

THE HOUSING AUTHORITY OF THE CITY OF AUSTIN



BOARD OF COMMISSIONERS

Chairperson - Carl S. Richie, Jr.

Vice-Chairperson - Charles Bailey

2nd Vice-Chairperson - Mary Apostolou

Commissioner - Dr. Tyra Duncan-Hall

Commissioner - Edwina Carrington

Michael G. Gerber, President & CEO

BOARD OF COMMISSIONERS Regular Meeting

**Thursday, May 20, 2021
12:00 PM**

Via Video Conference Call

Please join the meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/309599901> You can also dial in using your
phone. United States: +1 (872) 240-3212 Access Code: 309-599-901
Austin, TX

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

TO BE HELD AT

Via Video Conference Call

Please join the meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/309599901> You can also dial in using your phone.

United States: +1 (872) 240-3212 Access Code: 309-599-901

Austin, TX

(512.477.4488)

Thursday, May 20, 2021

12:00 PM

CALL TO ORDER, ROLL CALL

CERTIFICATION OF QUORUM

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

Public Hearing (Note: There will be a three-minute time limit) To accept public comment on [Subject]

PUBLIC HEARING for the proposed **Belmont Apartments** development

PUBLIC HEARING for the proposed **Cypress Creek Apartment Homes at Howard Lane** development

PUBLIC HEARING for the proposed **The Conrad** development

CONSENT ITEMS

1. Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on April 15, 2021

ACTION ITEMS

2. Update on HACA's actions related to the Coronavirus (COVID-19) and update on HACA's Resident and Client Support Center
3. HACA Summer Programs to address learning impacts from COVID-19
4. Update on HACA's work to address community homelessness
5. Update on AAHC's acquisition and development programs

EXECUTIVE SESSION

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

- a. 551.071, Texas Gov't Code, consultations with Attorney regarding legal advice, pending or

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

OPEN SESSION

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

REPORTS

The Board accepts the following reports:

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

- President's Report

- Finance Report

ADJOURNMENT

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

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

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

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

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

The Housing Authority of the City of Austin is committed to compliance with the Americans with Disability Act. Reasonable modifications and equal access to the communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days (48 hours) before the meeting date. Please call 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.

HOUSING AUTHORITY OF THE CITY OF AUSTIN
REPORT
AUSTIN AFFORDABLE HOUSING CORPORATION
ITEM NO.

MEETING DATE: May 20, 2021

STAFF CONTACT: Suzanne Schwertner, Director of Development

ITEM TITLE: **PUBLIC HEARING** for the proposed **Belmont Apartments** development

BUDGETED ITEM: N/A

TOTAL COST: N/A

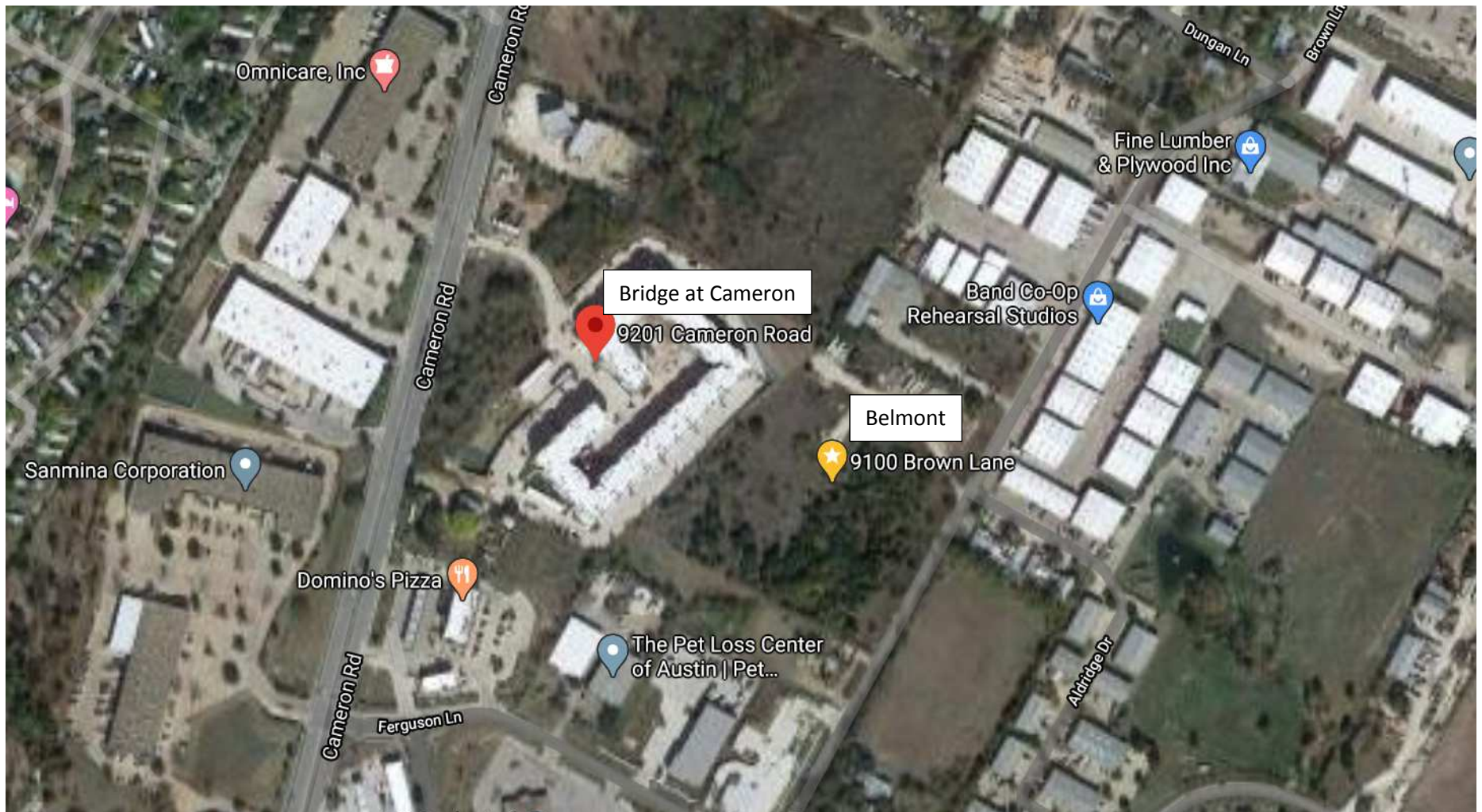
SUMMARY

Background:

The Belmont Apartments will be located at 9100 Brown Lane, Austin, TX next to our current apartment complex, Bridge at Cameron. The complex will serve families with incomes between 50% and 70% AMI, with an average of all units equaling 60% AMI. There will be 146 units with a breakdown of: 48 one bedroom/one bath, 53 two bedroom/two bath, 37 three bedroom/two bath and 8 four bedroom/two bath.

ATTACHMENTS:

- ▣ **Belmont Apartments Map**



HOUSING AUTHORITY OF THE CITY OF AUSTIN
REPORT
AUSTIN AFFORDABLE HOUSING CORPORATION
ITEM NO.

MEETING DATE: May 20, 2021

STAFF CONTACT: Suzanne Schwertner, Director of Development

ITEM TITLE: **PUBLIC HEARING** for the proposed **Cypress Creek Apartment Homes at Howard Lane** development

BUDGETED ITEM: N/A

TOTAL COST: N/A

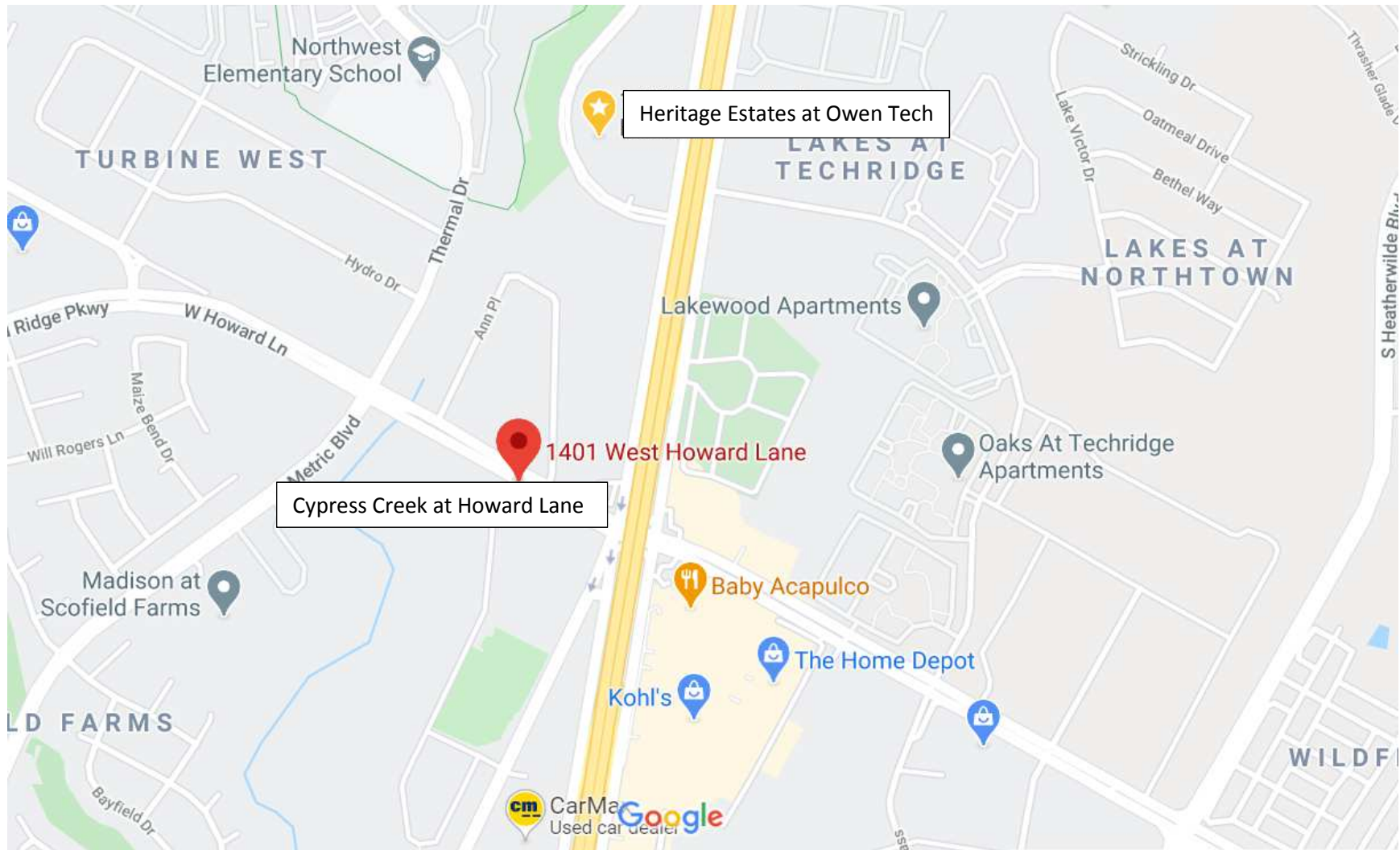
SUMMARY

Background:

Cypress Creek at Howard Lane, located at 1401 West Howard Lane, Austin, TX 78754 will be a family property serving residents with income at or below 60% AMI. This property will consist of 362 units with a mix of 118 one-bedrooms, 188 two-bedrooms, 40 three-bedrooms and 16 four-bedrooms. This will be a partnership with Bonner Carrington.

ATTACHMENTS:

- ▣ **Cypress Creek at Howard Lane Map**



HOUSING AUTHORITY OF THE CITY OF AUSTIN
REPORT
AUSTIN AFFORDABLE HOUSING CORPORATION
ITEM NO.

MEETING DATE: May 20, 2021

STAFF CONTACT: Suzanne Schwertner, Director of Development

ITEM TITLE: **PUBLIC HEARING** for the proposed **The Conrad** development

BUDGETED ITEM: N/A

TOTAL COST: N/A

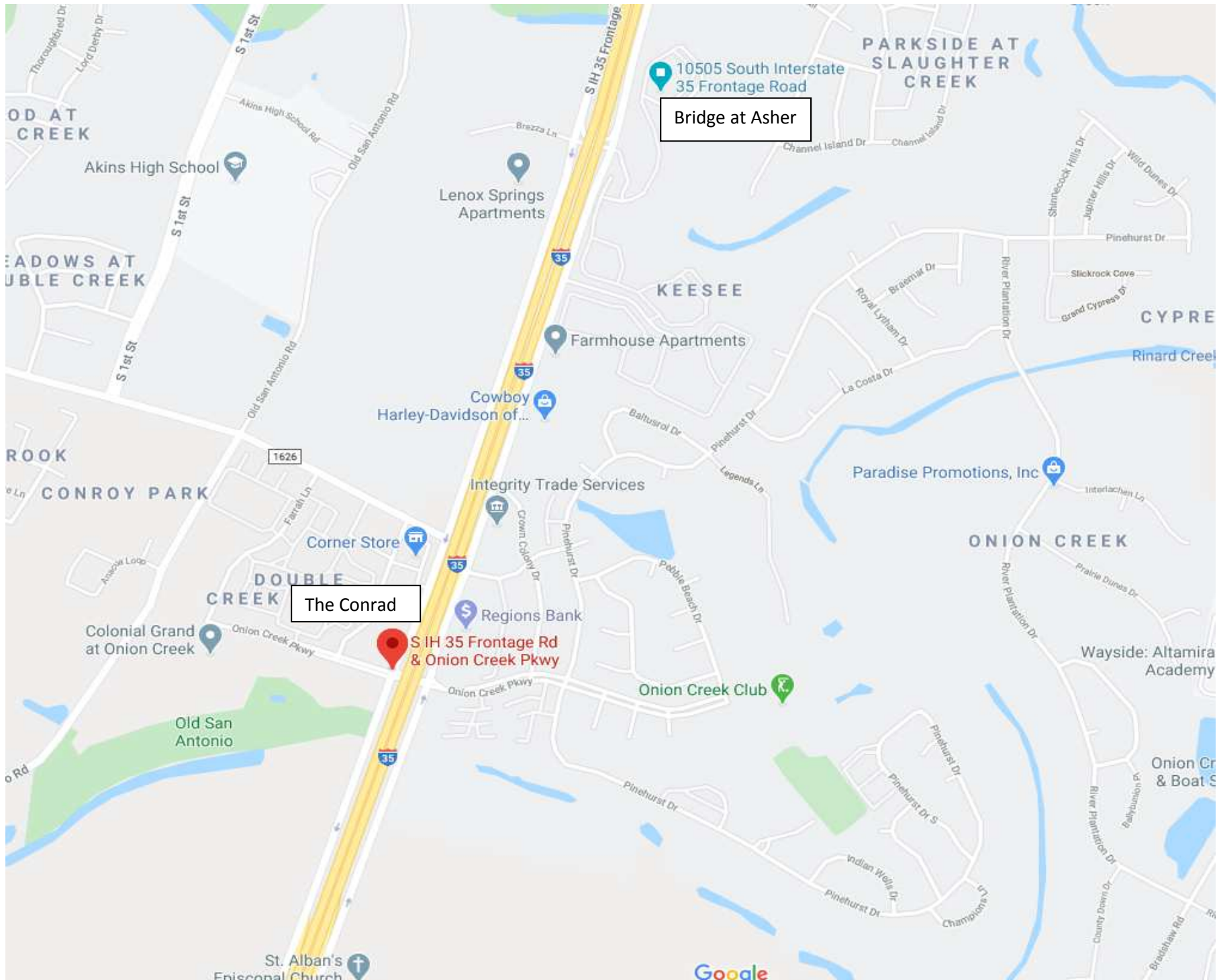
SUMMARY

Background:

The Conrad, located at approximately the northwest corner of Onion Creek Parkway and South IH 35, Austin, TX. will be a family property servicing residents with income ranging from 50% AMI to 70% AMI. This property will consist of 280 units with a mix of 140 one-bedrooms and 140 two-bedrooms. This will be a partnership with LDG Development.

ATTACHMENTS:

- ▣ **The Conrad map**



HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

EXECUTIVE ITEM NO. 1.

MEETING DATE: May 20, 2021

STAFF CONTACT: Michael Gerber, President & CEO

ITEM TITLE: Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on April 15, 2021

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to review and approve the Board Minutes Summary for the Board Meeting held on April 15, 2021.

ATTACHMENTS:

- ▣ **20210415 HACA Minutes Summary**

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

April 15, 2021

SUMMARY OF MINUTES

THE HOUSING AUTHORITY OF THE CITY OF AUSTIN (HACA) BOARD OF COMMISSIONERS REGULAR BOARD MEETING NOTICE WAS POSTED FOR 12:00 P.M. ON THURSDAY, APRIL 15, 2021, AND WAS HELD VIA CONFERENCE CALL FROM THE HACA CENTRAL OFFICE, 1124 S. IH 35, AUSTIN, TX

CALL TO ORDER, ROLL CALL, CERTIFICATION OF QUORUM

Carl S. Richie, Jr., HACA Commissioner called the Board of Commissioners Regular Board Meeting of the Housing Authority of the City of Austin, of April 15, 2021, to order, at 12:09 p.m. The meeting was held via Conference Call from the HACA Central Office, 1124 S. IH 35, Austin, TX

Roll call certified a quorum was present on the call.

MEMBERS PRESENT:

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

MEMBER(S) ABSENT:

ALSO ON THE CALL:

Wilson Stoker, Cokinos/Young
Bill Walter, Coats Rose
Sarah Scott, Coats Rose
Will Henderson, Carleton
Audrey Martin, Purple Martin

STAFF PRESENT ON THE CALL:

Andrea Galloway, Ann Gass, Barbara Chen, Barbara Jackson, Catherine Crago, Gloria Morgan, Jimi Teasdale, Kelly Crawford, Leilani Lim-Villegas, Lisa Garcia, Michael Gerber, Michael Roth, Nidia Hiroms, Pilar Sanchez, Ron Kowal, Suzanne Schwertner, and Sylvia Blanco

CITIZENS COMMUNICATION – Citizen communication was opened up during each item on the agenda. No one provided any communication during any of the items.

CONSENT ITEMS

APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS

ITEM 1: Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on March 25, 2021

Commissioner Duncan-Hall moved the Approval of the Board Minutes Summary for the Board Meeting held on March 25, 2021. **Commissioner Carrington** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

ACTION ITEMS

APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS

ITEM 2: Update on HACA's actions related to the Coronavirus (COVID-19) and update on HACA's Resident and Client Support Center

Mike Gerber, HACA President & CEO reported that HACA is working aggressively to get staff and residents immunized. **Pilar Sanchez, HACA Vice President of Austin Pathways** reported that vaccine clinics have taken place at elderly sites for two doses and beginning the second dose at some family sites. The Boys and Girls club is operating at Meadowbrook, Chalmers South and Booker T. Washington. Communities In Schools continues to provide limited services, including porch site visits. Bringing Health Home continues to provide COVID testing at many of the HACA properties.

Through the RENT Program that HACA is administering for the City of Austin, we've received over 6,800 applications.

ITEM 3: Presentation, Discussion and Possible Action Regarding Resolution No. 02703: Approval of the adoption of the revised Housing Choice Voucher Program's Payment Standards

Housing Authorities are required to adopt Payment Standards for the Housing Choice Voucher Program between 90 and 110 percent of the currently published fair market rents (FMRs). In October 2020, the Board approved the payment standards at 100% of the published Fair Market Rents with a February 1, 2021 effective date.

The rising Austin rental rates continue to make it difficult for housing choice voucher families to locate affordable homes in the Austin area. In analyzing the factors outlined below, staff's recommendation is to adjust the payment standards to 105% of the published fair market rents for all bedroom sizes. Staff will continue to exercise the flexibility to approve payment standards up to 120% of the published fair market rents as a reasonable accommodation for persons with disabilities.

The recommendation is proposed in consideration of the following information:

The 2021 Department of Housing and Urban Development (HUD) funding levels will allow HACA to issue approximately 100 new vouchers each month from May – December 2021. Increasing the payment standards to 105% of published FMRs will help families secure homes in Austin's competitive rental market throughout the Austin metropolitan area.

An analysis of the HUD payment standard tool indicates that increasing payment standards to 105% of published FMRs will reduce the percentage of housing choice voucher households with rent burdens greater than thirty-one (31) percent from 35.3% to 20.3% in calendar year 2021. In 2022, it will reduce it to 14.1 % of households with a rent burden greater than 31%.

The HUD payment standard tool indicates that an increase in the payment standards to 105% of the FMRS effective July 2021, will result in an average per unit cost increase of \$2.00. Overall, by the end of 2022, the per unit cost will increase by about 4.4% or \$40.29. This projected payment standard increase was included in the HUD two-year projection tool and at the end of December 2021, HACA would have a sufficient reserve balance to absorb the projected per unit cost increase.

The Austin Multi-Family Trend Report 4th quarter 2020 was reviewed. Please note that payment standards reflect a landlord pay all utility situation and rents in the trend report reflect rents with tenants paying utilities. The average tenant utility expense for a multi-family property based on the recently approved utility allowance schedules with all electric is \$183.00 efficiency, \$192.00 1br, \$226.00 2 br, \$265.00 3 br, \$300 4 br and \$341 5 br.

The new approved Payment Standards will go into effect July 1, 2021.

Commissioner Duncan-Hall moved the Approval of Resolution No. 02703: Approval of the adoption of the revised Housing Choice Voucher Program's Payment Standards. **Commissioner Carrington** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

ITEM 4: Presentation, Discussion and Possible Action regarding Resolution No. 02704: Approving the submittal of the Section 8 Management Assessment Program (SEMAP) Certification to the Department of Housing and Urban Development (HUD)

The Board was asked to approve the submission of the Section 8 Management Assessment Program (SEMAP) Certification to the Department of Housing and Urban Development (HUD) for the period from April 1, 2020 to March 31, 2021.

The Section 8 Management Assessment Program (SEMAP) became effective October 13, 1998 (24 CFR Part 985). This rule establishes SEMAP to objectively measure Public Housing Authorities' (PHAs') performance in the administration of the Housing Choice Voucher program in fourteen (14) key performance areas and a De-concentration Bonus indicator. In order to receive a de-concentration bonus, worth up to 4 percentage points, the following rules apply.

- 1) 50% or more of HCV families with children would need to reside in low poverty census tracts in the PHA's principal operating area; or
- 2) For HCV families with children who moved, the percent that moved to low poverty census tracts would need to be two percentage points higher than the percent of all HCV families with children residing in low poverty census tracts at the end of the last completed PHA Fiscal year or 3) the percent of families with children who moved during the last two fiscal years is two percentage points higher than the percent of families with children in low poverty census tracts at the end of FY2020.

The Board of Commissioners is required to approve the SEMAP certification, and PHAs are required to submit the certification electronically to HUD within 60 calendar days after each fiscal year end.

HUD will independently assess HACA's performance under SEMAP using annual audit reports for indicators 1-7 and the de-concentration bonus indicator and information maintained in HUD's Public and Indian Housing Information Center (PIC) for indicators 8-14. The Lease-up rate is obtained from HUD's Financial Management Center.

HACA's Quality Control Division completed quality control sample audits for indicators #1, #2, and #3. The Assistant Housing Director completed the quality control sample audit for indicator #6. There were two errors identified for indicator #3. There were zero errors identified under indicators #1, 2 and #6.

For this fiscal year's De-concentration Bonus point analysis, HACA used data from the 2018 American Community Survey with a 12.2% poverty rate. Data analysis shows that the percentage of families with children that live in a low poverty census tracts the last day of the 2020-2021 fiscal year was 48.1%. HACA qualifies for the de-concentration bonus points under #3 of the de-concentration bonus indicator, which states if the percentage of families with children who moved to low poverty census tracts over the last two completed fiscal years is two percentage points higher than the percent of families with children residing in low poverty census tracts at the end of the second to last completed fiscal year, the PHA is eligible for the bonus points. The percent of families with children who moved during the last two fiscal years to a low poverty census tracts (40.5%) is 3.8% higher than the percent of families with children in low poverty census tracts at the end of the 2019-2020 fiscal year (36.7%).

The SEMAP Certification, Attachment 1, summarizes the results of this SEMAP assessment. Based on the review, HACA scored a 104%, which denotes a high performer designation.

Commissioner Carrington moved the Approval of Resolution No. 02704: Approving the submittal of the Section 8 Management Assessment Program (SEMAP) Certification to the Department of Housing and Urban Development (HUD). **2nd Vice-Chairperson Apostolou** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

ITEM 5: Update on AAHC's acquisition and development programs

Ron Kowal, AAHC Vice President provided an update on acquisitions and development programs.

ITEM 6: Presentation, Discussion, and Possible Action regarding Resolution No. 02705: Approval by the Board of Commissioners of the Housing Authority of the City of Austin authorizing the Authority to take the following actions with regard to the IMT Southpark in Austin, Texas: (i) acquire the site of the Development; (ii) lease the Development site to the owner of the Development; and (iii) such other actions necessary or convenient to carry out this Resolution

Austin Affordable Housing Corporation (AAHC) was presented with an opportunity to partner with Belveron Corporation, to purchase a 570 unit apartment complex called the IMT Southpark North. The complex is located at 715 W. Slaughter Lane, Austin, Texas 78748, just south of Slaughter Lane.

AAHC's proposed partner, Belveron Corporation, prides itself on long term preservation of workforce housing. Located out of San Francisco, Belveron, is a privately held investment firm with a current portfolio of more than 25,000 units across the United States. Founded in 2006, Belveron have invested in more than 200 properties in 32 states. AAHC is working with Managing partner, Paul Odland, and Senior Portfolio Manager, Josh Plattner. This would be AAHC's fifth acquisition with the Belveron team.

The IMT Southpark was built in 2014 and sits on 16.25 acres. Some of the property amenities include a sparkling swimming pool with lounge seating and a poolside cabana, outdoor kitchen with 2 gas grills, 24-hour athletic center, an elegant clubhouse with entertainment spaces and a big screen TV and a large dog park with agility equipment, package lockers and a spacious private business center. All units come with full size washer and dryers. Other amenities include a large game room and private pet yards. The property feeds into Casey Elementary School, Bedichek Middle School and Akins High School. The property's location provides fantastic access to many employers, retail shops, grocery stores and medical providers. Below is a breakdown of the many variations of unit sizes. The property is currently 97% occupied and rents currently range from \$1,046 for a 1 bedroom to \$1,934 for a 3 bedroom.

The purchase price for the IMT Southpark \$116,500,000. Belveron will be investing approximately \$27MM as a down payment. In addition, Belveron will place an additional \$1,200,000.00 for future capital needs. Fannie Mae will carry the debt of approximately \$94 MM at a rate of 3.35%. Belveron has also committed to place in escrow an additional reserve amount equal to 1 full year of mortgage payments to ease any future rental issues due to the Covid-19 virus. AAHC will not have any liability and will not be responsible for any guarantees required by the lender. 86% of the property's current residents earn below 80% AMI and AAHC and Belveron have committed to not raising rents for the next 12 months and are committed to leasing to HCV voucher holders. The property will be managed by Apartment Management Professionals.

Board approval authorizes the Authority to take the following actions with regard to the IMT Southpark in Austin, Texas: (i) acquire the site of the Development; (ii) lease the Development site to the owner of the Development; and (iii) such other actions necessary or convenient to carry out this Resolution.

2nd Vice-Chairperson Apostolou moved to approve Resolution No. 02705: Approval by the Board of Commissioners of the Housing Authority of the City of Austin authorizing the Authority to take the following actions with regard to the IMT Southpark in Austin, Texas: (i) acquire the site of the Development; (ii) lease the Development site to the owner of the Development; and (iii) such other actions necessary or convenient to carry out this Resolution. **Commissioner Duncan-Hall** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

Chairperson Richie and **Vice-Chairperson Bailey** left the meeting at 1:57 pm. **2nd Vice-Chairperson Apostolou** presiding over meeting.

REPORTS

The Board accepts the following reports from the President:

1. **Barbara Chen**, HACA Chief Financial Officer gave a brief Finance update.
2. **Mr. Gerber**, HACA President & CEO reported that HACA remains focused on keeping properties safe. There has been a decrease of COVID cases at the properties.
3. Staff is working hard on a variety of national initiatives through the work with NAHRO. There is some concern about the infrastructure bill and what it could mean for HACA and other PHAs. HACA is looking at substantial new agency resources for vouchers. There will be more vouchers this year than in the past, and it may include re-opening the Waitlist.
4. There is a lot going on with the Texas State Legislature. There are numerous bills targeting PHAs regarding public policy suggestions.
5. **Sylvia Blanco**, HACA Chief Operating Officer, thanked **Commissioners Duncan-Hall** and **Apostolou** for joining the Rosewood Community Workshop No. 1, and invited all Commissioners to attend Community Workshops No. 2 and No. 3, which will be done virtually. There will be a block party style type of meet up at Rosewood for residents, which will consist of three to four mini groups at the site. Residents will be asked for feedback on what kind of amenities and programs they would like to see at the proposed green space and visitor's center.

THE BOARD DID NOT RECESS INTO EXECUTIVE SESSION.

Commissioner Duncan-Hall moved to adjourn the meeting. **Commissioner Carrington** seconded the motion. The motion Passed (3-Ayes and 0-Nays).

The meeting adjourned at 2:18 pm.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

EXECUTIVE ITEM NO. 2.

MEETING DATE: May 20, 2021

STAFF CONTACT: Michael Gerber, President & CEO

ITEM TITLE: Update on HACA's actions related to the Coronavirus (COVID-19) and update on HACA's Resident and Client Support Center

BUDGETED ITEM: N/A

TOTAL COST: N/A

ATTACHMENTS:

- ▣ **COVID-19 Division Reports**
- ▣ **At-Home Learning Program**
- ▣ **Resident Client Support Center**

APRIL 2021-MAY 2021, COVID-19 DIVISION ACTIONS

This report reflects HACA and its subsidiaries' actions taken to date in response to the Corona virus (COVID-19). Although all actions are not listed, below you will find the top five actions from each division.

ADMISSIONS-LAURA BODAI

1. Paige Super, Admissions Manager has been assisting with RENT 3.0 support center Tues - Thurs 10-2pm. Therefore has transitioned to working from the office on those days and completing Admissions tasks when not busy with the RENT project.
2. Continuing to process applicants remotely for the PBRA, Housing Choice Voucher and Project-Based Voucher (specifically for residency at Chalmers East) programs.
3. Continuing to manage a remote front desk call center while one staff member at a time mans the front desk lobby.

ASSISTED HOUSING-LISA GARCIA

1. The assisted housing department completed the return to office schedule identifying team members who will work 2-3 days a week to maintain the 25% occupancy rate. Ninety-six percent (96%) of Assisted Housing staff members vaccinated. Only two need their vaccine.
2. The FSS team and HACA partners inform over 236 rental assistance households in the 78701 and 78702 zip codes about the vaccine clinic at BTW on May 1st.
3. Completed a mass mail out to inform over 5,500 rental assistance tenants and 900 owners of the RENT 3.0 program.
4. The FSS team deployed 60 refurbished laptops and desktops to FSS participants in need of device for school or work from home. Desktops provided by donation from Austin FreeNet and laptops purchased at a deep discount from PCs for People.
5. Conducted Program Coordinating Committee meeting virtually with community partners to obtain updated resource information, strategize best practices for continued remote service delivery, and plan future webinars for HACA residents.

AUSTIN AFFORDABLE HOUSING CORPORATION-RON KOWAL

1. Construction sites continue to vigilantly monitor subcontractors by taking temperature, requiring masks, social distancing especially during breaks and lunch, and keeping each trade separated from other trades while working on the site.
2. Construction sites are slowly allowing us to hold owner's/draw meetings on site. Numbers of individuals allowed on site are limited and all meetings are held outside with masks while everyone is spread apart.
3. Our sites are working closely with AISD to allow their buses to park on sites to allow for internet hot spots to reach the students learning at home. We are also adding hot spots to some of our properties to allow more students to use our internet access to do school work.
4. Management offices are fully open to the public, but maintain strict controls over how many people are allowed in the office and masks are required. A thorough wipe down of desks, etc. is followed after each visit.
5. Our properties that are in lease up are adding a table and chairs outside the leasing trailer so that potential tenants can meet with staff outside, social distance and wear masks.

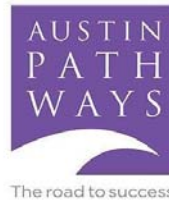
AUSTIN PATHWAYS/COMMUNITY DEVELOPMENT-PILAR SANCHEZ

1. AP continues to work with community partners, such as AISD, B&G Club, Central Texas Food Bank, Keep Austin Fed, Keep Austin Together, the Cooks Nook, and Good Work Austin to address food insecurity at our family and senior sites.
2. Barbara Jackson and AP staff continue to operate the HACA Support. 88 inbound calls were received. Callers were referred to the RENT 3.0 and ATATX grant for direct financial assistance for HACA residents impacted financially by COVID-19. Over 1500 outbound texts were made in April to remind residents of free COVID-19 testing being offered door-to-door at all HACA properties and also to notify residents that the second round of COVID-19 vaccines were on their way to residents living at Gaston, Lakeside, North Loop, and Rosewood Courts. ACC Interns continue to provide technical and Internet service support to residents via the support center. Mike Gerber and Leilani Lim-Villegas continue to hold bi-monthly meetings with Resident Council Officers on COVID and HACA updates. Please see the 1-page report in your board book for more information.

3.	The Boys&Girls Club is operating at Meadowbrook, Chalmers South, and we added a club at BTW in August due to CV-19. CIS continues to serve residents to include holding porch visits. Resident Para Educators continue to train to be able to assist their students and parents with at-home/digital learning. We have engaged 31 residents certified as Paraeducators to provide remote support to HACA families. In April, Paraeducators participated in training on "Working with Dads" from the HACA i-DADS program.) Catherine Crago has solidified partnerships with KLRU and the Austin Public Library to provide devices to parents and children.
4.	Anthony Schmucker and the HACA's Bringing Health Home team were able to coordinate COVID-29 vaccinations with APH. Successful 1st and second dose events at Meadowbrook, Booker T. Washington, Santa Rita, Lakeside, Rosewood/Salina, North Loop, and Gaston led to the distribution of 510 doses. The team is working with APH to bring vaccinations to our family sites. BHH Team secured a \$25,000 grant from United Way to fund a set of strategies designed to combat vaccine hesitancy in our communities. The BHH team has also continued COVID testing by appointment for residents in partnership with Elite DNA Screening; 35 residents participated in April.
5.	Austin Pathways has received (over \$400K) the following grants related to COVID, Uri, Health & Wellness since March 2021: \$10K United Way Aging Populations Grant, \$10K Texas Capital Bank, \$6K St. David's Foundation, \$20K Austin Public Health RISE Grant, \$15K United Way Critical Needs grant; \$75K St. David's Foundation; \$11K from SAATVA Mattress; \$7,500 from Regions Bank, and \$20K from Saatva Mattress, another \$100K from United Way. \$100K from United Health Care and CLPHA. In February we received \$20,000 from the Anderson Foundation for a roving Service Coordinator. In April, we received \$25,000 from the UnitedWay for Vaccination Equity Efforts to vaccinate our residents, plus \$7,500 from NEF Housing Charities Inc to provide direct financial assistance to Chalmers Courts residents impacted by Winter Storm Uri.
COMMUNICATIONS-KEN BODDEN	
1.	Designed and printed one dozen different flyers (English and Spanish) for the COVID-19 vaccination events at various properties in April.
2.	Photographed and shot video of two HACA vaccination events.
3.	Wrote an article for HACA Highlights, recapping the protocols in place for a return to the office in June.
FINANCE-ANN GASS	
1.	No new updates.
HUMAN RESOURCES-GLORIA MORGAN	
1.	The Human Resources department continues to conduct New Employee Orientation virtually, via GoToMeeting. This month, New Hire orientation was conducted for six (6) new employees. With the conversion of the new hire packet into a digital format, using DocuSign, the process of obtaining forms that require the employee's signature continues to be seamless.
2.	The Human Resources department also continues to conduct virtual New Hire Benefits Enrollment via GoTo Meeting. The necessary forms required to conduct this process were previously converted into a digital format using DocuSign. The process of obtaining new employees information to properly enroll them into benefit has been successful.
3.	Twenty-three (23) HACA employees have tested positive for COVID-19 since March 2020. Thankfully, most have recovered and returned to work. Currently 198 of 246 HACA employees reported they have received their COVID-19 vaccinations.
LOW INCOME HOUSING - MICHAEL ROTH & NANCY MCILHANEY	
1.	Currently all indoor amenities and community spaces remain closed. While offices are closed to walk-in traffic, residents can schedule an appointment to meet with the manager when necessary. All outdoor amenities are open for resident use including all playgrounds, basketball courts, BBQ pits, picnic tables, gazebos and seating areas.
2.	As the number of active Covid-19 cases on properties have dropped, all properties are back to completing all work orders in resident units. During the month of April, 982 work orders were called in by residents and year to date, 3,607 work orders have been created. To date, over 95% of all work orders have been completed. This work is being completed in addition to the work related to storm damage repair and recovery.
3.	Property management continues to complete socially distant move-ins to fill vacancies; for April 2021 we had 98.6% occupancy. Resident interim and annual recertifications for the PBRA program remain current and completed via a primarily virtual process. Interim Recertifications remain at 97% complete, and only 2 May ARs are outstanding (due to tenant non-compliance). Socially-distant Annual Eligibility Certifications (AECs) for the LIHTC program continue and are current.

4.	During the month of April, the Bringing Health Home team coordinated with Austin Public Health and Travis County Health and Human Services to provide vaccination clinics at HACA properties. Gaston Place, North Loop, Rosewood/Salina and Lakeside all held their 2nd dose clinics. Meadowbrook held a single dose (Johnson & Johnson) vaccination clinic. Booker T Washington held a 1st dose clinic (Moderna), and Santa Rita Courts held a 1st dose clinic (Pfizer).
5.	Staff continue to plan for the return to regular operations activities: In-person unit condition inspections to restart in May; Signature requirements to resume in June; Property Management staff to be onsite daily to resume in June; Central Office staff to be in the office part time to resume in June. In addition, 5 properties completed the transition to the site-based business model and plans continue for transitioning the final 7 properties to the site-based model.
OPERATIONS & PROCUREMENT-NORA MORALES	
1.	Property bulk trash is completed three times a week-Monday/Wednesday/Friday. On Tuesday and Thursday, we perform preventative building maintenance, and recycling of items picked up during bulk trash pick-up. OPS is still short a driver, having difficulty filling this position.
2.	Procurement staff continues to work from home, with one rotating Purchasing staff member manning all daily shipping, receiving, and working with contractors for HACA headquarters from 8-12 and 1-4 PM. We are finalizing a plan for our Purchasing staff returning to the office in compliance with the "social distance" recommendations.
3.	Support the agency and departments with completion of all projects. Continuing to maintain fleet vehicles operation, and all other special projects that arise. Working with Finance and TMI Department with the new Yardi Procurement
4.	We continue to work with P/D and other departments to create a "back to work" plan as directed. Working with HACA departments on their PPE needs for their offices upon return in June.
5.	We continue to explore online or virtual training possibilities to all OPS staff to enhance skills and become cross-trained. Prepping and having weekly meetings for the transition to the new software, Yardi. Building partnerships with new vendors to provide PPE. Adjusting to the new normal of HACA Operations. We continue to operate peerlessly and electronically more now than ever before.
PLANNING & DEVELOPMENT-JIMI TEASDALE	
1.	Working with all Maintenance and Mgmt. staff to support all actions related to winter storm response and repair efforts, including damage assessments, repair options and strategies, Contractor selections, assignments, onsite inspections of ongoing work for repair quality, Site/Unit work scheduling, Staff and Resident support, and working side by side with HACA's insurance firm adjustors on site visits and walks of all damages, at all sites, for claim needs.
2.	SUBSTANTIALLY COMPLETED all work required on elevator modernization project! Both cars and hoistways are online and in use now. Some minor punch items still underway. Contractor crew working in PPE and have isolated work space with barriers. * Due to winter storm related damages, Crews have had to work on HACA's other elevator needs at all elevator sites, to make repairs to those elevator systems and associated equipment that sustained damage.
3.	Began work on HACA Central HQ to ready the building and individual departments for employees' return, in modest numbers not to exceed 25% of total occupancy, or total staff of a department, when possible, at any given time. Target date is June 1, 2021.
4.	Assisting staff and site teams with implementing all physical improvement work, either scheduled or from storm fallout, along with some selective work with crews using PPE, and distanced from residents and staff, and keeping the work moving that is possible to do, in safest ways we can.
QUALITY CONTROL-KELLY CRAWFORD	
1.	In addition to the standard ways the Compliance has adapted to working from home, QC/Compliance is working on program planning for the RENT 3.0 program.
RAD-ANN GASS	
1.	The first moves into Chalmers East will take place in early April. COVID protocols for moves have been established.
2.	Elevator work continues at Lakeside., with COVID protocols in place.
3.	All staff is working from home except for the Tenant Protection Project Manager, who holds office hours at Chalmers for relocation.
SOUTHWEST HOUSING COMPLIANCE CORPORATION-MICHAEL CUMMINGS	

1.	In April, 32 Management and Occupancy Reviews (MORs) were scheduled and 32 were performed. This marks the first month since September 2020 that there were no MOR cancellations or postponements due to COVID. Staff continue to be equipped with masks, hand sanitizer, and disinfectant wipes for each MOR and were previously provided safety training specific to COVID-19 travel. Prior to the MOR, SHCC performs outreach to owner/agents each month to ensure the Owner/Agent can provide proper space for social distancing and will reciprocate in the use of PPE. Overall, the travel to, and performance of, MORs is going well with the safety precautions noted above and owner/agent cooperation. Staff also indicate that despite continually changing infection rates they remain comfortable performing MORs with the necessary precautions. Additionally, all MOR staff report they have received at least one vaccination to date. We will continue to monitor state and local COVID-19 conditions to ensure a reasonably safe travel and performance environment.
2.	SHCC has continued to meet all HUD Annual Contributions Contract (ACC) requirements and earned 100% of eligible fees with minor adjustments to systems related to work from home and COVID protocol.
3.	SHCC continues to perform updates to its work in progress tracking systems (STARS) and overall policies and procedures to continue to prepare for the procurement of the SHCC contracts expected sometime in late 2021 or early 2022.
TECHNOLOGY MANAGEMENT & INNOVATION-ANDREA GALLOWAY	
1.	Continued support of staff with their work from home needs – equipment and technical assistance.
2.	Continued implementation on new staff VPN.
3.	Continued Cyber Security training and phishing tests.
4.	Ordering equipment in preparation for RTO.
5.	Participating in RTO discussions.



Housing Authority of the City of Austin

Established in 1937

AUSTIN PATHWAYS REPORT FOR APRIL 2021

HACA AT-HOME LEARNING PROGRAM

Austin Pathways is committed to support resident children and parents to experience success in both “teacher-led” and “student-led” learning. This Spring, the AP team continues to focus on three goals:

- **Support Youth After School & Prevent Academic Slide.** (1) Communities in Schools (CIS) continues to meet with youth at HACA sites in April. They are also serving youth at school and with “porch visits onsite. (2) Boys and Girls Club is open at Meadowbrook with 40 youth participating; at Chalmers Courts with 25 youth, and at Booker T. Washington with 25 students. Priority is given to youth with working parents or with high needs. The Clubs are open from 2:30pm - 7:00pm, Mon - Fri.
- **Ensure Family Homes and HACA Community Rooms can support remote learning.** (1) Staff investigated models and safety requirements to use community rooms as remote classrooms. Necessary space and adult supervision fits an afterschool program model most effectively. (2) We have engaged 31 residents certified as Paraeducators to provide remote support to HACA families. In April, Paraeducators participated in training on “Working with Dads” from the HACA i-DADS program. Two additional residents have signed on to the internship portion of the HACA Home Learning Program.
- **Provide Parents with Tools & Resources to Provide 1:1 In-Home Classroom;** Help Parents Continue to Work Remotely from Home. (1) To secure affordable high-speed broadband access, we are developing a reimbursement program. Hotspot loans are and delivered through a partnership with Austin Public Library; APL laptop/hotspot sets were provided to 33 parents at Georgian Manor, Thurmond and Rosewood Courts. Secured T-Mobile hotspots at discounted rate after testing at three sites. (2) A total of 86 devices were deployed to AISD parents and a new cohort of HACA Paraeducators; (3) 14 ACC IT interns and Ambassadors provided technical support and assistance. To ensure Paraeducators have a “living lab” reflecting the technology in HACA student homes, we completed a Chromebook loan agreement with KLRU. 4) The Digital Inclusion team is in Round 3 of K-12 Families HACA At-Home Learning surveys. As families adopt technology, their needs change. Family assessments help identify potential resident Paraeducator candidates and families who need Paraeducator support.



Ben Kramer of KLRU delivers Chromebooks to HACA for use by residents participating in the HACA Home Learning Paraeducator program.



Housing Authority of the City of Austin

Established in 1937

AUSTIN PATHWAYS REPORT FOR APRIL 2021

HACA RESIDENT AND CLIENT SUPPORT CENTER

- We've seen a shift in calls from post-COVID emergency needs to the largest number of requests for rent and utility assistance. Dozens of residents call several times each week, just to talk and check in about their property or life in general.
- When residents call this spring, they can reach ACC IT interns to provide technical support. The Digital Inclusion team is also in Round 3 of K-12 Families HACA At-Home Learning surveys. As families adopt technology, their needs change. Calls to complete family assessments help identify potential Paraeducator candidates and families who need Paraeducator support.

The HACA Resident and Client Support Center (HRSCS) is now a platform from which we can organize resident activities, gain insight, forge relationships, and continue to build trust with residents!

April highlights: Inbound calls for HRCSC continued to slow in April. 88 inbound calls were received. Calls generally fell into 3 categories: 1) Request for rent and utility assistance; 2) Resident concerns related to other residents, security and repairs; and 3) Calls from Section 8 residents. Callers were referred to the ATATX grant for direct financial assistance for HACA residents impacted financially by COVID-19 and also to the new multi-million dollar RENT 3.0 Program. We also received a call or two daily from residents who wanted more information regarding their COVID-19 testing results. The provider, Elite DNA, contacted only residents with positive COVID-19 tests. We had the pleasure of informing residents that if they didn't get a call back from Elite DNA, it was likely that they had a negative test result! We were also able to give callers the location of a site where they could confirm their test results. Over 1500 outbound texts were made in April to remind residents of free COVID-19 testing being offered door-to-door at all HACA properties and also to notify residents that the second round of COVID-19 vaccines were on their way to residents living at Gaston, Lakeside, North Loop, and Rosewood Courts. We also sent reminder texts to residents at Santa Rita and Meadowbrook regarding special vaccine clinics that were scheduled with support from Travis County.

Another 352 Outbound texts were sent to residents regarding the Austin Pathways HACA Resident Scholarship Application deadline. These texts were sent to graduating high school seniors, current scholarship recipients, current full-time students (per housing records) and also to participants in our Paraeducator program.

Positive Impact

We took a call from a resident who received a text about the Austin Pathways HACA Resident Scholarship. We were able to answer her questions and send her a link to the scholarship application. The residents has since applied for the scholarship and looks forward to moving ahead on her educational journey.

HOUSING AUTHORITY OF THE CITY OF AUSTIN
REPORT
AUSTIN PATHWAYS
ITEM NO. 3.

MEETING DATE: May 20, 2021

STAFF CONTACT: Leilani Lim-Villegas, Director of Community Development

ITEM TITLE: HACA Summer Programs to address learning impacts from COVID-19

BUDGETED ITEM: Yes

TOTAL COST: \$250,000

ACTION

HACA Board previously approved \$250,000 to provide Youth Services for COVID Slide Prevention



Housing Authority of the City of Austin

Bringing Opportunity Home

2021 Proposed HACA Summer Youth Programs



Pilar Sanchez, Vice President of Austin Pathways
Leilani Lim-Villegas, Sr. Director of Community Development
Barbara Jackson, Family Opportunity Project Director

May 20, 2021



Funding Approved for Summer Youth Programs

Through a unanimous vote, the HACA Board approved \$250,000 to support summer youth programs to continue addressing the COVID-19 academic slide. The following proposed youth programs outline the distribution of \$250,000 funding through valued youth services with multiple community partners.



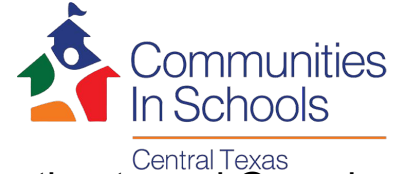


Proposed Summer Youth Programs

Communities in Schools: Smart Kids Summer Bridge Program. Provides 4 staff to work with a targeted group of 60 students both through in-person activities and remote check-ins and support.

HACA Properties: BTW, Bouldin, Meadowbrook, Santa Rita (Chalmers).

Cost: \$48,750



Boys and Girls Club: Rosewood students bussed to BTW and Thurmond. Northgate and Georgian students bussed to club at their elementary school.

HACA Properties *(in addition to Chalmers, BTW, Meadowbrook):* Rosewood, Thurmond, Georgian, and Northgate

Cost: \$72,500



Health Start: Health Science cooking and nutrition for resident children ages 3-10.

HACA Properties: Shadowbend, Manchaca Village, Goodrich, Chalmers, Rosewood, Georgian, Northgate, Coronado, Santa Rita, BTW, Meadowbrook and Bouldin

Cost: \$25,500



Proposed Summer Youth Programs Cont'd

Summer Youth Internship Program: Family culminating event at Kalahari Resorts to teach youth lifelong leadership and workforce development skills.

HACA Properties: All HACA properties and HCV properties

Cost: \$2,200 with \$20,000 sponsored by Saatva Mattress

saatva

BookSprings: 3 Paraeducators to coordinate outreach (mailing flyers, forms; door-to-door flyers, sign up assistance) for families to receive books by mail, create book clubs, reading activities, and culminating event.

HACA Properties: All HACA properties with children and HCV families with children

Cost: \$5,500

Girl Scouts STEM Camps (tentative) at Millenium Center or rotating at sites.

HACA Properties: Shadowbend, Goodrich, Manchaca Village Santa Rita, BTW, Northgate, and Georgian

Cost: \$9,050



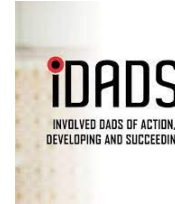


Proposed Summer Youth Programs Cont'd

Play to Learn KLRU: Early Childhood education for 2-4 year olds and their parents with priority given to children that will enter school in the Fall

HACA Properties: Meadowbrook, Thurmond, and BTW.

Cost: \$75,000



i-DADS and Any Baby Can: 2-gen programming: Family activities from both the i-DADS and ABC. Parenting, learning resources, mental health, and “pandemic recovery” resources/supports for families. Participants would be invited to a culminating event which would include the opportunities for parents and children to live safely together.

HACA Properties: Groups meet once per week for 3 weeks in July and 3 weeks in August either in-person or remotely (depending on local health guidelines and HACA policies).

Cost: \$8,000



Communities in Schools Summer Youth Program

INSERT CIS POWERPOINT SLIDES HERE



Questions and Answers

THANK YOU FOR YOUR CONTINUED INVESTMENT IN
HACA FAMILIES



HOUSING AUTHORITY OF THE CITY OF AUSTIN
REPORT
EXECUTIVE
ITEM NO. 4.

MEETING DATE: May 20, 2021

STAFF CONTACT: Michael Gerber, President & CEO

ITEM TITLE: Update on HACA's work to address community homelessness

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

HACA CEO Mike Gerber, and Dylan Shubitz, Director of Intake and Special Programs with the Rental Assistance Division, will provide a briefing on HACA's work to address homelessness in our community.

ATTACHMENTS:

- ▣ **Homeless Program Summary**

Summary of HACA's Rental Assistance Programs for the Homeless April 2021

On March 25, 2021, HACA's Board approved the allocation of 100 project-based housing choice vouchers and 25 VASH project-based vouchers. The allocation of these project-based vouchers reflects HACA's dedication to expand supportive housing and services to vulnerable homeless individuals and those experiencing chronic homelessness. HACA staff has already begun planning with Foundation Communities to quickly put the 10 existing units awarded to Capital Studios and 15 existing units awarded to Waterloo Terrace under contract.

In March, HACA applied for 75 vouchers through the Foster Youth to Independence program to serve youth age 18-24 who were in foster care, currently homeless or unstably housed. In 2021, HACA received 112 additional VASH (Veteran Affairs Supportive Housing program) vouchers plus 25 VASH vouchers transferred from the Central Texas Council of Governments (CTCOG). HACA also received \$1,078,690 through the Mainstream voucher program, authorized by the Cares Act, which will help 100 non-elderly disabled individuals transition from the Protective Lodging Facilities (ProLodge) system and find permanent supportive housing.

On January 13, 2021, HACA began planning in earnest with City staff and ECHO to deploy these 100 new vouchers. Since then, HACA staff has been meeting weekly with APH representatives and agencies who are providing services on-site at the Prolodges to implement the prioritization strategy and enroll clients in the program as quickly as possible. ***HACA has identified 100 eligible clients and has begun providing rental assistance payments so residents of the Prolodges can exit into permanent housing. Of the 100 clients identified, 69 have been issued vouchers and 11 of those 69 have exited emergency shelter to permanent housing. The remaining 31 are gathering the last of their documents required for admission. Considering current and future voucher allocations, in 2021 HACA will serve approximately 1,341 previously homeless households each month.***

In 2016, HACA established a homeless preference for the housing choice voucher program, with 25% of regular vouchers issued dedicated to individuals or families experiencing homelessness. The housing choice voucher wait list remains open only for those experiencing homelessness and referred through the coordinated assessment system. HACA also has a large VASH program (706) and Mainstream voucher program (438 vouchers) dedicated to serve the homeless. ***In 2021, eighty-eight percent (88%) of vouchers were issued to individuals or families experiencing homelessness. For the period from 2016 – 2021, 57% of vouchers were issued to those experiencing homelessness.***

Summary of Vouchers Issued 2016 -2021

Year	Homeless pref.	VASH	Mainstream Vouchers	Terrace PBV	PBV-VASH	FUP	Total Issued to homeless	Total issued non-homeless	Total vouchers issued	% issued homeless	% issued non-homeless
2021	11	54	119	13	21	6	228	34	258	88%	12%
2020	7	103	110	3	4		227	82	309	73 %	27 %
2019	16	77	91	25	25		234	96	330	71 %	29 %
2018	84	119					203	388	591	34 %	66 %
2017	28	97					125	31	156	80 %	20 %
2016	85	98					183	248	431	42.5 %	57.5 %
Total	231	548	320	41	50	6	1,196	879	2,075	57%	43.0%

***SUMMARY OF CURRENT HACA Rental Assistance Programs to serve the homeless
1,341 rental assistance vouchers dedicated to serve the homeless – March 2021***

HUD-VASH (Veterans Affairs Supportive Housing) Vouchers (656 tenant based and 50 project based for a total of 706 monthly) HUD-VASH is a partnership between HACA and the Austin VA Outpatient Clinic. The program provides Housing Choice Voucher (HCV) rental assistance for homeless veterans, with case management and clinical services provided by the Austin VA Outpatient clinics. This total reflects the new award of 112 VASH vouchers and the transfer of 25 VASH vouchers from the Central Texas Council of Governments (CTCOG).

Mainstream Vouchers for persons with disabilities (438 monthly)

In response to PIH Notice 2020-22, HACA applied for and received 100 additional Mainstream Vouchers available for coronavirus response efforts. The effective date of the award is March 1, 2021 with an annual award amount is \$1,078,680. HACA will prioritize non-elderly disabled persons residing in Protective Lodging (ProLodge) referred through the coordinated entry system.

The 338 other Mainstream vouchers assist homeless non-elderly disabled individuals. HACA has collaborated with Austin Travis County Integral Care, (ATCIC), Area Resource Center for Independent Living (ARCIL) and other service providers. HACA provides rental assistance, supportive services are provided by the partner agencies to help the individuals, and families secure housing and obtain support services and resources.

Moderate Rehab Single Room Occupancy (SRO) (50 monthly)

SRO is a partnership between HACA and Foundation Communities. The program provides HCV rental assistance to homeless individuals in a single room occupancy setting.

Tenant Based Rental Assistance (TBRA) (85 – annually)

TBRA is a partnership between the City of Austin's Neighborhood Housing and Community Development department (NHCD), HACA and ECHO (Ending Community Homeless Coalition). The program provides temporary rental assistance for 12 months. Supportive services are provided by homeless service providers.

HUD Continuum of Care (62 monthly)

HACA administers *HUD Continuum of Care* grants, partnering with Austin Travis County Integral Care (ATCIC) and Vivent Health (previously known as AIDS Services of Austin (ASA). The grants provide HCV rental assistance for individuals and families when the head of household is disabled. Supportive services are provided by the partner agencies to help the families meet their needs.

Project-based Housing Choice Vouchers

Currently, HACA has project-based voucher (PBV) units at three developments to serve the chronically homeless and homeless veterans. Fifty (50) PBV units at the Terrance at Oaks Springs located at 3000 Oak Springs Dr., Austin TX (25 regular PBV and 25 VASH PBV), 25 VASH PBV units at Elysium Grand located at 3300 Oak Creek, Austin, TX and 8 VASH vouchers at Chalmers East.

HOUSING AUTHORITY OF THE CITY OF AUSTIN
REPORT
AUSTIN AFFORDABLE HOUSING CORPORATION
ITEM NO. 5.

MEETING DATE: May 20, 2021

STAFF CONTACT: Ron Kowal, Vice President of Housing Development/Asset Mgmt

ITEM TITLE: Update on AAHC's acquisition and development programs

BUDGETED ITEM: N/A

TOTAL COST: N/A