	6,395	53,147	46.13	37,842
Other - Interest on Note	258,446	172,297	21,900	173,986	151.03	84,460
Collection Losses	0	0		0	-	0
Total General Expenses	\$ 391,009	\$ 260,672	\$ 34,855	255,478	\$ 222	\$ 135,531
Other Routine Expenses:						
Tenant Services	\$ 176,960	\$ 117,973	428	1,296	\$ 1.13	\$ 175,664
Utilities	192,000	128,000	45,037	195,152	169.40	(3,152)
Protective Services	35,141	23,427	2,284	26,014	22.58	9,127
Total Other Routine Expenses	\$ 404,101	\$ 269,400	\$ 47,749	222,462	\$ 193	\$ 181,639
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 50,400	\$ 0		1,187	\$ 1.03	\$ (1,187)
Replacement Reserve (Capital Expen		33,600	4,200	33,600	29.17	16,800
		0		0	-	0
Other		0		0	-	0
Total Non-Routine Expenses	\$ 50,400	\$ 33,600	\$ 4,200	34,787	\$ 30	\$ 15,614
Total-All Expenses	\$ 1,230,876	\$ 820,582	\$ 118,895	738,855	\$ 641	\$ 492,021
PROVISION FOR RESERVE	\$ 20,479	\$ 13,655	\$ (9,998)	78,962	\$ 69	\$ (58,483)

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	Nov 2018	Y.T.D. As of 11/30/2018	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 142,647	\$ 95,098	14,498	95,848	\$ 249.60	\$ 46,799
Vacancy	(18,231)	(12,154)	(915)	14,165	36.89	(32,396)
Bad Debts	(7,292)	(4,861)		0	-	(7,292)
Interest Income	0	0		0	-	0
Other Income	3,058	2,039	422	9,959	25.94	(6,901)
HUD Subsidy/Grants	221,975	147,983	15,706	141,912	369.56	80,063
Total Revenues	\$ 342,157	\$ 228,105	\$ 29,711	261,884	\$ 682	\$ 80,273
EXPENSE:						
Administrative:						
Salaries	\$ 46,569	\$ 31,046	3,787	31,304	81.52	\$ 15,265
Legal - Misc.	500	333	1,073	1,105	2.88	(605)
Travel & Training	600	400		322	0.84	278
Accounting & Audit Fees	733	489		733	1.91	0
Management Fee	13,686	9,124	1,188	10,435	27.17	3,251
Sundry Administrative	11,081	7,387	664	10,156	26.45	925
Total Administrative	\$ 73,169	\$ 48,779	\$ 6,711	54,054	\$ 141	\$ 19,115
Maintenance:						
Labor	\$ 36,571	\$ 24,381	3,022	23,755	61.86	\$ 12,816
Materials	13,060	8,707	36	3,669	9.56	9,391
Contracts	30,151	20,101	1,598	19,506	50.80	10,645
Total Maintenance	\$ 79,782	\$ 53,189	\$ 4,657	46,930	\$ 122	\$ 32,852
General Expense:						
Insurance	\$ 13,713	\$ 9,142	2,140	9,509	24.76	\$ 4,204
Employee Benefit Contributions	39,998	26,665	3,084	35,671	92.89	4,327
Other - Interest on Note	44,400	29,600	3,762	29,890	77.84	14,510
Collection Losses	0	0		0	-	0
Total General Expenses	\$ 98,111	\$ 65,407	\$ 8,986	75,069	\$ 195	\$ 23,042
Other Routine Expenses:						
Tenant Services	\$ 11,451	\$ 7,634	184	430	1.12	\$ 11,021
Utilities	63,500	42,333	4,070	47,742	124.33	15,758
Protective Services	15,022	10,015	1,314	9,338	24.32	5,684
Total Other Routine Expenses	\$ 89,973	\$ 59,982	\$ 5,568	57,510	\$ 150	\$ 32,463
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 16,800	\$ 0		0	-	\$ 0
Replacement Reserve (Capital Expen		11,200	1,400	11,200	29.17	5,600
		0		0	-	0
Total Non-Routine Expenses	\$ 16,800	\$ 11,200	\$ 1,400	11,200	\$ 29	\$ 5,600
Total-All Expenses	\$ 357,835	\$ 238,557	\$ 27,322	244,764	\$ 637	\$ 113,071
PROVISION FOR RESERVE	\$ (15,678)	\$ (10,452)	\$ 2,389	17,120	\$ 45	\$ (32,798)

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	Nov 2018	Y.T.D. As of 11/30/2018	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 86,656	\$ 57,771	8,521	61,993	\$ 234.82	\$ 24,663
Vacancy	(13,877)	(9,251)	(1,208)	(9,664)	(36.61)	(4,213)
Bad Debts	(5,551)	(3,701)		0	-	(5,551)
Interest Income	0	0		0	-	0
Other Income	1,209	806	405	3,301	12.50	(2,092)
HUD Subsidy/Grants	190,891	127,261	14,470	115,606	437.90	75,285
Total Revenues	\$ 259,328	\$ 172,886	\$ 22,188	171,236	\$ 649	\$ 88,092
EXPENSE:						
Administrative:						
Salaries	\$ 31,079	\$ 20,719	2,417	18,007	\$ 68.21	\$ 13,072
Legal - Misc.	350	233	234	256	0.97	94
Travel & Training	750	500		242	0.92	508
Accounting & Audit Fees	504	336		504	1.91	0
Management Fee	10,373	6,915	886	6,811	25.80	3,562
Sundry Administrative	5,960	3,973	67	3,638	13.78	2,322
Total Administrative	\$ 49,016	\$ 32,676	\$ 3,603	29,458	\$ 112	\$ 19,558
Maintenance:						
Labor	\$ 25,152	\$ 16,768	2,129	18,118	\$ 68.63	\$ 7,034
Materials	6,715	4,477	36	870	3.29	5,845
Contracts	17,105	11,403	118	12,911	48.91	4,194
Total Maintenance	\$ 48,972	\$ 32,648	\$ 2,283	31,899	\$ 121	\$ 17,073
General Expense:						
Insurance	\$ 8,859	\$ 5,906	1,371	6,138	\$ 23.25	\$ 2,721
Employee Benefit Contributions	27,660	18,440	1,532	17,801	67.43	9,859
Other - Interest on Note	39,960	26,640	3,386	26,901	101.90	13,060
Collection Losses	0	0		0	-	0
Total General Expenses	\$ 76,479	\$ 50,986	\$ 6,289	50,839	\$ 193	\$ 25,640
Other Routine Expenses:						
Tenant Services	\$ 7,068	\$ 4,712		(0)	\$ (0.00)	\$ 7,068
Utilities	41,200	27,467	3,556	33,877	128.32	7,323
Protective Services	4,510	3,007	869	4,270	16.17	240
Total Other Routine Expenses	\$ 52,778	\$ 35,186	\$ 4,425	38,147	\$ 144	\$ 14,631
Non-Routine Expenses:						
Extraordinary Maintenance	\$	\$ 0	\$	0	\$ -	\$ 0
Replacement Reserve (Capital Expen	11,550	7,700	963	7,702	29.17	3,848
		0		0	-	0
Total Non-Routine Expenses	\$ 11,550	\$ 7,700	\$ 963	7,702	\$ 29	\$ 3,848
Total-All Expenses	\$ 238,795	\$ 159,196	\$ 17,563	158,045	\$ 599	\$ 80,750
PROVISION FOR RESERVE	\$ 20,533	\$ 13,690	\$ 4,625	13,191	\$ 50	\$ 7,342

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	Nov 2018	Y.T.D. As of 11/30/2018	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 292,615	\$ 195,077	11,584	206,752	\$ 274.94	\$ 85,863
Vacancy	(39,937)	(26,625)	15,107	19,956	26.54	(59,893)
Bad Debts	(15,975)	(10,650)		0	-	(15,975)
Interest Income	0	0		0	-	0
Other Income	1,660	1,107	239	9,119	12.13	(7,459)
HUD Subsidy/Grants	506,116	337,411	39,288	309,948	412.16	196,168
Total Revenues	\$ 744,479	\$ 496,320	\$ 66,218	545,775	\$ 726	\$ 198,704
EXPENSE:						
Administrative:						
Salaries	\$ 80,584	\$ 53,723	6,082	48,062	\$ 63.91	\$ 32,522
Legal - Misc.	6,500	4,333		5,392	7.17	1,108
Travel & Training	900	600		577	0.77	323
Accounting & Audit Fees		0		3,500	4.65	(3,500)
Management Fee	29,779	19,853	2,647	23,715	31.54	6,064
Sundry Administrative	18,683	12,455	1,057	37,228	49.51	(18,545)
Total Administrative	\$ 136,446	\$ 90,964	\$ 9,786	118,474	\$ 158	\$ 17,972
Maintenance:						
Labor	\$ 72,578	\$ 48,385	5,354	42,846	\$ 56.98	\$ 29,732
Materials	14,450	9,633	572	13,338	17.74	1,112
Contracts	48,650	32,433	3,289	42,019	55.88	6,631
Total Maintenance	\$ 135,678	\$ 90,451	\$ 9,215	98,202	\$ 131	\$ 37,476
General Expense:						
Insurance	\$ 27,008	\$ 18,005	4,244	18,579	\$ 24.71	\$ 8,429
Employee Benefit Contributions	73,820	49,213	4,700	39,107	52.00	34,713
Other - Interest on Note	94,640	63,093	8,150	63,582	84.55	31,058
Collection Losses	0	0		0	-	0
Total General Expenses	\$ 195,468	\$ 130,311	\$ 17,094	121,268	\$ 161	\$ 74,200
Other Routine Expenses:						
Tenant Services	\$ 2,350	\$ 1,567	320	2,850	\$ 3.79	\$ (500)
Utilities	133,000	88,667	6,700	88,776	118.05	44,224
Protective Services	25,017	16,678	1,910	15,222	20.24	9,795
Total Other Routine Expenses	\$ 160,367	\$ 106,912	\$ 8,931	106,848	\$ 142	\$ 53,519
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	\$ 0		6,181	\$ 8.22	\$ (6,181)
Replacement Reserve (Capital Expen	32,900	21,933	2,785	22,022	29.28	10,878
Other		0		0	-	0
Total Non-Routine Expenses	\$ 32,900	\$ 21,933	\$ 2,785	28,203	\$ 38	\$ 4,697
Total-All Expenses	\$ 660,859	\$ 440,571	\$ 47,810	472,995	\$ 629	\$ 187,864
PROVISION FOR RESERVE	\$ 83,620	\$ 55,749	\$ 18,408	72,780	\$ 97	\$ 10,840

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	Nov 2018	Y.T.D. As of 11/30/2018	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 157,746	\$ 105,164	13,265	94,400	\$ 236.00	\$ 63,346
Vacancy	(21,347)	(14,231)	(10,038)	(19,821)	(49.55)	(1,526)
Bad Debts	(8,539)	(5,693)		0	-	(8,539)
Interest Income	0	0		0	-	0
Other Income	1,936	1,291	538	68,451	171.13	(66,515)
HUD Subsidy/Grants	269,198	179,465	23,029	178,461	446.15	90,737
Total Revenues	\$ 398,994	\$ 265,996	\$ 26,794	321,491	\$ 804	\$ 77,503
EXPENSE:						
Administrative:						
Salaries	\$ 46,733	\$ 31,155	2,664	16,957	\$ 42.39	\$ 29,776
Legal - Misc.	2,000	1,333		1,033	2.58	967
Travel & Training	900	600	210	694	1.74	206
Accounting & Audit Fees		0		3,500	8.75	(3,500)
Management Fee	15,960	10,640	1,071	12,761	31.90	3,199
Sundry Administrative	18,842	12,561	(7,549)	11,479	28.70	7,364
Total Administrative	\$ 84,435	\$ 56,289	\$ (3,604)	46,424	\$ 116	\$ 38,011
Maintenance:						
Labor	\$ 40,110	\$ 26,740	2,345	19,959	\$ 49.90	\$ 20,151
Materials	12,830	8,553	66	10,578	26.44	2,252
Contracts	23,222	15,481	3,144	22,246	55.62	976
Total Maintenance	\$ 76,162	\$ 50,774	\$ 5,555	52,784	\$ 132	\$ 23,379
General Expense:						
Insurance	\$ 16,988	\$ 11,325	2,647	11,549	\$ 28.87	\$ 5,439
Employee Benefit Contributions	39,877	26,585	1,280	18,457	46.14	21,420
Other - Interest on Note	47,827	31,885	4,118	32,549	81.37	15,278
Collection Losses	0	0		0	-	0
Total General Expenses	\$ 104,692	\$ 69,795	\$ 8,045	62,555	\$ 156	\$ 42,137
Other Routine Expenses:						
Tenant Services	\$ 1,250	\$ 833	199	199	\$ 0.50	\$ 1,051
Utilities	77,000	51,333	4,185	54,125	135.31	22,875
Protective Services	8,525	5,683	1,535	7,600	19.00	925
Total Other Routine Expenses	\$ 86,775	\$ 57,849	\$ 5,919	61,924	\$ 155	\$ 24,851
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	\$ 0		66,960	\$ 167.40	\$ (66,960)
Replacement Reserve (Capital Expen	17,500	11,667	1,458	11,664	29.16	5,836
Other		0		0	-	0
Total Non-Routine Expenses	\$ 17,500	\$ 11,667	\$ 1,458	78,624	\$ 197	\$ (61,124)
Total-All Expenses	\$ 369,564	\$ 246,374	\$ 17,374	302,310	\$ 756	\$ 67,254
PROVISION FOR RESERVE	\$ 29,430	\$ 19,622	\$ 9,420	19,181	\$ 48	\$ 10,249

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	Nov 2018	Y.T.D. As of 11/30/2018	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 170,404	\$ 113,603	20,319	109,012	\$ 272.53	\$ 61,392
Vacancy	(20,055)	(13,370)	3,103	1,893	4.73	(21,948)
Bad Debts	(8,022)	(5,348)		0	-	(8,022)
Interest Income	0	0		0	-	0
Other Income	2,011	1,341	653	36,137	90.34	(34,126)
HUD Subsidy/Grants	230,700	153,800	12,682	133,248	333.12	97,452
Total Revenues	\$ 375,038	\$ 250,026	\$ 36,757	280,290	\$ 701	\$ 94,748
EXPENSE:						
Administrative:						
Salaries	\$ 47,248	\$ 31,499	2,516	10,047	\$ 25.12	\$ 37,201
Legal - Misc.	1,500	1,000	380	1,413	3.53	87
Travel & Training	600	400		0	-	600
Accounting & Audit Fees		0		3,500	8.75	(3,500)
Management Fee	15,001	10,001	1,475	9,839	24.60	5,162
Sundry Administrative	14,005	9,337	907	18,595	46.49	(4,590)
Total Administrative	\$ 78,354	\$ 52,237	\$ 5,278	43,395	\$ 108	\$ 34,959
Maintenance:						
Labor	\$ 37,213	\$ 24,809	3,268	16,890	\$ 42.22	\$ 20,323
Materials	8,050	5,367	242	5,192	12.98	2,858
Contracts	27,225	18,150	4,628	27,273	68.18	(48)
Total Maintenance	\$ 72,488	\$ 48,326	\$ 8,138	49,355	\$ 123	\$ 23,133
General Expense:						
Insurance	\$ 14,963	\$ 9,975	2,338	10,116	\$ 25.29	\$ 4,847
Employee Benefit Contributions	38,992	25,995	2,549	16,425	41.06	22,567
Other - Interest on Note	55,094	36,729	4,744	37,014	92.53	18,080
Collection Losses	0	0		(29)	(0.07)	29
Total General Expenses	\$ 109,049	\$ 72,699	\$ 9,631	63,525	\$ 159	\$ 45,524
Other Routine Expenses:						
Tenant Services	\$ 1,250	\$ 833	349	826	\$ 2.07	\$ 424
Utilities	66,000	44,000	4,518	44,482	111.20	21,518
Protective Services	15,660	10,440	825	8,212	20.53	7,448
Total Other Routine Expenses	\$ 82,910	\$ 55,273	\$ 5,692	53,520	\$ 134	\$ 29,390
Non-Routine Expenses:						
Extraordinary Maintenance	\$	\$ 0		1,874	\$ 4.69	\$ (1,874)
Replacement Reserve (Capital Expen	17,500	11,667	1,458	11,664	29.16	5,836
Other		0		0	-	0
Total Non-Routine Expenses	\$ 17,500	\$ 11,667	\$ 1,458	13,538	\$ 34	\$ 3,962
Total-All Expenses	\$ 360,301	\$ 240,202	\$ 30,198	223,333	\$ 558	\$ 136,968
PROVISION FOR RESERVE	\$ 14,737	\$ 9,824	\$ 6,559	56,957	\$ 142	\$ (42,220)

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	Nov 2018	Y.T.D. As of 11/30/2018	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 425,071	\$ 283,381	140,834	406,231	\$ 390.61	\$ 18,840
Vacancy	(51,391)	(34,261)	(92)	(111,029)	(106.76)	59,638
Bad Debts	(20,557)	(13,705)		0	-	(20,557)
Interest Income	0	0		0	-	0
Other Income	12,419	8,279	1,793	25,018	24.06	(12,599)
HUD Subsidy/Grants	602,756	401,837	(56,424)	278,355	267.65	324,401
Total Revenues	\$ 968,298	\$ 645,531	\$ 86,111	598,575	\$ 576	\$ 369,723
EXPENSE:						
Administrative:						
Salaries	\$ 107,509	\$ 71,673	8,068	66,215	\$ 63.67	\$ 41,294
Legal - Misc.	9,000	6,000	5,685	18,889	18.16	(9,889)
Travel & Training	700	467	52	939	0.90	(239)
Accounting & Audit Fees	0	0		3,500	3.37	(3,500)
Management Fee	38,732	25,821	3,443	22,798	21.92	15,934
Sundry Administrative	28,144	18,763	3,021	58,126	55.89	(29,982)
Total Administrative	\$ 184,085	\$ 122,724	\$ 20,269	170,467	\$ 164	\$ 13,618
Maintenance:						
Labor	\$ 73,910	\$ 49,273	5,747	50,986	\$ 49.02	\$ 22,924
Materials	15,350	10,233	2,060	12,501	12.02	2,849
Contracts	70,802	47,201	(31,704)	87,894	84.51	(17,092)
Total Maintenance	\$ 160,062	\$ 106,707	\$ (23,898)	151,380	\$ 146	\$ 8,682
General Expense:						
Insurance	\$ 33,827	\$ 22,551	5,337	23,394	\$ 22.49	\$ 10,433
Employee Benefit Contributions	82,358	54,905	5,114	70,464	67.75	11,894
Other - Interest on Note	103,259	68,839	8,892	69,373	66.70	33,886
Collection Losses	0	0		0	-	0
Total General Expenses	\$ 219,444	\$ 146,295	\$ 19,343	163,232	\$ 157	\$ 56,212
Other Routine Expenses:						
Tenant Services	\$ 3,250	\$ 2,167	159	2,110	\$ 2.03	\$ 1,140
Utilities	173,200	115,467	1,948	145,732	140.13	27,468
Protective Services	38,834	25,889	2,671	23,722	22.81	15,112
Total Other Routine Expenses	\$ 215,284	\$ 143,523	\$ 4,778	171,564	\$ 165	\$ 43,720
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 0	\$ 0		1,874	\$ 1.80	\$ (1,874)
Replacement Reserve (Capital Expen	45,500	30,333	3,792	30,336	29.17	15,164
Other		0		0	-	0
Total Non-Routine Expenses	\$ 45,500	\$ 30,333	\$ 3,792	32,210	\$ 31	\$ 13,290
Total-All Expenses	\$ 824,375	\$ 549,582	\$ 24,284	688,853	\$ 662	\$ 135,522
PROVISION FOR RESERVE	\$ 143,923	\$ 95,949	\$ 61,827	(90,278)	\$ (87)	\$ 234,201

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	Nov 2018	Y.T.D. As of 11/30/2018	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 91,984	\$ 61,323	9,079	70,735	\$ 267.93	\$ 21,249
Vacancy	(14,393)	(9,595)	185	(5,683)	(21.53)	(8,710)
Bad Debts	(5,757)	(3,838)		0	-	(5,757)
Interest Income	0	0		0	-	0
Other Income	1,083	722	115	27,900	105.68	(26,817)
HUD Subsidy/Grants	195,870	130,580	14,750	116,150	439.96	79,720
Total Revenues	\$ 268,787	\$ 179,192	\$ 24,129	209,101	\$ 792	\$ 59,686
EXPENSE:						
Administrative:						
Salaries	\$ 31,172	\$ 20,781	2,307	12,062	\$ 45.69	\$ 19,110
Legal - Misc.	1,500	1,000		1,022	3.87	478
Travel & Training	800	533		277	1.05	523
Accounting & Audit Fees	0	0		3,500	13.26	(3,500)
Management Fee	10,751	7,167	965	7,459	28.25	3,292
Sundry Administrative	17,020	11,347	(15,538)	17,996	68.17	(976)
Total Administrative	\$ 61,243	\$ 40,828	\$ (12,266)	42,316	\$ 160	\$ 18,927
Maintenance:						
Labor	\$ 17,307	\$ 11,538	1,678	12,241	\$ 46.37	\$ 5,066
Materials	8,590	5,727	664	3,349	12.68	5,241
Contracts	21,760	14,507	614	18,949	71.78	2,811
Total Maintenance	\$ 47,657	\$ 31,772	\$ 2,956	34,539	\$ 131	\$ 13,118
General Expense:						
Insurance	\$ 10,106	\$ 6,737	1,569	6,900	\$ 26.13	\$ 3,206
Employee Benefit Contributions	22,069	14,713	1,305	13,662	51.75	8,407
Other - Interest on Note	34,983	23,322	3,012	23,808	90.18	11,175
Collection Losses	0	0		0	-	0
Total General Expenses	\$ 67,158	\$ 44,772	\$ 5,886	44,370	\$ 168	\$ 22,788
Other Routine Expenses:						
Tenant Services	\$ 825	\$ 550		0	\$ -	\$ 825
Utilities	45,800	30,533	3,736	37,089	140.49	8,711
Protective Services	7,650	5,100	669	5,714	21.65	1,936
Total Other Routine Expenses	\$ 54,275	\$ 36,183	\$ 4,405	42,804	\$ 162	\$ 11,471
Non-Routine Expenses:						
Extraordinary Maintenance	\$	\$ 0	\$	1,874	\$ 7.10	\$ (1,874)
Replacement Reserve (Capital Expen	11,550	7,700	963	7,704	29.18	3,846
Other		0		0	-	0
Total Non-Routine Expenses	\$ 11,550	\$ 7,700	\$ 963	9,578	\$ 36	\$ 1,972
Total-All Expenses	\$ 241,883	\$ 161,255	\$ 1,945	173,606	\$ 658	\$ 68,277
PROVISION FOR RESERVE	\$ 26,904	\$ 17,937	\$ 22,183	35,495	\$ 134	\$ (8,591)

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	Nov 2018	Y.T.D. As of 11/30/2018	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 122,665	\$ 81,777	49,649	385,838	\$ 482.30	\$ (263,173)
Vacancy	(35,853)	(23,902)	(28,827)	(248,476)	(310.60)	212,623
Bad Debts	(14,341)	(9,561)		0	-	(14,341)
Interest Income		0		0	-	0
Other Income	21,267	14,178	591	7,516	9.39	13,751
HUD Subsidy/Grants	594,400	396,267	14,693	112,802	141.00	481,598
Total Revenues	\$ 688,138	\$ 458,759	\$ 36,106	257,679	\$ 322	\$ 430,459
EXPENSE:						
Administrative:						
Salaries	\$ 89,979	\$ 59,986	7,159	51,692	\$ 64.61	\$ 38,287
Legal - Misc.	1,000	667		308	0.39	692
Travel & Training	500	333		193	0.24	307
Accounting & Audit Fees	0	0	(4,375)	0	-	0
Management Fee	27,525	18,350	1,444	10,354	12.94	17,171
Sundry Administrative	20,212	13,475	(593)	19,603	24.50	609
Total Administrative	\$ 139,216	\$ 92,811	\$ 3,635	82,150	\$ 103	\$ 57,066
Maintenance:						
Labor	\$ 72,868	\$ 48,579	5,660	46,434	\$ 58.04	\$ 26,434
Materials	11,480	7,653	1,350	22,491	28.11	(11,011)
Contracts	49,400	32,933	4,001	28,231	35.29	21,169
Total Maintenance	\$ 133,748	\$ 89,165	\$ 11,011	97,156	\$ 121	\$ 36,592
General Expense:						
Insurance	\$ 19,795	\$ 13,197	3,130	14,033	\$ 17.54	\$ 5,762
Employee Benefit Contributions	74,300	49,533	4,837	54,100	67.63	20,200
Other - Interest on Note	86,596	57,731	7,355	50,771	63.46	35,825
Collection Losses	0	0		0	-	0
Total General Expenses	\$ 180,691	\$ 120,461	\$ 15,322	118,904	\$ 149	\$ 61,787
Other Routine Expenses:						
Tenant Services	\$ 2,500	\$ 1,667		738	\$ 0.92	\$ 1,762
Utilities	99,000	66,000	(2,118)	30,130	37.66	68,870
Protective Services	43,053	28,702	2,363	21,229	26.54	21,824
Total Other Routine Expenses	\$ 144,553	\$ 96,369	\$ 245	52,097	\$ 65	\$ 92,456
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 35,000	\$ 0		0	\$ -	\$ 0
Replacement Reserve (Capital Expen		23,333	2,917	23,336	29.17	11,664
		0		0	-	0
Total Non-Routine Expenses	\$ 35,000	\$ 23,333	\$ 2,917	23,336	\$ 29	\$ 11,664
Total-All Expenses	\$ 633,208	\$ 422,139	\$ 33,130	373,642	\$ 467	\$ 259,566
PROVISION FOR RESERVE	\$ 54,930	\$ 36,620	\$ 2,976	(115,963)	\$ (145)	\$ 170,893

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PATHWAYS ASSET MANAGEMENT
TX16RD00037 PATHWAYS AT BTW
UNITS AVAILABLE - 216
OPERATING REVENUES & EXPENSES
BUDGET WORKSHEET

	2018/2019 Approved	YTD Budget	Nov 2018	Y.T.D. As of 11/30/2018	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 543,828	\$ 362,552	\$ (16,223)	470,918	\$ 588.65	\$ 72,910
Vacancy	(114,298)	(76,199)	(44,797)	(147,423)	(184.28)	33,125
Bad Debts	(45,719)	(30,479)		0	-	(45,719)
Interest Income	0	0			-	0
Other Income	441,145	294,097	118,073	406,448	508.06	34,697
HUD Subsidy/Grants	1,742,126	1,161,417	210,175	1,029,856	1,287.32	712,270
Total Revenues	\$ 2,567,082	\$ 1,711,388	\$ 267,228	1,759,799	\$ 2,200	\$ 807,283
EXPENSE:						
Administrative:						
Salaries	\$ 162,809	\$ 108,539	\$ 12,592	128,225	\$ 160.28	\$ 34,584
Legal - Misc.	2,500	1,667		144	0.18	2,356
Travel & Training	8,413	5,609		309	0.39	8,104
Accounting & Audit Fees	3,390	2,260		3,390	4.24	0
Management Fee	102,683	68,455	12,807	58,146	72.68	44,537
Sundry Administrative	58,170	38,780	1,006	19,535	24.42	38,635
Total Administrative	\$ 337,965	\$ 225,310	\$ 26,404	209,749	\$ 262	\$ 128,216
Maintenance:						
Labor	\$ 147,320	\$ 98,213	\$ 11,219	101,850	\$ 127.31	\$ 45,470
Materials	84,100	56,067	4,227	34,692	43.37	49,408
Contracts	185,920	123,947	10,131	114,421	143.03	71,499
Total Maintenance	\$ 417,340	\$ 278,227	\$ 25,576	250,963	\$ 314	\$ 166,377
General Expense:						
Insurance	\$ 72,308	\$ 48,205	\$ 10,816	48,761	\$ 60.95	\$ 23,547
Employee Benefit Contributions	258,671	172,447	9,130	103,571	129.46	155,100
Other - Interest on Note	502,184	334,789	42,562	337,983	422.48	164,201
Collection Losses		0		0	-	0
Total General Expenses	\$ 833,163	\$ 555,441	\$ 62,508	490,314	\$ 613	\$ 342,849
Other Routine Expenses:						
Tenant Services	\$ 576,252	\$ 384,168	\$ 6,091	52,809	\$ 66.01	\$ 523,443
Utilities	381,000	254,000	26,467	326,860	408.57	54,140
Protective Services	47,617	31,745	2,777	25,307	31.63	22,310
Total Other Routine Expenses	\$ 1,004,869	\$ 669,913	\$ 35,336	404,976	\$ 506	\$ 599,893
Non-Routine Expenses:						
Extraordinary Maintenance	\$ 75,600	\$ 0	\$ 6,300	0	\$ -	\$ 0
Replacement Reserve (Capital Expen	75,600	50,400	6,300	50,400	63.00	25,200
		0		0	-	0
Total Non-Routine Expenses	\$ 75,600	\$ 50,400	\$ 6,300	50,400	\$ 63	\$ 25,200
Total-All Expenses	\$ 2,668,937	\$ 1,779,291	\$ 156,124	1,406,403	\$ 1,758	\$ 1,262,534
PROVISION FOR RESERVE	\$ (101,855)	\$ (67,903)	\$ 111,104	353,396	\$ 442	\$ (455,251)

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PATHWAYS ASSET MANAGEMENT
TX16RD00037 PATHWAYS AT MEADOWBROOK
UNITS AVAILABLE - 160
OPERATING REVENUES & EXPENSES
BUDGET WORKSHEET

	2018/2019 Approved	YTD Budget	Nov 2018	Y.T.D. As of 11/30/2018	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 468,795	\$ 312,530	\$ 26,688	349,815	\$ 437.27	\$ 118,980
Vacancy	(80,620)	(53,747)	1,431	(39,245)	(49.06)	(41,375)
Bad Debts	(32,248)	(21,499)		0	-	(32,248)
Interest Income	0	0		0	-	0
Other Income	2,076	1,384	1,364	34,304	42.88	(32,228)
HUD Subsidy/Grants	1,143,603	762,402	108,721	674,519	843.15	469,084
Total Revenues	\$ 1,501,606	\$ 1,001,070	\$ 138,204	1,019,392	\$ 1,274	\$ 482,214
EXPENSE:						
Administrative:						
Salaries	\$ 120,515	\$ 80,343	\$ 9,582	86,673	\$ 108.34	\$ 33,842
Legal - Misc.	7,000	4,667		591	0.74	6,409
Travel & Training	849	566		585	0.73	264
Accounting & Audit Fees	2,443	1,629		2,443	3.05	0
Management Fee	60,064	40,043	5,526	39,599	49.50	20,465
Sundry Administrative	50,513	33,675	1,714	20,269	25.34	30,244
Total Administrative	\$ 241,384	\$ 160,923	\$ 16,822	150,159	\$ 188	\$ 91,225
Maintenance:						
Labor	\$ 113,787	\$ 75,858	\$ 8,513	66,507	\$ 83.13	\$ 47,280
Materials	69,650	46,433	2,546	26,482	33.10	43,168
Contracts	141,175	94,117	8,731	68,249	85.31	72,926
Total Maintenance	\$ 324,612	\$ 216,408	\$ 19,789	161,237	\$ 202	\$ 163,375
General Expense:						
Insurance	\$ 60,109	\$ 40,073	\$ 8,352	38,073	\$ 47.59	\$ 22,036
Employee Benefit Contributions	124,648	83,099	6,099	70,058	87.57	54,590
Other - Interest on Note	327,895	218,597	27,790	220,679	275.85	107,216
Collection Losses	0	0		0	-	0
Total General Expenses	\$ 512,652	\$ 341,769	\$ 42,242	328,809	\$ 411	\$ 183,843
Other Routine Expenses:						
Tenant Services	\$ 319,882	\$ 213,255	\$ 482	13,976	\$ 17.47	\$ 305,906
Utilities	249,280	166,187	8,971	172,645	215.81	76,635
Protective Services	41,245	27,497	3,757	22,551	28.19	18,694
Total Other Routine Expenses	\$ 610,407	\$ 406,939	\$ 13,209	209,173	\$ 261	\$ 401,234
Non-Routine Expenses:						
Extraordinary Maintenance	\$	\$ 0	\$	0	\$ -	\$ 0
Replacement Reserve (Capital Expen	56,000	37,333	4,667	37,336	46.67	18,664
Other		0		0	-	0
Total Non-Routine Expenses	\$ 56,000	\$ 37,333	\$ 4,667	37,336	\$ 47	\$ 18,664
Total-All Expenses	\$ 1,745,055	\$ 1,163,372	\$ 96,729	886,715	\$ 1,108	\$ 858,340
PROVISION FOR RESERVE	\$ (243,449)	\$ (162,302)	\$ 41,474	132,678	\$ 166	\$ (376,127)

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PATHWAYS ASSET MANAGEMENT
TX02RD00037 PATHWAYS AT THURMOND
UNITS AVAILABLE - 144
OPERATING REVENUES & EXPENSES
BUDGET WORKSHEET

	2018/2019 Approved	YTD Budget	Nov 2018	Y.T.D. As of 11/30/2018	PUM	Budget Balance
REVENUE:						
Dwelling Rentals	\$ 125,285	\$ 25,057	\$ 51,174	51,174	\$ 63.97	\$ 74,111
Vacancy		0	(11,214)	(11,214)	(14.02)	11,214
Bad Debts		0		0	-	0
Interest Income	0	0		0	-	0
Other Income	34,004	6,801		0	-	34,004
HUD Subsidy/Grants	368,177	73,635	81,883	81,883	102.35	286,294
Total Revenues	\$ 527,465	\$ 105,493	\$ 121,843	121,843	\$ 152	\$ 405,622
EXPENSE:						
Administrative:						
Salaries	\$ 49,515	\$ 9,903	\$ 5,834	5,834	\$ 7.29	\$ 43,681
Legal - Misc.	3,750	750		0	-	3,750
Travel & Training	417	83		0	-	417
Accounting & Audit Fees	916	183		0	-	916
Management Fee	47,250	9,450		0	-	47,250
Sundry Administrative	11,198	2,240		0	-	11,198
Total Administrative	\$ 113,046	\$ 22,609	\$ 5,834	5,834	\$ 7	\$ 107,212
Maintenance:						
Labor	\$ 39,411	\$ 7,882	\$ 6,712	6,712	\$ 8.39	\$ 32,699
Materials	9,521	1,904		0	-	9,521
Contracts	27,042	5,408		0	-	27,042
Total Maintenance	\$ 75,974	\$ 15,194	\$ 6,712	6,712	\$ 8	\$ 69,262
General Expense:						
Insurance	\$ 13,821	\$ 2,764	\$ 180	180	\$ 0.23	\$ 13,641
Employee Benefit Contributions	41,555	8,311	2,610	2,610	3.26	38,945
Other - Interest on Note		0		0	-	0
Collection Losses	2,506	501		0	-	2,506
Total General Expenses	\$ 57,881	\$ 11,576	\$ 2,790	2,790	\$ 3	\$ 55,091
Other Routine Expenses:						
Tenant Services	\$ 37,675	\$ 7,535		0	-	\$ 37,675
Utilities	81,250	16,250		0	-	81,250
Protective Services	14,428	2,886		0	-	14,428
Total Other Routine Expenses	\$ 133,354	\$ 26,671	\$ 0	0	\$ 0	\$ 133,354
Non-Routine Expenses:						
Extraordinary Maintenance	\$	\$ 0	\$	0	-	\$ 0
Replacement Reserve (Capital Expenditures)		0		0	-	0
Other		0		0	-	0
Total Non-Routine Expenses	\$ 0	\$ 0	\$ 0	0	\$ 0	\$ 0
Total-All Expenses	\$ 380,255	\$ 76,050	\$ 15,336	15,336	\$ 19	\$ 364,919
PROVISION FOR RESERVE	\$ 147,211	\$ 29,443	\$ 106,507	106,507	\$ 133	\$ 40,704

COMMUNITY DEVELOPMENT

Community Development Report

January 2019

Featuring: Youth Educational Success (YES)

Community Development reports will 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 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.

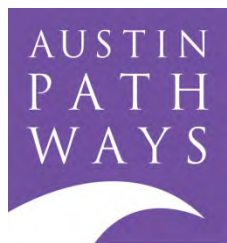
Youth Educational Success Academic Incentive Program



Why does attendance matter? Research shows that attendance is an important factor in student achievement. Encouraging regular school attendance is a priority for the Housing Authority of the City of Austin (HACA). When school attendance is a priority, students get better grades, develop healthy life habits, avoid dangerous behavior, and have a better chance of continuing their education. For HACA students, good grades and attendance are extra rewarding. Students who have made the A/B honor roll and/or have perfect attendance earn a gift card each grading period, and those with these achievements throughout all periods have a chance to attend a fun year-end trip.

- HACA awarded **323** YES Incentives for the 1st 9-weeks of the 2018-2019 academic year.
- Austin Pathways has earmarked 114 electronic devices (Mac Books, PC Laptops, and Desktop computers) to HACA students YES Incentive participants during the first quarter. 64 devices have already been deployed.

Austin Pathways Housing Authority of the City of Austin Resident Scholarship Program



The road to success. In 2001, the HACA Austin Pathways Resident Scholarship was designed to inspire and support HACA residents and Housing Choice Voucher participants who plan to attend an institution of higher education. The Austin Pathways HACA Resident Scholarship is supported by Austin Pathways, as well as other nonprofit HACA subsidiaries. The scholarships are available annually. The 2019-2020 HACA Austin Pathways Resident Scholarship applications are due on March 1, 2019. During the 2018-2019 Scholarship season, 43 scholarship applications were received. Scholarship applications were screened for completeness and 37 awards were announced in late May 2018. The scholarship Ceremony was held on July 13, 2018, at the Asian-American Resource Center in Austin, Texas.

Other 2019 Scholarships

- TX NAHRO 2019 Scholarship Program (Deadline: February 22, 2019)
- Southwest NAHRO Scholarship (Application available on February 1, 2019)
- PHADA Scholarship (Deadline: January 25, 2019)
- MEXAUSTIN Scholarship (Deadline: April 30, 2019)
- Burger King McLamore Foundation Scholarship (Deadline: December 15, 2018)

YES Partner Reports



Boys and Girls Club of Austin

Providing youth development activities after school, during holidays, and during school breaks, the Boys and Girls Club of Austin provides a comprehensive range of youth development programs including: homework help, character and leadership development, education and career development, health and life skills, and fitness and recreation activities on a regular basis to HACA youth. In partnership for over 5 years, these services are provided at the cost of \$180,000 annually at three HACA properties and satellite sites.

Community Development Report

January 2019

Featuring: Youth Educational Success (YES)

Boys & Girls Club After-School Enrichment (combined number served September-November 2018)



Chalmers: 171	Chalmers & Santa Rita
East: 69	Booker T. Washington & Rosewood
Meadowbrook: 235	Bouldin & Meadowbrook
Thurmond: 68	Thurmond at Wooldridge Elem & Burnet MS
Total: 543	

Boys & Girls Club Tech-STEM (combined number served September-November 2018)



Chalmers: 112	Chalmers & Santa Rita
East: 39	Booker T. Washington & Rosewood
Meadowbrook: 43	Bouldin & Meadowbrook
Thurmond: 46	Thurmond at Wooldridge Elem & Burnet MS
Total: 340	



Approximately 883 youth have received youth services 1+ times, during the months of September, October, and November. BGC Girls enjoyed participating in the GirlStrong program where girls are challenged to be authentic and honest with themselves. Journaling and writing sessions were added to the program. Each of the Clubs had many successes and challenges during the quarter. Highlights include Club members enjoying various events:

- Youth Dance sponsored by Texas Darlins
- Field trip to Jump USA
- Field trip to Texas Volleyball and Football games
- 3M hosted year-end event with bouncy houses, popcorn, and more
- Youth participated in various NNO events
- Each Club hosted a Halloween Costume party including Teen nights
- BGC Football teams playing against other BGC in the community
- Participation in Unity Day, Family Potlucks, and Thanksgiving meals onsite

Communities in Schools



Through an annual contract of \$600,000, Communities in Schools (CIS) provides case management services to HACA youth who attend the following schools and reside at the corresponding properties.

Becker Elementary This year, CIS had 32 HACA families return to Becker and 2 new HACA families joined the Becker community.



40 Becker HACA students received CIS services. Students meet weekly with CIS staff for individual counseling services or small group intervention. Some of the groups that the CIS team is offering this semester include a kindergarten “Personal Space Camp,” a fifth grade boys leadership group, and a girls friendship group. Other students have been paired with a community reading buddy or mentor, who meets with them once per week during the student’s lunch time to build literacy skills and provide a positive adult relationship.

Community Development Report

January 2019

Featuring: Youth Educational Success (YES)

Basic needs support continues to be provided on a regular basis to our Becker students and families. Students stop by the CIS office regularly for a snack, coat, or school supplies. This year, Becker CIS received a generous donation of over 50 backpacks from Life in the City Church, which is also a new HACA youth partner.

Dawson Elementary

CIS staff has been busy conducting baseline assessments to determine student needs, as well as setting and monitoring goals with students. Many students have been connected with reading buddies and other reading enrichment groups and programs through CIS. Many students meet with mentors, including one new Seedling mentor. CIS also started several groups to help students practice social skills, self-regulation, and prepare for transitions (such as upcoming middle school transition with 5th grade students). It has been a busy but bright semester! 41 HACA students received CIS services.



Oak Springs Elementary

CIS staff at Oak Springs Elementary is working to provide support and services to the needs of its community. HACA youth are being served through 1:1 counseling/mentoring, social skills groups, anger management groups, emotions management groups, 5th grade transitions group, and Girl Scouts. 60 HACA students received CIS services.



Zavala Elementary

In addition to receiving high quality mentoring, tutoring, and reading support, the CIS Care Coordination program has continued to serve multiple HACA families by connecting families to appropriate resources. The CIS Care Coordination program Campus Resource Committee includes the principal, counselor, parent support specialist, and the CIS Care Coordinator. 42 HACA students received CIS services.



Fulmore Middle

With the help of LifeWorks and the Girls Empowerment Network, HACA students were able to engage in many groups that target a variety of pertinent subjects. In addition, CIS was able to have many other kinds of groups including a 6th Grade Transition group, Big Decisions, Lunch Bunch, and a unique Diversity Lunch Bunch serve HACA and all Fulmore students school-wide. Along with groups, the CIS staff worked with students individually to provide basic needs. CIS staff joined with Meadowbrook during National Night Out. Staff was able to meet with students and families to discuss the variety of resources available at Fulmore. 34 HACA students received CIS services.

Martin Middle School

On campus, CIS collaborated with the Martin Middle School attendance staff to create a committee to host their very first “AttenDANCE” of 2018. HACA youth were making moves in the cafeteria, and they gave students with perfect attendance the VIP treatment with face painting and fun temporary tattoos! CIS hosted an Eastside Vertical Team service-learning project, which brought together all eastside grade levels to work on motor skills, make friends, and create comfort kits for each school to take back. CIS also took part in a school-wide tailgate to support the football team, and brought in the Compass-To-College Coordinator to talk to families about what they can do to help get their students college ready while in middle school. 15 HACA students received CIS services.



Kealing Middle School

CIS at Kealing sustained focus on providing school-wide services to both the Academy and Magnet program. Kealing continued holding Lunch Bunch on Fridays, providing HACA students and all students on campus with the opportunity to spend time with peers and CIS staff. During this time, students and staff ate lunch together and



Community Development Report

January 2019

Featuring: Youth Educational Success (YES)

participated in interactive activities that give the students a safe space to make new friends and deepen the relationships with current friends. HACA Kealing CIS students continue to receive intensive case management services, basic needs assistance, including but not limited to a missed breakfast supplement, various hygiene items, clothing,

school supplies, crisis intervention, and referrals regarding students mental health. Along with these services, various CIS case managed students were involved in outsider provider groups that included “Girls with Grit” which focused on preventing sex trafficking through education and an all-male group held by Lifeworks. 30 HACA students received CIS services.

Travis Early College High School

This year we are thrilled to offer “Be You” for LGBTQIA identified youth, “Expect Respect” through SAFE Alliance, and XYZone groups for young men. 15 HACA students received CIS services.



Compass to College at Travis & Eastside Memorial High



Seniors and Juniors continue to receive support from campus staff and counselors to monitor attendance, grades, and credit recovery. Students who were falling behind with credits and attendance now have attendance contracts and are taking all steps necessary to graduate on time. CIS staff will assist HACA seniors with completing scholarship applications and writing qualifying

essays. CIS has created a one-page newsletter that is circulated on both campuses and posted at HACA sites. The newsletter is available in English and Spanish, and was created to keep the parents involved and up-to-date with major Compass-to-College deadlines, events, and announcements. CIS is serving 15 HACA youth at Travis High School, and 16 HACA youth at Eastside Memorial High School.



any baby can Any Baby Can

With a new contract established, Any Baby Can will provide five site-based cohorts of parenting and family development classes, each 16 weeks in length, with one session per week at the following HACA properties: Georgian, Meadowbrook, Santa Rita, and Rosewood/Salina. The customized parenting education and family development program – *Strengthening Education and Leadership for Families* (SELF Program) is delivered to HACA annually for \$30,000. The program is geared to provide HACA residents with valuable life skills through the use of the Nurturing Parenting curriculum. The program includes childcare for youth ages 14 and under. The HACA population served includes male and female parents, guardians, or those in a parenting role. In the new contract, classes will be provided only to those sites where participation met or exceeded the contract goals. During October and November, 2018, Any Baby Can has provided parenting services to 27 HACA families.



Girl Scouts

Through a contract for \$23,000 annually, the Girl Scouts of Central Texas provide scouting experience for HACA youth ranging from 5 -13 years old who reside at the following seven HACA sites: BTW, Northgate, Georgian, Bouldin Oaks, Shadowbend, and Manchaca Village. During the months of September, October, and November 2018, the Girl Scouts of Central Texas served 133 HACA girls. In the month of September, the girls started working on their Health and Wellness Council patch. In October, the troops banded together and made a card for their fellow scout named Tessa, who lives in Georgia, and has a brother who is terminally ill. In September, the troops worked on earning their STEM patch. Some of the activities were making balloon rockets, and a fun activity called “Bungee Barbie” learning how to measure elasticity. Throughout November, the troops continued working on earning their STEM patches.

Community Development Report

January 2019

Featuring: Youth Educational Success (YES)



Mt. Nebo

A faith-based partner, Mt. Nebo's Base Camps and Tutoring programs serving HACA youth ages 4-18 at Santa Rita and Georgian Manor. This non-paid contract supports after school programming with activities that encourage self-growth, discipline, healthy friendships, safe community, homework assistance and opportunities for mentorship. Mt. Nebo served **241** HACA youth during the months of September, October, and November 2018.



CrossPointe Church

This faith-based, non-paid partner provided tutoring services to **12** HACA youth at Coronado Hills during the months of September, October, and November 2018. With the rather small number of children who live at Coronado, the CrossPointe Church tutors are able to give Coronado youth more individual assistance with their math and reading homework.



Mission Possible

The faith-based, non-paid partner provided after school enrichment for **44** HACA youth at BTW & Rosewood, during the months of September through November 2018. After school, enrichment include tutoring, mentoring, and character building.

Artly World

This nonprofit organization provided afterschool world music enrichment for **31** HACA youth at Georgian and Meadowbrook on November and December 2018. During this period, HACA youth learned about music and culture in India, and played instruments representative of music practices from those regions. Students enjoyed reciting rhythms and drum patterns individually and as an ensemble. Through these exercises, HACA youth developed skills in collaboration and creativity. Youth applied critical thinking skills by decoding and presenting rhythms orally though recited syllables and patterns.

Grounded in Music



This nonprofit organization provided services to **27** HACA youth during September-November 2018. HACA youth learned the basic concepts of music production and how to work in a studio environment during this program at Meadowbrook. HACA youth started writing and recording songs that were composed by the kids with the help of their instructor. In addition to the recording and playing process, HACA youth learned about song structure, and variety within a song to keep the listener engaged.

LifeWorks

Toward the end of the summer, Lifeworks began a pilot community-based peer support and counseling program to serve HACA teens and young adults ages 15 to 21 at seven HACA sites: Meadowbrook, Bouldin, Manchaca Village, Shadowbend, Thurmond, Georgian, and Northgate. Several HACA youth showed interest, however 10 of HACA youth remained involved for the whole program period. 8 HACA youth from the north properties, and 2 from the south properties, were educated by a LifeWorks counselor and a LifeWorks peer support person on the impact of trauma and how to recognize the signs. Through creative expression activities, the youth were taught how to identify individual and collective strengths, and how to leverage those skills. They practiced communication skills and self-regulation techniques, psychoeducation on trauma and resiliency, goal setting, coping skills identification, mindfulness exercise, and communication skills. At the end of the program, participants received an HEB gift card for successful completion.



SHELTER | SAFETY | SUPPORT | SUCCESS

Community Development Report

January 2019

Featuring: Youth Educational Success (YES)

Creative Action

December report pending receipt.

Contact

For questions or comments, please contact Director of Community Development
Leilani Lim-Villegas at (512) 477-4488 ext. 2147 or leilanil@hacanet.org.



HOUSING OPERATIONS



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: **December 2018**
Date: January 2, 2019

The following is a summary of activities within the Housing and Community Development Department during the period of **12.01.2018-12.31.2018**

Inspections:

There are a total of 1,839 units subject to HUD, TDHCA, Lender, and Annual UPCS inspections within the Public Housing portfolio.

HUD Inspections:

- Northgate's Scattered Sites HUD inspection was completed on December 4, 2018 with a score of 79c*. HACA is submitting a Database Adjustment for Site-Overgrown Vegetation to HUD. If granted, the appeal will result in a score increase of 2.96 points and a final score of 82c*.
- BTW's Scattered Sites HUD inspection was completed on December 4, 2018 with a final score of 91b.
- Lakeside's HUD inspection was completed on October 4, 2018 with a final score of 90b*.
- If HUD schedules an inspection at any other 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: 95

Property	Inspection Date	Score
Lakeside	10/4/18	90b*
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
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*

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 100.
- Georgian Manor's TDHCA post construction and UPCS inspections were completed on June 28, 2018 with a final UPCS score of 99.
- Northgate's TDHCA post construction and UPCS inspections were completed on August 9, 2018 with a final UPCS score of 97.

Lender Inspections:

Greystone:

- Coronado Hill's Greystone physical inspection was completed on October 16, 2018 with no follow up items required.
- Manchaca II's Greystone physical inspection was completed on October 16, 2018 with one follow up item required.

Bellwether:

- Georgian Manor's Bellwether physical inspection was completed on September 26, 2018 with one routine maintenance item and two items of note.
- Manchaca Village's Bellwether physical inspection was completed on September 26, 2018 with no issues observed.
- North Loop's Bellwether physical inspection was completed on September 26, 2018 with one deferred maintenance item and two routine maintenance items.
- Northgate's Bellwether physical inspection was completed on September 26, 2018 with no issues observed.
- Shadowbend's Bellwether physical inspection was completed on September 26, 2018 with three routine maintenance items.

Annual Inspections:

HACA is required to conduct inspections of its properties on an annual basis.

- FY 18-19 UPCS Annual Inspections for the remaining properties are tentatively scheduled to begin January 2019.

Safety:

Currently, there are **59 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 **98.3%** with 30 active vacancies reported. There are 13 units coming out of approved RAD Hotel status, 40 units unoccupied due to RAD rehab or redevelopment and 2 HUD approved MOD units; 1 offline unit at Lakeside; 1 offline unit at Chalmers.
 - Delinquency Report – PIC submission rate ending **11.30.18 (most current in PIC)** was **100.00%**
 - Re-examination Report – Effective **10.31.18 (most current in PIC)** **Zero (0)** delinquent re-exams;
 - 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 - **Zero (0)**
 - Deceased Tenant Report – **Zero (0)** -
 - Immigration Report – **Zero (0)**- no deficiencies exist
 - 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.**

Re-Occupancy of Gaston Place:

On December 14, 2018, ICON Construction handed over the last building at Gaston Place as completed and ready for occupancy. In order to claim full credits for 2018 in accordance with Low Income Housing Tax Credit (LIHTC) program rules, 100% of the units at Gaston Place needed to be fully occupied by December 31, 2018. Staff had 17 days to complete 34 move ins of new families coming off the waiting list. On December 28, 2018 (3 days early), staff completed the 34th move in and Gaston is once again 100% occupied.

Re-Occupancy of Thurmond Heights

Over the last 4 ½ years, HACA has completed a full renovation of all the units at Thurmond Heights. This renovation happened in 4 stages with roughly 36 units in each stage. The renovation updated the electrical and plumbing, added central air conditioning, and provided new appliances, cabinets, flooring and lighting. The final phase was completed in early 2018. Instead of permanently reoccupying these units at that time, they were used as “hotel” units for families from other properties undergoing RAD renovations. With the completion of Gaston Place, temporarily relocated residents moved back to Gaston Place. That created multiple vacancies at Thurmond Heights all at once. The units at Thurmond Heights were also re-occupied with permanent residents. For the first time in over 4 years, Thurmond Heights is 100% occupied.

Contract Rent/UA Updates:

None at this time

Legal Report: 19 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: January 7, 2019

For the month of December 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, including the Austin Apartment Association and American Statesman. We received over 155 applications, posted seven (7) positions and scheduled interviews for 30 applicants. Most applicants were sourced from Indeed and we had 16 employee referrals.

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. And we will consider sponsoring hard-to-fill positions with Indeed.com again.

Our data shows that in the past six (6) months our average days to hire were 44 days from when a candidate applies to the time they are hired. This is a decrease of 10 days to hire when compared to November. The Human Resource Department has and will continue to work diligently with the hiring departments to expedite the hiring process and continue to improve our hiring process.

**PRESIDENT/CEO'S REPORT TO
BOARD OF COMMISSIONERS**
By Gloria Morgan, Human Resources Director
Number of Employees as of January 7, 2019 = 243
Regular Full Time – 239
Part Time – 4

NEW HIRES (5) December 8, 2018– January 7, 2019

Bodden, Kenneth	Public Relations Manager/Public Information Officer	Executive
Castillo, David	HQS Inspector	Assisted Housing
Villasenor, Uriel	HQS Inspector	Assisted Housing
Winston, Willyam	Job Plus Career Coach	Housing & Community Development
Zimmerman, Melissa	Resident Relations Specialist	Southwest Housing Compliance Corporation

TERMINATIONS/ RESIGNATIONS (4) –December 8, 2018– January 7, 2019
R=Resigned T = Terminated L= Lay Off A = Abandonment G =Grant
Assignment Ended = E

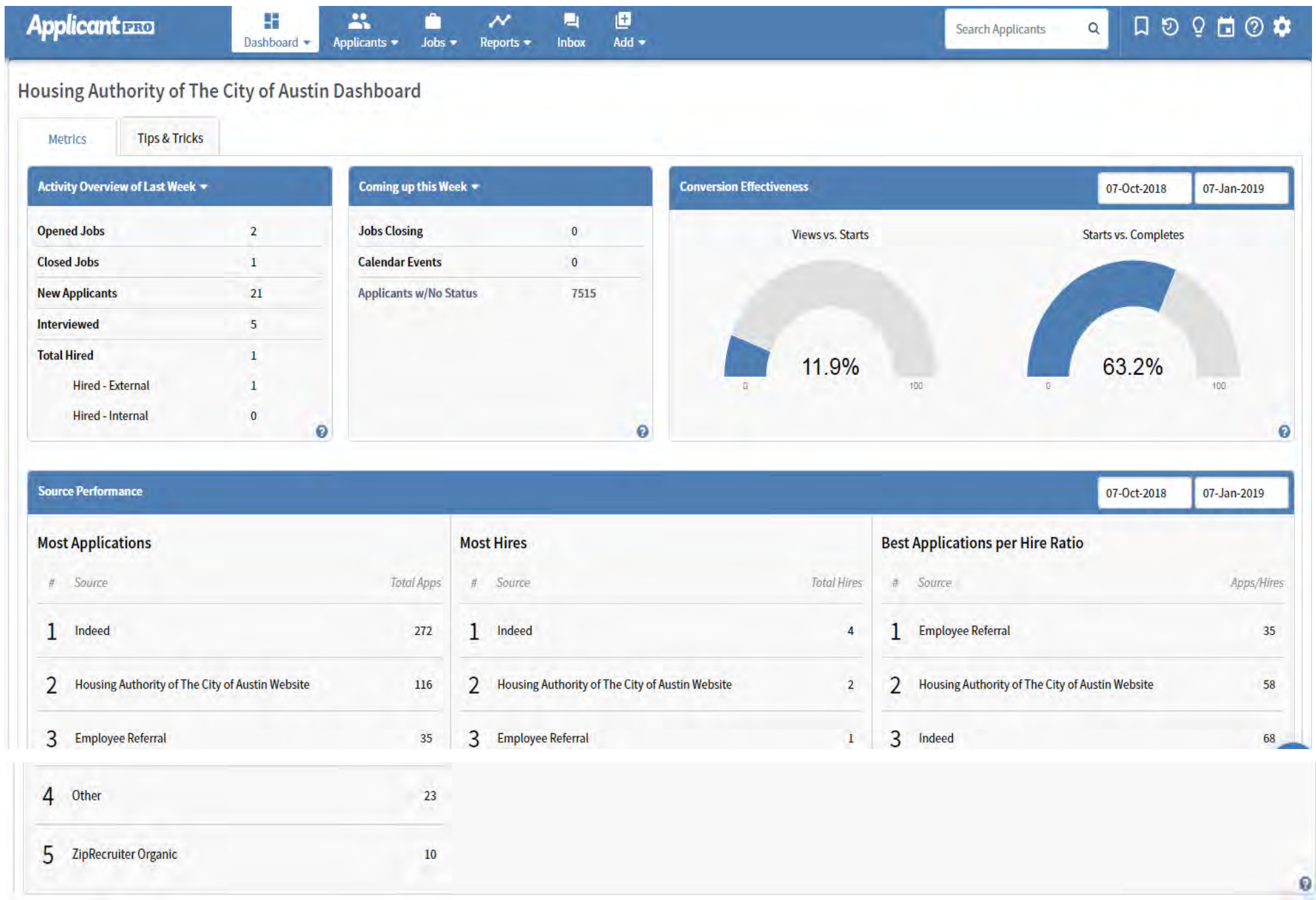
Compean, Fernando (R)	HQS Inspector	Assisted Housing
Jackson, Brooke (R)	TRACS Data Analyst	Southwest Housing Compliance Corporation
Liscano, Juan (T)	Apartment Maintenance Technician	Housing & Community Development
Spencer, Melinda (R)	Housing Eligibility Specialist II	Assisted Housing

The Housing Authority of the City of Austin
OPEN POSITIONS (5) as of January 7, 2018

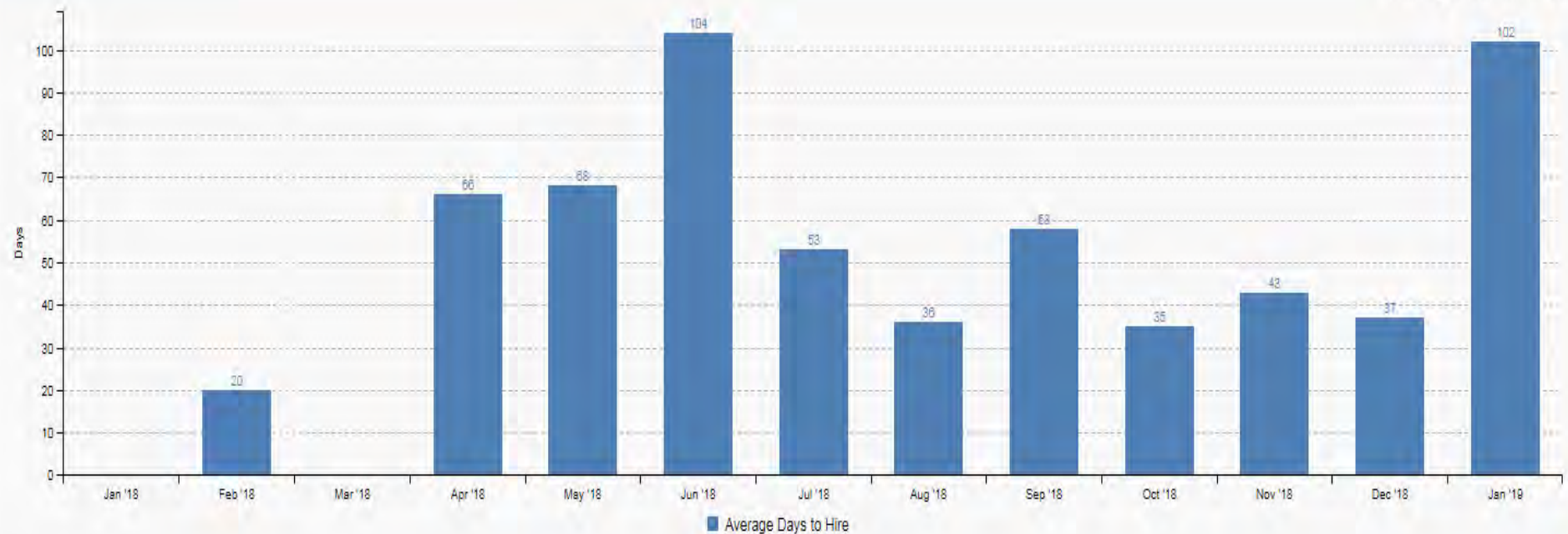
<u>POSITION</u>	<u>DATE POSTED</u>	<u>DEPARTMENT</u>
Apartment Maintenance Technician	12/10/2018	Housing & Community Development
Lead Maintenance	12/07/2018	Housing & Community Development
Property Manager II	12/10/2018	Housing & Community Development
Buyer	12/17/2018	Executive
Housing Eligibility Specialist II	01/04/2019	Assisted Housing

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

<u>POSITION</u>	<u>DATE POSTED</u>	<u>DEPARTMENT</u>
TRACS Data Analyst	01/04/2019	SHCC



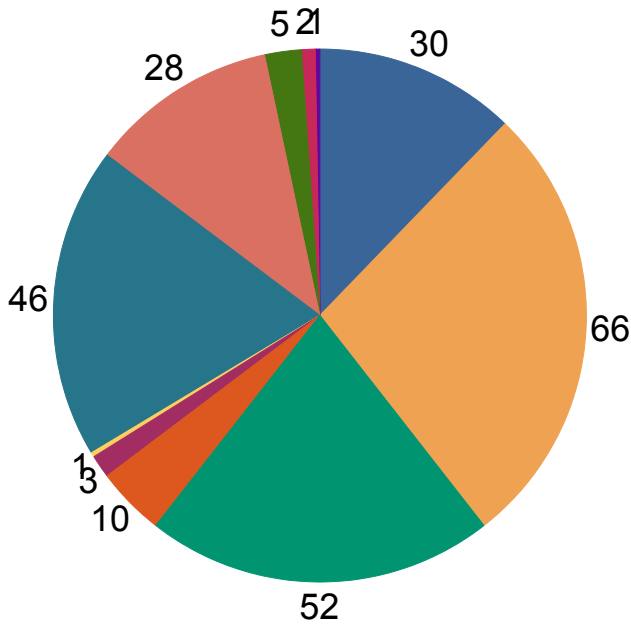
Showing Jan/2018 to Jan/2019



Date: 07-Jan-2019

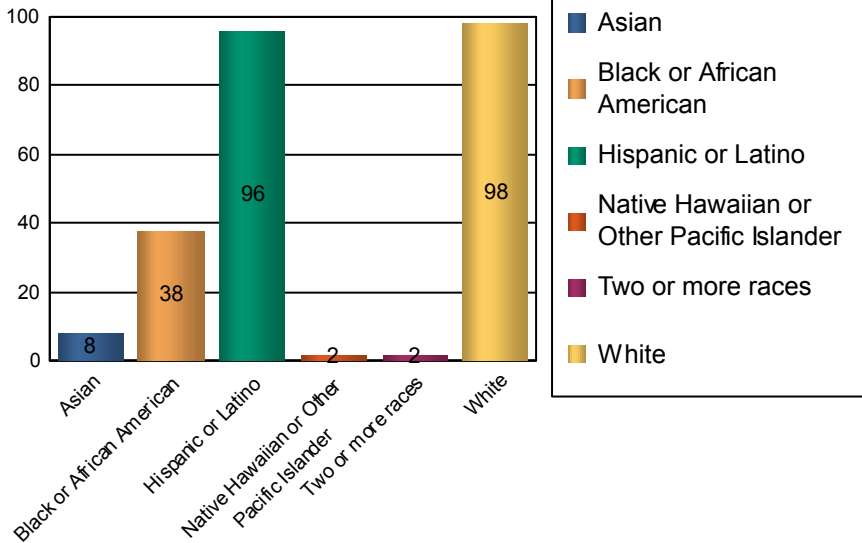


Human Resource Diversity Monthly Report

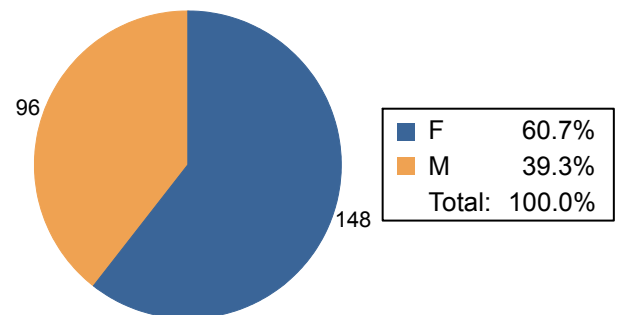


Hispanic or Latino Males	12.3%
Hispanic or Latino Females	27.0%
White Males	21.3%
Black or African American Males	4.1%
Native Hawaiian or Other Pacific Islander Males	1.2%
Two or More Races Males	0.4%
White Females	18.9%
Black or African American Females	11.5%
Native Hawaiian or Other Pacific Islander Females	2.0%
Asian Females	0.8%
Asian Males	0.4%
Total:	100.0%

Ethnicity



Gender



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 December 2018

Date: January 7, 2019

- MIS
 - Work orders completed – 343
 - Security requests completed – 20
 - Alarm incidents – 66
 - Began inventory
 - 2019/2020 budget preparation
- Laserfiche
 - Continued work on SHCC Vouchers and Contracts paperless processes
 - Continued work on Assisted Housing Paperless Processes
 - Continued work on Pathways AM Paperless Processes
- Assisted Housing
 - Preparing new computers for staff
 - Finalized Mainstream waiting list web application
 - Finished customization to inspections completed email notifications
- Executive
 - Multiple data requests
 - Participated in PIO/Communication Manager interviews
- Housing & Community Development/RAD
 - Finalized Yardi Private Cloud
 - Finalizing network construction at Gaston
- Purchasing
 - Replaced building work order tracking system and trained staff
- Southwest Housing
 - Continued work on STARS (Servicing, Tracking and Reporting System) application
 - Tweaking new Vouchers module in STARS application and Laserfiche
 - Began STARS work with Contracts Department

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: January 7, 2019

DRAFT

CFP and Other Funds Status:

CFP Year	Implementation Schedule		Current Status	
	Obligated	Expended	Obligated	Expended
2016-727 CFP \$ 2,454,926.00 Fully expended, in close out process.	90% 4/15/2018 \$ 2,209,433.40	100% 4/15/2020 \$ 2,454,926.00	100% 3/31/2018 \$ 2,454,926.00	100% 12/31/2018 \$ 2,454,926.00
2017-728 CFP \$ 1,747,395.00	90% 8/16/2019 \$ 1,572,655.50	100% 8/16/2021 \$ 1,747,395.00	100% 12/31/2018 \$ 1,747,395.00	95% 12/31/2018 \$ 1,656,832.36
2018-729 CFP \$ 1,691,521.00 (under environmental clearance)	90% 5/29/2020 \$ 1,522,368.90	100% 5/29/2022 \$ 1,691,521.00	20% 12/31/2018 \$ 334,456.00	0% 12/31/2018 \$ 0.00

PH/Capital Fund Program Projects Status:

- **Fire Damaged Unit—BTW**—A single Unit was damaged by a kitchen cooking related fire at the development. There were no injuries. The tenant family has been re-housed in an alternate Unit. P&D solicited bids for the full repair of the Unit and provided those bids to the HACA insurance company, which has now approved the costs and HACA has contracted for the repair. Demo of damaged areas was completed and the majority of all repair work has been completed. Some of the replacement kitchen cabinets arrived damaged, were rejected and re-ordered, and those final work items will be completed by January 15, 2019
In Process. Project Value = Approx. \$28,000.00

- **Building Sump Pump Drainage**—*Lakeside*—Two sump pumps that vacate water that collects under the Lakeside bldg., as originally designed, have begun to malfunction, from age. P&D currently exploring costs and methodology for their repair and/or replacement.
- **Unit Renovations**—*Lakeside*—P&D still working with the site staff to identify and address Unit conditions that are beyond the scope and ability of site staff and budget, including ACM abatement and Unit renovation. Two additional unit rehabs are likely, in next 60 days.
- **Common Area Improvements**—*Lakeside*—P&D planning for selective renovation of the common areas, including Lobby, Community Room, and pool room.
- **Heating Boiler Replacement**—*Lakeside*—A new heating furnace boiler is now in place and providing reliable heat for all Units. There is still related piping and flue work to complete, and P&D is working with its' mechanical contractor on several issues, to ensure proper operation, safety, and regulatory compliance that will result in satisfactory inspections by the City of Austin and State of Texas, as required.
In process. Project value = Approx. \$98,700
- **2018 Capital Fund Award**—The grant received an additional \$19,238 in funding from the USDHUD. P&D revised the 2018 CFP documents and program to spread the added funds to planned project work and re-submitted to the San Antonio Field Office (SAFO), as required. While all requirements for accessing the fund were completed and approved by HUD SAFO, the fund currently shows locked/unavailable in the HUD LOCCS system, and HACA is unable to speak to HUD staff on the issue, during the ongoing federal shutdown.
In process. Fund Value = \$1,691,521.00

Other/Non-Capital Fund Program Projects Status:

- **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. The equipment support structures were completed, by separate vendor. The special ordered equipment was received and hoisted into the rooftop area over the Holidays, in order to minimize downtime effects to building occupants. Replacement units #15 and # 12 are now in place and operative. Fabrication of the custom ductwork needed to tie in replacement Units # 19 and # 20 to existing bldg. duct work is underway and other fine tuning and adjustments will take place over the next three weeks.
In process. Project Value = \$242,000

Digital Inclusion:

- **Internet Fiber Wiring**—Working with Google, AT&T, and Spectrum design teams and installers on all properties, to develop fiber installation strategies and plans for accomplishing the goal of IT fiber in all HACA rental Units. Google Fiber wiring at *Manchaca Village, Meadowbrook, Bouldin Oaks, Shadowbend, Booker T. Washington, Salina and Manchaca II*, is now **COMPLETE**. *Gaston Apartments* infrastructure wiring by Spectrum is in now in place for that rehab project, while AT&T wiring for Units of *Lakeside* is **COMPLETE** and wiring is underway currently at *Thurmond Heights*. Planned install of Google Fiber wiring for *Goodrich* is in review and comment stage. **In process.**

Rental Assistance Demonstration (RAD) Projects Status: More detailed information is provided by Ann Gass, Director of RAD Operations, in her monthly report to the Board of Commissioners.

- **RAD Transition, Phase 1--Planning & Construction & Completions—*Gaston Place***—Resident Unit rehab work in all buildings has been substantially completed, and all apartments in those bldg.'s have been re-occupied. Work continues on a variety of punch items, needed in both residential units and common area spaces, as well as on the exterior portions of the site. 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.
Unit Work SUBSTANTIALLY COMPLETE.
In process. Project value = approx. \$8,000,000.
- **RAD Transition, Phase 2 Bidding—*Rosewood, Santa Rita, & Thurmond Heights***—Minimal scopes of work were developed for these three straight conversion sites, addressing significant repair needs and/or items and needs that could be found deficient under UPCS/REAC inspection protocols. Plans were solicited, project bids were received, and Contract awarded at the August Board of Commissioners meeting. Under agreement to delay start of work until the new year, Contract documents have been prepared for execution, and HACA will now undertake Contract signings, collection of bonds and insurance, prior to pre-construction meetings with the selected vendor, to begin the projects.
In process. Project Value = \$1,195,608.00
- **RAD Phase 2 Straight Conversions—Planning & Construction--*Meadowbrook & Booker T. Washington***—Demolition and re-construction of existing retaining walls on the BTW site, is now **COMPLETE**. New playground installations are now **COMPLETE**. In-Unit sub floor repairs at BTW are **COMPLETE**. Sidewalks and concrete work at Meadowbrook is **COMPLETE**. BTW Comm. Rm/Comm. Development Bldg. abatement is **COMPLETE**, and interior rebuild work is **COMPLETE**. The new maintenance garage has now been framed, roofed, sided, and painted, and the structure is ready for it's garage doors to be installed. The Community and Mgmt. Center is set to be returned to site staff and once they move back in, workers will move into the Neighborhood Network Annex for completion of the light rehab scope developed for that structure. New site security lighting poles and fixtures were received, new pole-light bases have been drilled and poured, electrical runs trenched for their connections and wiring is underway. Some portions of the lighting loop have been energized. Rain, over many weeks, cold weather and holidays has delayed progress.
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, etc., have all taken place with the developer, and all residents of the site were relocated. Abatement/demolition was completed and a groundbreaking ceremony has taken place, attended by the HUD Secretary, Dr. Ben Carson. Site work continues, with utility connections as the main focus, currently, while fine tuning is underway on a number of design issues. Utility connection final designs and installations are currently underway. A meeting has been scheduled with COA representatives, HACA, and the developer, to discuss issues of site storm water, drainage, collection, and detention.
In process. Project Value = \$13,200,000
- **RAD Phase 2 Re-Development Planning—*Chalmers South***—Proposed construction plan reviews, materials and finish selections, site amenity selections, were completed with the developer. Abatement and demolition activities on HACA's two older Administration buildings that previously occupied the site, were completed. A groundbreaking ceremony was conducted August 17, 2018, to kickoff the new construction activities. Site work, utility connections, and foundation work is well underway.
In process. Project Value = \$9,797.829.00

**AUSTIN AFFORDABLE
HOUSING
CORPORATION**

**Housing Authority of the City of Austin
Established in 1937**

AUSTIN AFFORDABLE HOUSING CORPORATION

To: Mr. Michael Gerber
From: Ron Kowal, Vice President of Housing Development and Asset Management
Subject: Monthly Report for the month of December, 2018
Date: January 5, 2019

The following is a summary of the activities during the month of December, 2018 for Austin Affordable Housing Corporation.

Eastland Plaza Shopping Center:

- Purchase Date: October 24, 2003
- Purchase Price: \$6,500,000.00
- Down Payment: \$1,847,727.33
- Amount Financed: \$4,555,000.00
- Loan Balance: \$0.00

Property Comments:

For the month of December, 2018, Eastland Plaza had a cash flow of \$51,428.12 and remains 100% leased. Year to date cash flow totaled \$557,067.77 representing 9 months of actual cash flow.

Sterling Village Apartments:

- Property Location: 10401 North Lamar Blvd, 78753.
- Site Area: 9.31 Acres with a density of 22.2 units per acre
- Building Size: 207 units consisting of 20 buildings, total rentable square feet 148,005

Unit Mix:

Property 77		#Units				Manager	
Bridge at Sterling Village		207				Brook Wright	
Unit Type	Bedrooms	Units	Sqft.	Price	Price/Sqft.	Market Comp	Market Comp Price/Sqft.
Diplomat	1 bedroom	68	580	\$699	\$1.21	\$855	\$1.47
Executive	1 bedroom	84	709	\$749	\$1.06	\$895	\$1.26
Elite	2 Bedroom/1 Bath	28	841	\$849	\$1.01	\$945	\$1.12
Esquire	2 Bedroom/2 Bath	27	943	\$899	\$0.95	\$1,095	\$1.16

- Purchase Date: March 17, 2004
- Purchase Price: \$7,000,000
- Down Payment: \$4,000,000
- Amount Financed: \$4,600,000
- Loan Balance: \$4,600,000
- Management Company: Apartment Management Professionals (AMP)
- Occupancy: 99.5%
- Leased: 99.5%
- Down units: 0
- Move-ins: 3
- Move-outs: 1
- Renewals: 23
- Voucher Holders: 7
- VASH: 1
- Debt coverage: 3.57
- Replacement Reserve: \$74,875
- Repair Escrow: \$270,853

Property Comments:

For the month of December, Sterling Village had a positive cash flow of \$42,622.02 and remained 100% leased. Year to date cash flow ending December 31st totaled \$383,599.82 representing the 9 months of actual cash flow.

Sweetwater at Wells Branch Apartments:

Property Location: 2323 Wells Branch Parkway, 78723

- Site Area: 5 acres with a density of 30.4 units per acre
- Building Size: 152 units consisting of 8 buildings, 102,140 total rentable square feet

Unit Mix:

Property	66	#Units	#Units	Manager			
Bridge at Sweetwater		152	152	Marissa Gilmore			
Unit Type	Bedrooms	Units	Sqft.	Price	Price/Sqft.	Market Comp	Market Comp Price/Sqft.
E-studio	Efficiency	32	450	\$495	\$1.10	\$770	\$1.71
A-1	1 bedroom	36	540	\$595	\$1.10	\$808	\$1.50
A-2	1 bedroom	36	650	\$700	\$1.08	\$879	\$1.35
B1	2 Bedroom/1 Bath	32	920	\$845	\$0.92	\$1,301	\$1.41
B-2	2 Bedroom/2 Bath	16	1000	\$915	\$0.92	\$1,400	\$1.40

- Purchase Date: September 30, 2007
- Purchase Price: \$5,400,000
- Down Payment: \$1,100,000
- Amount Financed: \$3,997,000
- Loan Balance: \$3,997,000
- Management Company: Apartment Management Professionals (AMP)
- Occupancy: 97%
- Leased: 99%
- Down units: 0
- Move-ins: 4
- Move-outs: 3
- Renewals: 7
- Voucher Holders: 2
- VASH: 3
- Debt coverage ratio: 2.33
- Replacement Reserve: \$50,713
- Repair Escrow: \$344,308

Property Comments:

For the month of December, Sweetwater had a positive cash flow of \$19,542.55 and remained 99% leased. Year to date cash flow ending December 31st totaled \$178,829.02 representing 9 months of actual cash flow.

Bent Tree Apartments:

- Property Location: 8405 Bent Tree Road, 78759
- Site Area: 6.00 Acres with a density of 21 units per acre
- Building Size: 126 units consisting of 15 buildings, total rentable square feet 100,912

Unit Mix:

Property	28	#Units				Manager	
Bent Tree		126				Valerie Morales	
Unit Type	Bedrooms	Units	Sqft.	Price	Price/Sqft.	Market Comp	Market Comp Price/Sqft.
1 bed/ 1 bath	1 bedroom	70	713	\$785	\$1.10	\$901	\$1.26
2 bed/ 1 bath	2 bedroom/ 1 bath	40	881	\$895	\$1.02	\$1,091	\$1.24
2bed/ 2 bath	2bedroom/ 2 bath	16	1024	\$1,100	\$1.07	\$1,200	\$1.17

- Purchase Date: August 31, 2004
- Purchase Price: \$5,400,000
- Down Payment: \$3,000,000
- Amount Financed: \$2,400,000
- Loan Balance: \$1,384,625.38
- Management Company: Apartment Management Professionals (AMP)
- Occupancy: 99%
- Leased: 100%
- Down units: 0
- Move-ins: 4
- Move-outs: 1
- Renewals: 7
- Voucher Holders: 1
- VASH: 0
- Debt coverage ratio: 3.90

Property Comments:

For the month of December, Bent Tree had a positive cash flow of \$28,212.83 and remained 100% leased. Year to date cash flow ending December 31st totaled \$256,234.19 representing 9 months of actual cash flow.

Park at Summers Grove Apartments:

- Property Location: 2900 Century Park Boulevard, 78728
- Site Area: 13.29 acres with a density of 18.06 units per acre
- Building Size: 240 units consisting of 20 buildings, total rentable square feet 248,200

Unit Mix:

Property 29		#Units				Manager	
Park at Summers Grove		240				Erika Santa	
Unit Type	Bedrooms	Units	Sqft.	Price	Price/Sqft.	Market Comp	Market Comp Price/Sqft.
Briar Grove	1 Bedroom	8	684	\$800	\$1.17	\$875	\$1.28
China Grove	1 Bedroom	16	814	\$800	\$0.98	\$875	\$1.07
Green Grove	1 Bedroom/ 1.5 Baths	12	840	\$800	\$0.95	\$875	\$1.04
Oak Grove	2 Bedroom/2.5 Bath	120	1025	\$965	\$0.94	\$1,038	\$1.01
Pebble Grove	2 Bedroom/2 Bath	24	1118	\$965	\$0.86	\$1,038	\$0.93
Valley Grove	2 Bedroom/2.5 Bath	12	1144	\$965	\$0.84	\$1,038	\$0.91
West Grove	3 Bedroom/2 Bath	48	1168	\$1,100	\$0.94	\$1,152	\$0.99

- Purchase Date: October 8, 2008
- Purchase Price: \$ 1,600,000.00
- Down Payment: \$ 1,600,000.00
- Amount Financed: \$ 1,600,000.00
- Loan Balance: \$ 13,500,000.00
- Management Company: Apartment Management Professionals (AMP)
- Occupancy: 98.33%
- Leased: 99.16%
- Down units: 0
- Move-ins: 5
- Move-outs: 5
- Renewals: 20
- Voucher Holders: 69 (58 HACA Vouchers, 5 Travis County and 6 Round Rock)
- VASH: 0
- Debt Coverage ratio: 3.39
- Replacement Reserve: \$109,547
- Repair Escrow: \$110,196

Property Comments:

For the month of December, Park at Summers Grove had a positive cash flow of \$82,313.41 and remained 100% leased. Year to date cash flow ending December 31st totaled \$987,760.94 representing 12 months of actual cash flow. The Park at Summers Grove is on a calendar year reporting cycle.

Lexington Hills Apartments:

- Property Location: 2430 Cromwell Circle, 78741
- Site Area:
- Building Size: 238 units consisting of 17 buildings

Unit Mix:

Property	80	#Units				Manager	
Lexington Hills		238				Gay Lynn Robertson	
Unit Type	Bedrooms	Units	Sqft.	Price	Price/Sqft.	Market Comp	Market Comp Price/Sqft.
C	1 bedroom	16	545	\$739	\$1.36	\$830	\$1.52
A	1 bedroom	110	603	\$799	\$1.33	\$889	\$1.47
B	1 bedroom	41	787	\$839	\$1.07	\$950	\$1.21
D	2 bedroom/1 bath	16	914	\$969	\$1.06	\$1,044	\$1.14
E	2 bedroom/2 bath	32	1009	\$979	\$0.97	\$1,211	\$1.20
F	2 bedroom/2 bath	23	1084	\$989	\$0.91	\$1,259	\$1.16

- Purchase Date: September 21, 2013
- Purchase Price: \$ 11,500,000.00
- Down Payment: \$ 2,500,000.00
- Amount Financed: \$ 8,900,000.00
- Loan Balance: \$ 8,254,087.13
- Management Company: Apartment Management Professionals (AMP)
- Occupancy: 96%
- Leased: 97%
- Down units: 4
- Move-ins: 9
- Move-outs: 9
- Renewals: 26
- Voucher Holders: 29
- VASH: 1
- Debt coverage ratio: 1.71
- Replacement Reserve: \$40,591
- Repair Escrow: \$62,624

Property Comments:

For the month of December, Lexington Hills had a positive cash flow of \$35,364.75 and remained 99% leased. Year to date cash flow ending December 31st totaled \$583,781.52 representing 9 months of actual cash flow.

Bridge at Tech Ridge Apartments:

- Property Location: 12800 Center Lake Drive, 78753
- Site Area: 17.9 acres; 16.4 units per acre
- Building Size: 294 units consisting of 11 buildings

Unit Mix:

Property		88	#Units			Manager	
Bridge at Tech Ridge			294			Jaime Johnson	
Unit Type	Bedrooms	Units	Sqft.	Price	Price/Sqft.	Market Comp	Market Comp Price/Sqft.
Lamar	1 Bedroom	36	565	\$799	\$1.41	\$927	\$1.64
Congress	1 Bedroom	18	615	\$830	\$1.35	\$906	\$1.47
San Jacinto	1 Bedroom	72	660	\$890	\$1.35	\$991	\$1.50
Barton Springs	1 Bedroom	84	815	\$940	\$1.15	\$1,214	\$1.49
Penny Backer	2 Bedroom/2 Bath	84	1045	\$1,190	\$1.14	\$1,375	\$1.32

- Purchase Date: September 21, 2015
- Purchase Price: \$ 31,209,000.00
- HACA Down Payment: \$ 1,579,373.05
- CDT Down Payment: \$6,650,000.00
- Amount Financed: \$ 23,820,000.00
- Loan Balance: \$ 22,573,793.04
- Management Company: Apartment Management Professionals (AMP)
- Occupancy: 99.3%
- Leased: 98%
- Down units: 0
- Move-ins: 12
- Move-outs: 12
- Renewals: 19
- Voucher Holders: 5
- VASH: 0
- Debt Coverage ratio: 1.86
- Replacement Reserve: \$102,188
- Repair Escrow: \$452,965

Property Comments:

For the month of December, Tech Ridge had a positive cash flow of \$98,366.64 and remained 99% leased. Year to date cash flow ending December 31st totaled \$1,180,399.70 representing 12 months of actual cash flow. Tech Ridge and Center Ridge operate on a calendar year reporting cycle.

Bridge at Center Ridge Apartments:

- Property Location: 701 Center Ridge Drive, 78753
- Site Area: 23.5 acres; 14.8 units per acre
- Building Size: 348 units consisting of 13 buildings

Unit Mix:

Property		89	#Units			Manager	
Bridge at Center Ridge			348			Jaime Johnson	
Unit Type	Bedrooms	Units	Sqft.	Price	Price/Sqft.	Market Comp	Market Comp Price/Sqft.
Lamar	1 Bedroom	48	565	\$799	\$1.41	\$927	\$1.64
Congress	1 Bedroom	24	615	\$830	\$1.35	\$906	\$1.47
San Jacinto	1 Bedroom	84	660	\$890	\$1.35	\$991	\$1.50
Barton Springs	1 Bedroom	96	815	\$940	\$1.15	\$1,214	\$1.49
Penny Backer	2 Bedroom/2 Bath	96	1045	\$1,190	\$1.14	\$1,375	\$1.32

- Purchase Date: September 21, 2015
- Purchase Price: \$ 36,941,000.00
- HACA Down Payment: \$ 2,481,871.93
- CDT Down Payment: \$10,450,000.00
- Amount Financed: \$ 24,900,000.00
- Loan Balance: \$ 23,597,290.32
- Management Company: Apartment Management Professionals (AMP)
- Occupancy: 98%
- Leased: 98.6%
- Down units: 0
- Move-ins: 15
- Move-outs: 17
- Renewals: 18
- Voucher Holders: 5
- VASH: 0
- Debt Coverage Ratio: 2.13
- Replacement Reserve: \$149,992
- Repair Escrow: \$443,543

Property Comments:

For the month of December, Center Ridge had a positive cash flow of \$133,613.73 and remained 99% leased. Year to date cash flow ending December 31st totaled \$1,603,336.84 representing 12 months of actual cash flow. Tech Ridge and Center Ridge operate on a calendar year reporting cycle.

Bridge at South Point (Oslo):

- Property Location: 6808 S. IH 35, 78745

Unit Mix:

Property		44	#Units			Manager	
Bridge at South Point			176			Taryn Green	
Unit Type	Bedrooms	Units	Sqft.	Price	Price/Sqft.	Market Comp	Market Comp Price/Sqft.
Efficiency	Efficiency	16	408	\$699			
A	1 bedroom	26	504	\$705	\$1.40	\$955	\$1.89
A-1	1 bedroom	79	610	\$800	\$1.31	\$980	\$1.61
B	2 Bedroom/1 Bath	39	760	\$900	\$1.18	\$1,150	\$1.51
B-1	2 Bedroom/2 Bath	16	860	\$1,000	\$1.16	\$1,210	\$1.41

- Purchase Date:
- Purchase Price:
- HACA Down Payment:
- Investor Down Payment:
- Amount Financed:
- Loan Balance: \$13,200,000
- Management Company: Apartment Management Professionals
- Occupancy: 93%
- Leased: 97%
- Down units: 2
- Move-ins: 7
- Move-outs: 7
- Renewals: 10
- Voucher Holders: 14
- VASH: 3
- Debt Coverage Ratio: 1.46
- Replacement Reserve: \$34,535
- Repair Escrow: \$107,862

Property Comments:

For the month of December, Oslo had a positive cash flow of \$20,703.22 and remained 98% leased. Year to date cash flow totaled \$186,617.06 representing 9 months of actual cash flow.

Bridge at Volente:

- 11908 Anderson Mill Road, 78726

Unit Mix:

Property	90	#Units				Manager	
Bridge at Volente		208				Lori Gatus	
Unit Type	Bedrooms	Units	Sqft.	Price	Price/Sqft.	Market Comp	Market Comp Price/Sqft.
London	1 bedroom	72	690	\$854	\$1.24	\$1,064	\$1.54
Manchester	2 Bedroom/2 Bath	104	932	\$1,029	\$1.10	\$1,290	\$1.38
Bristol	3 Bedroom/2 Bath	32	1116	\$1,319	\$1.18	\$1,346	\$1.21

- Purchase Date:
- Purchase Price:
- HACA Down Payment:
- Investor Down Payment:
- Amount Financed:
- Loan Balance: \$21,148,000
- Management Company: Apartment Management Professionals (AMP)
- Occupancy: 95.7%
- Leased: 98.6%
- Down units: 1
- Move-ins: 6
- Move-outs: 7
- Renewals: 17
- Voucher Holders: 3
- VASH: 0
- Debt Coverage Ratio: 2.02
- Replacement Reserve \$58,600
- Repair Escrow \$319,793

Property Comments:

For the month of December, Volente had a positive cash flow collected \$63,211.79 and remained 100% leased. Year to date cash flow ending December 31st totaled \$758,541.50 representing 12 months of actual cash flow. Volente is on a calendar year cycle.

Bridge at Sterling Springs:

- 2809 W. William Cannon Drive, 78745

Unit Mix:

Property		#Units		Manager			
Bridge at Sterling Springs		172		Celinda Herevia			
Unit Type	Bedrooms	Units	Sqft.	Price	Price/Sqft.	Market Comp	Market Comp Price/Sqft.
Hannah	1 bed/1 bath	16	487	\$809	\$1.66	\$905	\$1.86
Cypress	1 bed/1 bath	12	589	\$865	\$1.47	\$915	\$1.55
Sutherland	1 bed/1 bath	24	635	\$890	\$1.40	\$935	\$1.47
Tioga	1 bed/1 bath	40	638	\$890	\$1.39	\$935	\$1.47
Comanche	1 bed/1 bath	8	650	\$900	\$1.38	\$950	\$1.46
Hancock	2 bed/2 bath	4	830	\$1,000	\$1.20	\$1,175	\$1.42
Barton	2 bed/2 bath	36	874	\$1,055	\$1.21	\$1,195	\$1.37
Sandia	2 bed/2 bath	20	888	\$1,071	\$1.21	\$1,145	\$1.29
Kingston	2 bed/2 bath	12	894	\$1,150	\$1.29	\$1,195	\$1.34

- Purchase Date:
- Purchase Price:
- HACA Down Payment:
- Investor Down Payment:
- Amount Financed:
- Loan Balance: \$13,225,000
- Management Company: Apartment Management Professionals (AMP)
- Occupancy: 92%
- Leased: 94%
- Down Units: 6
- Move-ins: 12
- Move-outs: 11
- Renewals: 4
- Voucher Holders: 1
- VASH: 0
- Debt Coverage ratio: 1.89
- Holdback Reserve \$476,136
- Replacement Reserve \$12,783
- Repair Escrow \$990,903

Property Comments:

For the month of December, Sterling Springs had a positive cash flow of \$39,233.54 and remained 97% leased. Year to date cash flow ending December 31st totaled \$470,802.51 representing 12 months of actual cash flow. Sterling Springs is on a calendar year reporting cycle.

Leasing Activity

Rent Roll of current office tenants:

For the month of December, the office space portfolio collected \$88,302.89. Chalmers Courts South is under construction.

AAHC Single Family Homes:

AAHC's Single Family Homes are currently 100% occupied and had a positive cash flow for December of \$17,615.50. The home purchased for the Rio Lado development was leased and occupied in mid-June. Year to date cash flow totaled \$121,615.18 representing 9 months of actual cash flow.

Leisure Time Village:

AAHC owns a total of 22 of 23 units in the complex. The property is 100% occupied and had a positive cash flow for December of \$6,779.01. Year to date cash flow totaled \$44,446.84 representing 9 months of actual cash flow.

Homeownership

Downpayment Assistance Program: AAHC has a total of 106 homeowners assisted through this program (two through Equity CLT). Phone calls have picked up with interest in the program. Currently we are marketing the program in direct mailings to Public Housing tenants and through the ROSS and Section 8 and Public Housing FSS Coordinators.

Six-Star Program: We currently have one resident at Sterling Village Apartments, three residents in Lexington Hills, and one resident at Sweetwater Apartments. These were over income families in the first phase of RAD. The resident in Sweetwater only met 5 stars, but an exception was made at the Executive level of HACA to allow them to move into the apartment anyway. We moved one resident into Leisure Time Village that is relocating in connection with RAD. We continue to work with Public Housing to place their over-income residents that are part of the RAD program. We have had additional interest, but no additional applications have met the requirements of the program.

Financial Literacy: We continue to work with Frameworks CDC to offer Pre-purchase Homebuyer Education classes. There has been an increase in participation in the Pre-purchase Homebuyer Education classes. Classes are filling two months in advance. We are currently partnering with Foundation Communities, Frameworks CDC, Cornerstone Financial, FLCCT and Habitat for Humanity to provide credit counseling where needed.

Community Land Trust: Our second CLT home sold in July 2016, to a family at Booker T. Washington. We will look into increasing our inventory at this point.

New Construction/Tax Credit Developments

Pointe at Ben White:

- Developer Partner – LDG Development LLC
- Property Location – 6934 E. Ben White Boulevard, Austin, Texas 78741
- Building Size – 250 units
- Property Type – Family
- Construction Lender: Bank of America, N.A.
- Debt Provider: Lancaster Pollard (FHA)
- Equity/Tax Credit Investor: Enterprise Community Investment, Inc. syndicated to Bank of America, N.A.
- Bond Amount - \$21,875,000 Tax-Exempt
- Management Company: Capstone Real Estate Services, Inc.
- Closing Date: August 2014
- See attached for List of Contacts and Ownership Chart

Villages of Ben White:

- Developer Partner – LDG Development LLC
- Property Location – 7000 E. Ben White Boulevard, Austin, Texas 78741
- Building Size – 183 units

- Property Type – Senior (55+ years)
- Construction Lender: Community and Southern Bank
- Debt Provider: Red Stone – sold to Google
- Equity/Tax Credit Investor: R4 Capital syndicated to Goldman Sachs
- Bond Amount - \$16,242,000–Tax-Exempt; \$3,500,000-Taxable
- Management Company: Capstone Real Estate Services, Inc.
- Closing Date: August 2014
- See attached for List of Contacts and Ownership Chart

The Reserve at Springdale:

- Developer Partner – Ryan Companies, Inc.
- Property Location – 5605 Springdale Road, Austin, Texas 78723
- Building Size – 292 units
- Property Type – Family
- Construction Lender: JP Morgan Chase
- Debt Provider: Cornerstone Permanent Mortgage Fund II LLC C/O Boston Capital Partners
- Equity/Tax Credit Investor: City Real Estate Associates (CREA) syndicated to CREA’s Fund 43
- Bond Amount - \$24,325,000 Tax-Exempt
- Management Company: Lincoln Property Company
- Closing Date: July 2015
- See attached for List of Contacts and Ownership Chart

Harris Branch Senior:

- Developer Partner – LDG Development LLC
- Property Location – 12433 Dessau Road, Austin, Texas 78754
- Building Size – 216 units
- Property Type – Senior (55+ years)
- Construction Lender: JP Morgan Chase
- Debt Provider: Mason Joseph Company, Inc. (FHA) sold to Red Mortgage Capital, LLC
- Equity/Tax Credit Investor: R4 Capital will syndicate to one of their multi-funds
- Bond Amount - \$15,500,000 – Tax-Exempt
- Management Company: Capstone Real Estate Services, Inc.
- Closing Date: August 2015
- See attached for List of Contacts and Ownership Chart

Urban Oaks:

- Developer Partner – Ryan Companies, Inc.
- Property Location – 6725 Circle S Road, Austin, Texas 78745
- Building Size – 194 units
- Property Type – Family
- Construction Lender: JP Morgan Chase
- Debt Provider: PNC Bank, National Association
- Permanent Funding Lender: Federal Home Loan Mortgage Corporation (“Freddie Mac”)
- Equity/Tax Credit Investor: City Real Estate Associates (CREA)
- Bond Amount - \$17,225,000 Tax-Exempt
- Management Company: Lincoln Property Company
- Closing Date: December 2015
- See attached for List of Contacts and Ownership Chart

Studios at thinkEAST:

- Developer Partner – Atlantic Pacific Communities, LLC/Madhouse Development Services, Inc.
- Property Location – 1143 Shady Lane, Austin, TX 78721
- Building Size – 182 units

- Property Type – Family
- Debt Provider - Citibank
- Equity/Tax Credit Investor - Wells Fargo
- Bond Amount - \$35,607,000
- Management Company: Atlantic Pacific Community Management, LLC
- Closing Date: January 2017

Harris Ridge Apartments:

- Developer Partner – The NRP Group, LLC
- Property Location – 1501 East Howard Lane, Austin, Texas 78754
- Building Size – 324 units
- Property Type – Family
- Debt Provider – KeyBank National Association
- Equity/Tax Credit Investor - Bank of America
- Bond Amount - \$32,320,000
- Management Company: NRP Management LLC
- Closing Date: November 2017

Bridge at Cameron:

- Developer Partner – LDG Development LLC
- Property Location – 9201 Cameron Road, Austin, Texas 78754
- Building Size – 263 units
- Property Type – Family
- Debt Provider – Mason Joseph
- Equity/Tax Credit Investor - R4 Capital
- Bond Amount - \$25,000,000
- Management Company: Capstone Real Estate Services, Inc
- Closing Date: December 2017

Commons at Goodnight:

- Developer Partner – LDG Development LLC
- Property Location – 2022 E. Slaughter Lane, Austin, Texas 78747
- Building Size – 304 units
- Property Type – Family
- Debt Provider – Mason Joseph
- Equity/Tax Credit Investor - Boston Financial
- Bond Amount - \$26,000,000
- Management Company: Capstone Real Estate Services, Inc
- Closing Date: December 2017

The Rail

- Developer Partners – LDG Development LLC and Lonestar Development
- Property Location – 2921 East 17th Street, Austin, Texas 78702
- Building Size – 235 units
- Property Type – Family
- Debt Provider – Mason Joseph
- Management Company: Greystar
- Closing Date: July 2018

**SOUTHWEST HOUSING
COMPLIANCE
CORPORATION**



A Subsidiary of the Housing Authority of the City of Austin

DATE: January 4, 2019
TO: Michael Gerber – President/CEO
FROM: Michael Cummings – Vice President
FOR: HACA Board of Commissioners
RE: December 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 24 MORs (Management and Occupancy Reviews sent to Owner) in the month of December.

Tasks	# of MORs Performed this Month	# of MORs Sent to Owner this Month	# of MORs Closed this Month
Totals	19	24	21

Processing of Rental Adjustments (IBPS 3)

SHCC is currently processing or has processed 119 requests for rent adjustment.

- 75 are currently being processed. None have exceeded the IBPS 30-day deadline.
- 44 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 January 2019 and paid subsidy on 546 contracts in the amount of \$26,285,435.61 on January 2, 2019. 1 contract was funded with a net amount of \$0 after deduction of the HUD mortgage offset. 1 contract received their December 2018 HAP in the amount of \$15,577.00.

Life Threatening Health & Safety Issues (IBPS 9)

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

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

SHCC received 15 Non-Life Threatening calls during this reporting period, all of which were processed in accordance with IBPS established guidelines.

A total of 15 calls were received this month, and a total of 17 were closed: 8 from this reporting period and 9 from previous month. A total of 7 calls remain open, all from this reporting period.

Renewals of Expiring Contracts (IBPS 14)

SHCC is currently processing or has processed 22 requests for contract renewal.

- 21 are currently being processed. None have exceeded the IBPS 30-day deadline.
- 1 has been sent to HUD for approval and/or funding. It was 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.

Hot Topics

On January 4, 2019, HUD Deputy Assistant Secretary, Lamar Seats, issued a memo on the impact of the government shutdown on HUD Multifamily operations. Housing Assistance Payments (HAP) to Owners and PBCA fees are expected to continue uninterrupted during the first 30 business days of the shutdown.

Training

On December 6, 2018, the Contracts Managers and Director of Contracts conducted an internal staff meeting and training, providing guidance on Chapter 15 contract renewal processing, requesting additional information from Owner/Agents, and adjusting management fee on rent increases greater than 20%.

On December 11, 2018, the Compliance Department held a departmental staff meeting and training.

On December 12 to 14, 2018, 1 new hire Compliance Specialist completed the National Center for Housing Management (NCHM) Certified Occupancy Specialist (COS) training and certification examination provided in Houston, Texas.

Quality Control Activities

The QC Manager provided assistance to the Compliance Department through the first half of the month with Owner/Agent MOR Findings monitoring.

END OF REPORT



A Subsidiary of the Housing Authority of the City of Austin

DATE: January 4, 2019
TO: Michael Gerber – President/CEO
FROM: Michael Cummings – Vice President
FOR: HACA Board of Commissioners
RE: December 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 did not perform or complete any MORs (Management and Occupancy Reviews) in Arkansas for the month of December. HUD Headquarters approved the transfer of the Arkansas MOR budget authority to the state of Texas for this month. Therefore, all SHCC completed MORs in the month of December are reflected on the Texas monthly report.

Tasks	# of MORs Performed this Month	# of MORs Sent to Owner this Month	# of MORs Closed this Month
Totals	0	4	5

Processing of Rental Adjustments (IBPS 3)

SHCC is currently processing or has processed 54 requests for rent adjustment.

- 27 are currently being processed. None have exceeded the IBPS 30-day deadline.
- 27 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 January 2019 and paid subsidy on 206 contracts in the amount of \$4,778,578.82 on January 2, 2019. 4 contracts were funded with a net amount of \$0 after deduction of the HUD mortgage offset.

Life Threatening Health & Safety Issues (IBPS 9)

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

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

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

A total of 1 call was received this month and a total of 4 calls were closed: 1 from this reporting period and 3 from the previous month. 0 calls remain open.

Renewals of Expiring Contracts (IBPS 14)

SHCC is currently processing or has processed 3 requests for contract renewal.

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

General Reporting Requirements (IBPS 15)

None to report.

SECTION II - GENERAL

Updated Work Plan Status Report

None to report.

Hot Topics

On January 4, 2019, HUD Deputy Assistant Secretary, Lamar Seats, issued a memo on the impact of the government shutdown on HUD Multifamily operations. Housing Assistance Payments (HAP) to Owners and PBCA fees are expected to continue uninterrupted during the first 30 business days of the shutdown.

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Quality Control Activities

The QC Manager provided assistance to the Compliance Department through the first half of the month with Owner/Agent MOR Findings monitoring.

END OF REPORT