

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

Annual Board Meeting

Thursday, April 20, 2023

12:00 PM

**HACA Central Office, 1124 S. Interstate Highway 35
Austin, TX**

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

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

**Thursday, April 20, 2023
12:00 PM**

CALL TO ORDER, ROLL CALL

CERTIFICATION OF QUORUM

Pledge of Allegiance

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

CONSENT AGENDA

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

CONSENT ITEMS

1. Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on February 16, 2023
2. Presentation, Discussion, and Possible Action regarding Resolution No. 02796: Approval to ratify all actions taken by the Board of Commissioners during FYE 2023, in order to resolve any irregularities which may have occurred regarding a quorum or vote by the Commissioners as reflected within the approved minutes and resolution

ACTION ITEMS

3. Presentation, Discussion, and Possible Action regarding Resolution No. 02797: Election of new Officers for the Housing Authority of the City of Austin
4. Presentation, Discussion, and Possible Action regarding Resolution No. 02798 to approve the Fiscal Year 2022-2023 SEMAP Certification
5. Presentation, Discussion, and Possible Action regarding Resolution No. 02799: Award of Contract for Independent Audit Services
6. Presentation, Discussion and Possible Action regarding Resolution No. 02800: Operating Budgets for the Fiscal Year 2023-2024
7. Presentation, Discussion, and Possible Action on Resolution No. 02801 by the Board of Commissioners of the Housing Authority of the City of Austin (the "Authority") approving the issuance by Austin Affordable PFC, Inc. of its Multifamily Housing Revenue Bonds (Pathways at Rosewood Courts East) Series 2023

8. Presentation, Discussion, and Possible Action on Resolution No. 02802 by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) approving Austin Affordable PFC, Inc.’s issuance, sale, and delivery of Multifamily Housing Governmental Note (Estates at Norwood Apartments) Series 2023; approving the form and substance of and authorizing the execution and delivery of documents and instruments necessary to carry out the financing of such multifamily rental residential development; and containing other provisions relating to the subject
9. Presentation, Discussion, and Possible Action on Resolution No. 02803 by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) approving Austin Affordable PFC, Inc.’s issuance, sale, and delivery of Multifamily Housing Governmental Note (Bridge at Loyola Lofts) Series 2023; approving the form and substance of and authorizing the execution and delivery of documents and instruments necessary to carry out the financing of such multifamily rental residential development; and containing other provisions relating to the subject
10. Presentation, Discussion, and Possible Action on Resolution No. 02804 by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) approving resolution of Austin Affordable PFC, Inc. providing for the issuance of its Multifamily Housing Revenue Bonds (Bridge at Canyon View) Series 2023 (the “Bonds”) and to take such other actions necessary or convenient to facilitate the development of the Bridge at Canyon View
11. Presentation, Discussion, and Possible Action on Resolution No. 02805 by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) authorizing HACA to take the following actions with regard to the Vargas Apartments Phase I (“Phase I”) and the Vargas Apartments Phase II (“Phase II”, and together with Phase I, the “Developments”), in Austin, Texas: (i) acquire the sites of the Developments; (ii) lease the Development sites to the owner of each Development; and (iii) such other actions necessary or convenient to carry out this Resolution

EXECUTIVE SESSION

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

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

OPEN SESSION

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

REPORTS

The Board accepts the following reports:

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

ADJOURNMENT

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

EXECUTIVE

ITEM NO. 1.

MEETING DATE: April 20, 2023

STAFF CONTACT: Michael Gerber, President & CEO

ITEM TITLE: Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on February 16, 2023

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to review and approve the Board Minutes Summary for the Board Meeting held on February 16, 2023.

ATTACHMENTS:

- ▣ **021623 HACA Minutes Summary**

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

February 16, 2023

SUMMARY OF MINUTES

THE HOUSING AUTHORITY OF THE CITY OF AUSTIN (HACA) BOARD OF COMMISSIONERS REGULAR BOARD MEETING NOTICE WAS POSTED FOR 5:00 PM ON THURSDAY, FEBRUARY 16, 2023, AND WAS HELD AT THE HACA CENTRAL OFFICE, 1124 S. INTERSTATE HIGHWAY 35, AUSTIN, TX 78704 AND VIRTUALLY

CALL TO ORDER, ROLL CALL, CERTIFICATION OF QUORUM

Chuck Bailey, HACA Vice-Chairperson called the Board of Commissioners Regular Board Meeting of the Housing Authority of the City of Austin, of February 16, 2023, to order at 5:10 pm. The meeting was held at the HACA Central Office, 1124 S. Interstate 35, Austin, TX 78704 and virtually.

Roll call certified a quorum was present on the call.

MEMBERS PRESENT:

Carl S. Richie, Jr., Chairperson (arrived at 5:20 pm)
Chuck Bailey, Vice-Chairperson
Edwina Carrington, Commissioner
Mary Apostolou, 2nd Vice-Chairperson
Dr. Tyra Duncan-Hall, Commissioner

MEMBER(S) ABSENT:

ALSO IN ATTENDANCE:

Bill Walter, Coats Rose Law Firm

STAFF PRESENT:

Barbara Chen, Gloria Morgan, Jorge Sanchez, Keith Swenson, Kelly Crawford, Leilani Lim-Villegas, Lisa Garcia, Michael Gerber, Nidia Hiroms, Ron Kowal, Suzanne Schwertner, and Sylvia Blanco

PUBLIC COMMUNICATION - (3 minute time limit)

Public communication was opened during each item on the agenda. No one provided any additional communication during any of the items.

CITYWIDE ADVISORY BOARD (CWAB) – Lupe Garcia, Citywide Advisory Board President, reported that the February CWAB Meeting was held on Tuesday, February 14, 2023 at HACA Central.

•**Leilani Lim-Villegas**, HACA Senior Director of Community Development provided the following ice storm updates:

- Austin Pathways outreached via texts, emails, phone calls, and door knocking for welfare checks to address resident needs.
- Through our partnership with Good Work Austin, Austin Pathways delivered nearly 1,000 meals to properties affected by the ice storm. Properties included: North Loop, Gaston, Shadowbend, Georgian Manor, and Coronado.
- Through our partnership with City of Austin Homeland Security Emergency Management and the Red Cross, 30 residents were transported to the Austin Convention Marshalling Warming Shelter.
- The HACA Resident and Client Support Center was fully operational to coordinate resources and support to families in need.

•**Barbara Jackson**, HACA Family Opportunity Program Design Director, Jackson provided information on scholarship opportunities and deadlines. Complete resident surveys about Austin Pathways programs.

•**Michael Gerber**, HACA President & introduced Melanie Campbell from CVR to host the strategic planning workshop with HACA resident leaders. In order to have a successful strategic plan for the future of HACA, it is important to capture the resident perspectives and voices during this process. This information will also be shared with the HACA Board.

•The residents were provided an overview of the 2020 strategic plan as a refresher. Results from the previous resident survey was shared with the group. The presentation also focused on the changes and rapid growth we are experiencing in Austin, including concerns about housing affordability, increase in crime, and rising costs of living. Residents were given an opportunity to voice their concerns by completing the SWOT exercise. SWOT stands for strengths, weaknesses, opportunities and threats. Lupe reported that there will be a Black History Month event on February 23rd, and Ora Houston will be a guest.

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 January 19, 2023

2nd Vice-Chairperson Apostolou moved the Approval of the Board Minutes Summary for the Board Meeting held on January 19, 2022. **Commissioner Duncan-Hall** seconded the motion. The motion Passed (4-Ayes and 0-Nays).

Chairperson Richie arrived at 5:20 pm

Barbara Chen, HACA Chief Financial Officer provided a Finance overview.

ACTION ITEMS

APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS

ITEM 2: Presentation, Discussion, and Possible Action regarding Resolution No. 02788 to approve the revised Utility Allowance Schedules for the Housing Choice Voucher Program

Residential Life Utility Allowances, a Division of the Nelrod Company, recently completed the annual utility allowance review for HACA's Housing Choice Voucher Program. A comparison was made between the utility rates utilized in the previous study compared to the current utility rates. This comparison indicated that Austin Energy's electric tier-1 rates increased by 25%, tier-2 rates increased by 18%, and the monthly charge and taxes remained the same. Texas Gas Services' natural gas rates increased by 24%, the monthly charges increased by 8%, and taxes remained the same. Austin Water's Multi-Family water rates remained the same and, sewer multi-family and single-family rates and charges increased by 7%, and trash collection monthly charges increased by 3%.

The review indicated that overall rates and charges changed by more than 10%, and therefore the current utility allowance schedules should be adjusted.

Resident Life also completed a multi-family energy efficient utility allowance schedule for energy-efficient multi-family tax credit developments. Resident Life used HUD's Utility Schedule Model to calculate the base community-wide consumptions, which take into consideration current usage patterns and more energy-efficient equipment. The tool provides an Energy Star option and this was selected to modify consumption averages for the multi-family energy efficient utility allowance schedule.

Staff recommended approving the six (6) revised utility allowance schedules and the multi-family energy efficient utility allowance schedule.

The revised utility allowance schedules will be effective June 1, 2023, for participants who are issued new vouchers and for annual re-examinations. The multi-family energy efficient utility allowance schedule will be effective February 16, 2023, and be available for use for any qualified energy-efficient multi-family tax credit property, per HACA and HUD approval.

Vice-Chairperson Bailey moved the Approval of Resolution No. 02788 to approve the revised Utility Allowance Schedules for the Housing Choice Voucher Program. **2nd Vice-Chairperson Apostolou** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

ITEM 3: Presentation, Discussion, and Possible Action regarding Resolution No. 02789: Authorizing HACA to Project-base 200 Housing Choice Vouchers and 100 Veteran Affairs Supportive Housing (VASH) Project-base response to a Request for Proposals issued on November 9, 2022

Project-basing vouchers reflects HACA's dedication to expanding supportive housing and services to vulnerable homeless individuals and those experiencing chronic homelessness. HUD regulations and HACA's Housing Choice Voucher Administrative Plan allows HACA to project-base up to 20 percent of its allocated vouchers.

Considering the great need for affordable housing to house the homeless, staff recommended project-basing 200 project-based Housing Choice Vouchers (HCV) and 100 VASH project-based vouchers. The 200 HCV and 100 VASH project-based vouchers, plus the current approved project-based vouchers reflects a total of 883 project-based vouchers which represents 12.3% of HACA's PBV maximum.

On November 9, 2022, the Housing Authority of the City of Austin (HACA) issued a Request for Proposals soliciting proposals from developers/owners to provide rental units under the project-based voucher program to serve vulnerable homeless individuals and homeless veterans with a "housing first" approach. The "housing first" approach removes unnecessary barriers, provides immediate access to housing and offers supportive services to foster long-term stability.

Eleven proposals were received and one proposal failed to meet the threshold requirements. A review committee evaluated all proposals and assigned points based upon the Respondent's demonstrated competence, experience, capacity to provide supportive services, financial feasibility, project design, commitment to serve the homeless, location in or near a high opportunity area, and project readiness.

Staff recommended allocating project-based housing choice vouchers and VASH project-based vouchers to ten properties that scored the highest by the RFP review committee and reflect a strategic investment in affordable housing developments committed to providing stable housing to the homeless throughout the City of Austin. The allocation of VASH project-based

vouchers is contingent on applicants obtaining a letter of support from the Veterans Administration. **Mr. Gerber** asked the Board for flexibility to shift vouchers in the event that any of the properties listed is not able to be funded, staff will have the ability to move those resources to one of the other projects listed on the chart.

Vice-Chairperson Bailey asked that it be noted on record that he does not have issues with the way this process has been set up, nor of the way it is funded, but rather with the risk potential associated with the minimal criminal background screening that was recently adopted. **Vice-Chairperson Bailey** was reminded that these vouchers will be allotted to properties that have support services for the homeless in place and each property has low-barrier screening criteria that is intended to serve this special population. Their service models provide close case management and intensive services from the beginning of application process and throughout tenancy.

Commissioner Carrington moved the Approval of Resolution No. 02789: Authorizing HACA to Project-base 200 Housing Choice Vouchers and 100 Veteran Affairs Supportive Housing (VASH) Project-base response to a Request for Proposals issued on November 9, 2022. **Commissioner Duncan-Hall** seconded the motion. The motion Passed (4-Ayes and 1-Nay).

ITEM 4: Presentation, Discussion, and Possible Action regarding Resolution No. 02790: Approving the Award of a 4th Year Renewal Contract Porter Services to M & R Elite Janitorial Solutions, LLC.

The Housing Authority of the City of Austin utilizes the services of contractors to perform janitorial services to ensure our community rooms are cleaned, presentable, and ready for resident programs. Porter services at HACA's administration building provides all day janitorial services, ensuring a cleaner, sanitized building at all times. The scope of this contract includes after hour services at five of our properties' community rooms and day porter services at our main administration office. In 2020 COVID-19 pandemic, sanitizing services were added to their contracted services and remain in place.

An Invitation for Bid, HACA-19-I-0233 was issued for Janitorial and Porter Services on November 21, 2019 with a due date of December 20, 2019. It was advertised in the Austin American Statesman on Sunday, November 24th and December 1st, 2019. The invitation for bid was also posted on HACA's website and the Housing Agency Marketplace, HACA's online bidding service. Twenty-nine (29) proposals were read, recorded, and witnessed by Tina Benson, Purchasing Coordinator and bid official Nora Velasco. M & R Elite Janitorial Solutions, LLC was selected as the most responsive bidder and was awarded the contract upon this Board's approval on January 14, 2020.

Staff recommends awarding the 4th year renewal to M & R Elite Janitorial Solutions, LLC. Staff's experience with this firm has been positive and consistent. All problems and issues are resolved quickly. M & R has continued to be a great partner in our efforts in keeping our facilities sanitized during the COVID-19 pandemic.

Vice-Chairperson Bailey moved the Approval of Resolution No. 02790: Approving the Award of a 4th Year Renewal Contract Porter Services to M & R Elite Janitorial Solutions, LLC. **2nd Vice-Chairperson Apostolou** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

ITEM 5: Presentation, Discussion and Possible Action Regarding Resolution No. 02794: Approval of a Contract for Employee Medical Insurance

As part of its comprehensive compensation package, the Housing Authority of the City of Austin (HACA) currently offers its regular full-time employees medical coverage through United Healthcare's Navigate plan.

On November 15, 2022, HACA staff met with the Gallagher Group, HACA's insurance brokers, to discuss the upcoming insurance renewal for the 2023-2024 fiscal year. HACA has reached the end of a four (4) year extension of our contract with United Healthcare.

On December 8, 2022, the Gallagher Group issued a Request for Proposal, (RFP) to insurance carriers, on behalf of HACA, with a submission deadline of December 21, 2022.

A total of five (5) proposals were distributed for medical insurance coverage. Three (3) carriers submitted proposals for review: United Healthcare, Aetna and BlueCross/BlueShield. Two (2) carriers Cigna and Humana, declined to provide quotes. The proposals were received and reviewed by Gallagher, in order for them to provide a recommendation to HACA.

The Housing Authority of the City of Austin currently offers our employees the HMO/Navigate medical plan with United Healthcare.

Aetna submitted proposals which consisted of four (4) medical plans for HACA to choose from ranging from a -1.82% decrease to a 9.08% increase of premiums to the agency.

Blue Cross/BlueShield submitted proposals that consisted of two (2) medical plans for HACA to consider ranging from a 12%-22.5% increase of premiums to the agency.

United Healthcare originally proposed a renewal rate of a 19.0% premium rate increase for HACA's medical coverage.

Through a series of negotiations between United Healthcare and the Gallagher Group, also based on HACA's demographics and claims experience, United Healthcare ultimately proposed a 12.5% rate increase in premium. Last year HACA received a 5.52% rate increase.

After additional review of the plans being offered by the three carriers listed above, it was determined that the proposals submitted by Aetna, BlueCross/BlueShield and Humana were not comparable to HACA's current coverage with United Healthcare.

The plans would call for employees to be responsible for an increase in their deductible, more out of pocket expenses such as co-pays for primary care office visits, emergency room visits and other diagnostic services.

Although Aetna and BlueCross/Blue Shield did submit proposals, they were not able to provide coverage that would allow our employees to maintain the same level of coverage that is currently being provided with United Healthcare.

Employees were surveyed this year, regarding their opinion of HACA's benefits plan. Overall, employees are satisfied with the medical coverage offered by HACA but did voice concerns regarding the referral process with United Healthcare HMO/Navigate plan. This is an area Gallagher, United Healthcare and HACA will work on to provide additional information to staff during the annual open enrollment meetings.

Also, based on the survey, HACA asked Gallagher to research the option of providing dual coverage plans to our staff. After additional analysis and discussions, HACA found that at this time, this would not be a viable option for employees.

In addition, for the fiscal year 2023-2024, HACA will continue to impose the surcharge of \$50 per month, to employees who choose to continue to use tobacco products. Employees may participate in and complete a tobacco cessation program if they wish to avoid the surcharge.

In an effort to provide employees with the best affordable, available healthcare coverage, HACA recommended United Healthcare be awarded the contract to provide employee health insurance coverage for the 2023-2024 fiscal year, years, subject to an annual review and approval by the Board.

Commissioner Duncan-Hall moved the Approval Resolution No. 02794: Approval of a Contract for Employee Medical Insurance. **2nd Vice-Chairperson Apostolou** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

ITEM 6: Presentation, Discussion, and Possible Action regarding Resolution No. 02795 Approval of Employee Dental Insurance with United Healthcare

As part of its compensation package, the Housing Authority of the City of Austin currently provides its employee with two (2) options for dental coverage offered by United Healthcare: a Dental Maintenance Organization (DHMO) and Preferred Provider Plan (PPO), a buy-up plan.

On November 15, 2022, HACA staff met with the Gallagher Group, HACA's insurance brokers, to discuss the upcoming insurance renewal for the 2023-2024 fiscal year.

On January 20, 2023, the Gallagher Group informed HACA that United Healthcare had proposed a rate pass for both the DHMO and PPO dental plans for the 2023-2024 fiscal year. Therefore, there would be no rate increases to either of these plans this year.

In order to continue to provide employees with the best available and affordable dental coverage, and based on the rate pass provided by United Healthcare, HACA recommended that United Healthcare be awarded the renewal contract to provide employee dental coverage for the 2023-24 fiscal year.

Commissioner Carrington moved the Approval of Resolution No. 02795 Approval of Employee Dental Insurance with United Healthcare. **2nd Vice-Chairperson Apostolou** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

ITEMS WERE TAKEN OUT OF ORDER.

ITEM 8: Presentation, Discussion, and Possible Action regarding Resolution No. 02793 by the Board of Commissions of the Housing Authority of the City of Austin (the "Authority") to take such actions necessary or convenient to carry out the formation of Austin Affordable Contractors Public Facility Corporation

Pursuant to the provisions of the Public Facility Corporations Act, Chapter 303, Texas Local Government Code (the "Act"), the Housing Authority of the City of Austin is authorized to create a public facility corporation for the purpose of assisting the Authority in financing, refinancing, owning or providing public facilities. The Corporation shall have and possess the broadest powers to finance obligations issued or incurred in accordance with existing law, to provide for the acquisition, construction, rehabilitation, renovation, air, equipping, furnishing and placement in service of public facilities of the Authority under the terms of the Act.

Austin Affordable Contractors Public Facility Corporation is being created for use exclusively as the general partner on new construction developments. Using this entity for this sole purpose will allow extra protection for HACA as this entity will have no assets associated with it.

Once the board approves the creation of the PFC, a certificate of formation will be filed with the County Clerk. The item will be brought back to the Board for approval of the Bylaws and election of officers at a subsequent Board meeting.

Commissioner Carrington moved the Approval of regarding Resolution No. 02793 by the Board of Commissions of the Housing Authority of the City of Austin (the “Authority”) to take such actions necessary or convenient to carry out the formation of Austin Affordable Contractors Public Facility Corporation. **2nd Vice-Chairperson Apostolou** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

ITEM 7: Presentation, Discussion, and Possible Action regarding Resolution No. 02792 by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) to take the following actions with regard to the Henley Riverside Apartments (the “Development”) in Austin, Texas: (i) acquire the site of the Development; (ii) lease the Development site to the owner of the Develop 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 Partners to purchase a 368 unit multi-family rental property called The Henley Riverside Apartments. The development is located at 6107 East Riverside, Austin, Texas 78741. This would be the fourteenth (14th) asset AAHC and Belveron Corporation have purchased together. This asset is located in the rapidly growing and gentrifying corridor of Riverside Drive.

This is an important transaction to HACA and AAHC as we have seen this part of Austin continue to displace the affordable community. This partnership will preserve this asset and add deeper affordability for our current voucher holders and the residents that reside in this area. With the plan to add rail on Riverside Drive this will also provide needed transportation for the residents we will be serving. Being so close to many major employers in and around this location, AAHC and Belveron can provide some stable and affordable housing to those stakeholders that are threatened with rising rent costs. This property is home to many individuals and families who work in and around the area.

The purchase price for the Henley Apartments is \$105,000,000. Belveron will be investing approximately \$30,000,000 as a down payment. In addition, \$2,000,000.00 for future capital needs will also be set aside. Bellwether will be providing a Freddie Mac or Fannie Mae permanent loan with a not to exceed loan amount of \$79,000,000 at a rate of approximately 5.02% with a 35-year amortization. A current lease audit is underway to determine the initial number of units already qualified under 80% AMI. The property is currently 96% occupied. AAHC and Belveron are committed to providing 10% of the affordable units at 60% AMI and leasing units to all voucher holders. The property will be managed by Apartment Management Professionals. Belveron has agreed to use the name Bridge at Henley Riverside apartments once closed.

2nd Vice-Chairperson Apostolou moved the Approval of Resolution No. 02792 by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) to take the following actions with regard to the Henley Riverside Apartments (the “Development”) in Austin, Texas: (i) acquire the site of the Development; (ii) lease the Development site to the owner of the Develop and (iii) such other actions necessary or convenient to carry out this Resolution. **Commissioner Carrington** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

EXECUTIVE SESSION

The Board of Directors recessed into Executive Session at 6:40 pm.

The Board returned into open session at 7:24 pm.

HACA **Chairperson Richie** reported that the Performance Evaluation of **Michael Gerber**, HACA President & CEO was conducted in the Executive Session, and the Board determined that they are extremely pleased with **Mr. Gerber’s** performance and will be extending **Mr. Gerber’s** contract. The Chair will meet with HACA General Counsel to work out the terms of the contract and it will be brought to the Board at the next Board Meeting.

REPORTS

The Board accepts the following reports from the President:

Mike Gerber, HACA President & CEO did not have additional reporting.

Commissioner Carrington moved to adjourn the meeting. **2nd Vice-Chairperson Apostolou** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

The meeting adjourned at 7:25 pm.

Michael G. Gerber, Secretary

Chairperson

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02796

EXECUTIVE

ITEM NO. 2.

MEETING DATE: April 20, 2023

STAFF CONTACT: Michael Gerber, President & CEO

ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 02796: Approval to ratify all actions taken by the Board of Commissioners during FYE 2023, in order to resolve any irregularities which may have occurred regarding a quorum or vote by the Commissioners as reflected within the approved minutes and resolution

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to approve Resolution No. 02796: which ratifies all actions taken by the Board of Commissioners during the 2022-2023 Fiscal Year, in order to resolve any irregularities which may have occurred regarding a quorum or vote by the Commissioners as reflected within the approved minutes and resolutions.

SUMMARY

Background:

Upon past advisement of legal counsel, Resolution No. 02796 was drafted to ensure all actions taken by the Board during FYE 2023 be ratified, thus ensuring resolution of any irregularities during the voting process taken by the Commissioners. This is an action that will be presented for board action on an annual basis.

Process:

This Resolution resolves any irregularities in the voting process found in the Board meeting minutes and/or resolutions, and all actions taken during the 2022-2023 Fiscal Year by the Board of Commissioners are fully enforceable.

Staff Recommendation:

Staff recommends Board approval of Resolution No. 02796 to ratify all actions taken by the Board of Commissioners during the 2022-2023 Fiscal Year.

RESOLUTION NO. 02796

APPROVAL TO RATIFY ALL ACTIONS TAKEN BY THE BOARD OF DIRECTORS DURING FYE 2023, IN ORDER TO RESOLVE ANY IRREGULARITIES WHICH MAY HAVE OCCURRED REGARDING A QUORUM OR VOTE BY THE COMMISSIONERS AS REFLECTED WITHIN THE APPROVED MINUTES AND RESOLUTIONS

WHEREAS, in the event that there were any irregularities in any action or vote taken by HACA's Board of Commissioners during the 2022-2023 Fiscal Year, the Housing Authority of the City of Austin desires to ratify and affirm all of the actions and votes taken by the Board of Commissioners regardless of the irregularity, as each action and vote taken represents the true intention of a quorum or more of HACA's Board of Commissioners.

WHEREAS, the purpose of this resolution is to give full legal force and effect to each action or vote of the Board of Commissioners taken during the 2022-23 Fiscal Year as if each action was taken by a quorum of the board without any irregularity, and therefore, every action taken by the Board of Commissioners during the 2022-23 Fiscal Year is fully enforceable.

NOW, THEREFORE, BE IT RESOLVED, the Housing Authority of the City of Austin Board of Commissioners hereby ratifies and affirms all actions and votes taken by the Board of Commissioners during 2022-2023 Fiscal Year.

PASSED, APPROVED AND ADOPTED this 20th day of April 2023.

Michael G. Gerber, Secretary

Chairperson

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02797

EXECUTIVE

ITEM NO. 3.

MEETING DATE: April 20, 2023

STAFF CONTACT: Michael Gerber, President & CEO

ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 02797:
Election of new Officers for the Housing Authority of the City of Austin

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

Motion to approve Resolution No. 02797 approving new board officers for positions of Chairperson, Vice-Chairperson and 2nd Vice-Chairperson.

Process:

With the current officer terms expiring at the end of April 2023, and new terms beginning May 1, 2023, it is necessary for the Board to elect new officers for the Housing Authority of the City of Austin Board of Commissioners. A list of current officers is attached.

ATTACHMENTS:

- ▣ **042023 Current Officers and Ballot**
- ▣ **HACA Bylaws, Section 8**

RESOLUTION NO. 02797

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

WHEREAS, the Housing Authority of the City of Austin has established bylaws for the operation of the public housing authority;

WHEREAS, Section 8 of the bylaws, state the election of the Chairperson, Vice-Chairperson and 2nd Vice-Chairperson shall be elected at the annual meeting of the Authority from the Commissioners of the Authority, and shall hold office for two years or until their successors are elected and qualified;

WHEREAS, per the bylaws, the Board must elect for the vacant position of the Chairperson, and the vacancy of any officer who no longer holds a position as the Vice-Chairperson or 2nd Vice-Chairperson;

NOW, THEREFORE, BE IT RESOLVED that effective April 20, 2023 the Board of Commissioners for the Housing Authority of the City of Austin approves new board officers for the positions of the Chairperson, Vice-Chairperson and 2nd Vice-Chairperson.

Chairperson _____

Vice-Chairperson _____

2nd Vice-Chairperson _____

PASSED, APPROVED, AND ADOPTED this 20th day of April, 2023.

Michael G. Gerber, Secretary

Chairperson

Housing Authority of the City of Austin
Board of Commissioners
Election of Officers
April 20, 2023

Current Officers

Chairperson: Carl S. Richie, Jr.
Vice-Chairperson: Chuck Bailey
2nd Vice-Chairperson: Mary Apostolou

Chairperson: _____
Nominated by: _____
Seconded by: _____

Vice-Chair: _____
Nominated by: _____
Seconded by: _____

2nd Vice-Chair: _____
Nominated by: _____
Seconded by: _____

APPROVED:

Chairperson: _____
Vice-Chairperson: _____
2nd Vice-Chairperson: _____

Section 7- Additional Duties

The officers of the Authority shall perform such other duties and functions as may be required by the Authority, the Bylaws or rules and regulations of the Authority.

Section 8- Election or Appointment

The Chairperson, Vice-Chairperson, and Second Vice-Chairperson shall be elected at the annual meeting of the Authority from the Commissioners of the Authority, and shall hold office for two years or until their successors are elected and qualified.

The Secretary shall be appointed by the Authority. Any person appointed to fill the office of Secretary, or any vacancy therein, shall have such term as the Authority fixes, but no Commissioner of the Authority shall be eligible for this office.

Section 9- Removal of Commissioners

The Mayor may remove a Commissioner of the Authority for inefficiency, neglect of duty or misconduct in office.

It shall be considered a neglect of duty for a Commissioner to be absent from four (4) or more regularly scheduled board meetings during any twelve (12) month period.

Section 10- Vacancies

Should the offices of the Chairperson, Vice-Chairperson, or Second Vice-Chairperson become vacant, the Authority shall elect a successor from the current Commissioners at the next regular meeting, and such election shall be for the unexpired term of said office. When the office of Secretary becomes vacant, the Authority shall appoint a successor, as aforesaid.

Section 11- Additional Personnel

The Authority may employ technical experts and other officers, agents and employees, as it deems necessary to exercise its powers, duties, and functions as prescribed by the Housing Authorities law of the State of Texas and all other laws of the State of Texas applicable thereto. The selection and compensation of such personnel (including the Secretary), shall be determined by the Authority subject to the laws of the State of Texas.

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02798

ASSISTED HOUSING ITEM NO. 4.

MEETING DATE: April 20, 2023

STAFF CONTACT: Lisa Garcia, Vice President of Assisted Housing

ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 02798 to approve the Fiscal Year 2022-2023 SEMAP Certification

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being 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, 2022 to March 31, 2023.

SUMMARY

Background:

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 Deconcentration Bonus indicator.

In order to receive a deconcentration 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 FY2022.

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 deconcentration 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.

Process:

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 three errors identified for indicator #3 and one error under indicator #2. There were zero errors identified under indicators #1 and #6.

For this fiscal year's Deconcentration Bonus point analysis, HACA used data from the 2022 American Community Survey with a 12.71% poverty rate.

Data analysis shows that the percentage of families with children that live in a low poverty census tract the last day of the 2022-2023 fiscal year was 58%. HACA qualifies for the deconcentration bonus points under #1 of the deconcentration bonus indicator.

The SEMAP Certification, Attachment 1, summarizes the results of this SEMAP assessment. Attachment 2 provides the data for the deconcentration bonus indicator for the 2022/2023 Fiscal Year.

Based on the review, HACA scored a 104%, which denotes a high performer designation.

Staff Recommendation:

Staff recommends that the Board approve the submittal of the SEMAP Certification to HUD for the 2022/2023 Fiscal Year with a score of 104%.

ATTACHMENTS:

- ▣ **Attachment 1 SEMAP Certification form HUD-52648**
- ▣ **Attachment 2 Deconcentration map 2023**

RESOLUTION NO. 02798

**Approval to submit FY 2022-2023 Section 8 Management Assessment Program (SEMAP)
Certification to
the U.S. Department of Housing and Urban Development**

WHEREAS, the Section 8 Management Assessment Program (SEMAP) Certification is designed to allow the Department of Housing and Urban Development (HUD) to identify Public Housing Authorities' (PHAs') management capabilities and deficiencies and help lead to better overall management of the Section 8 program; and

WHEREAS, HUD has proposed fourteen (14) specific indicators for SEMAP and requires certification of the PHA; and

WHEREAS, the Housing Authority of the City of Austin has completed the SEMAP certification for each indicator listed on form HUD-52648 for the period from April 1, 2022 through March 31, 2023; and

WHEREAS, the results of the SEMAP Certification review indicates that the Housing Authority of the City of Austin has a 104% SEMAP assessment score for the 2022/2023 Fiscal Year.

NOW, THEREFORE, BE IT RESOLVED, that the Housing Authority of the City of Austin's Board of Commissioners approve to submit the Housing Authority of the City of Austin's SEMAP (Section 8 Management Assessment Program) Certification for the Fiscal Year 2022/2023.

PASSED, APPROVED, AND ADOPTED this 20th day of April 2023.

Michael G. Gerber, Secretary

Chairperson

Section 8 Management Assessment Program (SEMAP) Certification

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

OMB Approval No. 2577-0215
(exp. 02/29/2020)

Public reporting burden for this collection of information is estimated to average 12 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and you are not required to respond to, a collection of information unless it displays a currently valid OMB control number.

This collection of information is required by 24 CFR sec 985.101 which requires a Public Housing Agency (PHA) administering a Section 8 tenant-based assistance program to submit an annual SEMAP Certification within 60 days after the end of its fiscal year. The information from the PHA concerns the performance of the PHA and provides assurance that there is no evidence of seriously deficient performance. HUD uses the information and other data to assess PHA management capabilities and deficiencies, and to assign an overall performance rating to the PHA. Responses are mandatory and the information collected does not lend itself to confidentiality.

Instructions Respond to this certification form using the PHA's actual data for the fiscal year just ended.

PHA Name	For PHA FY Ending (mm/dd/yyyy)	Submission Date (mm/dd/yyyy)
----------	--------------------------------	------------------------------

Check here if the PHA expends less than \$300,000 a year in Federal awards ☐

Indicators 1 - 7 will not be rated if the PHA expends less than \$300,000 a year in Federal awards and its Section 8 programs are not audited for compliance with regulations by an independent auditor. A PHA that expends less than \$300,000 in Federal awards in a year must still complete the certification for these indicators.

Performance Indicators

1. Selection from the Waiting List. (24 CFR 982.54(d)(1) and 982.204(a))

(a) The PHA has written policies in its administrative plan for selecting applicants from the waiting list.

PHA Response Yes ☐ No ☐

(b) The PHA's quality control samples of applicants reaching the top of the waiting list and of admissions show that at least 98% of the families in the samples were selected from the waiting list for admission in accordance with the PHA's policies and met the selection criteria that determined their places on the waiting list and their order of selection.

PHA Response Yes ☐ No ☐

2. Reasonable Rent. (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)

(a) The PHA has and implements a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units (i) at the time of initial leasing, (ii) before any increase in the rent to owner, and (iii) at the HAP contract anniversary if there is a 5 percent decrease in the published FMR in effect 60 days before the HAP contract anniversary. The PHA's method takes into consideration the location, size, type, quality, and age of the program unit and of similar unassisted units, and any amenities, housing services, maintenance or utilities provided by the owners.

PHA Response Yes ☐ No ☐

(b) The PHA's quality control sample of tenant files for which a determination of reasonable rent was required shows that the PHA followed its written method to determine reasonable rent and documented its determination that the rent to owner is reasonable as required for (check one):

PHA Response ☐ At least 98% of units sampled ☐ 80 to 97% of units sampled ☐ Less than 80% of units sampled

3. Determination of Adjusted Income. (24 CFR part 5, subpart F and 24 CFR 982.516)

The PHA's quality control sample of tenant files shows that at the time of admission and reexamination, the PHA properly obtained third party verification of adjusted income or documented why third party verification was not available; used the verified information in determining adjusted income; properly attributed allowances for expenses; and, where the family is responsible for utilities under the lease, the PHA used the appropriate utility allowances for the unit leased in determining the gross rent for (check one):

PHA Response ☐ At least 90% of files sampled ☐ 80 to 89% of files sampled ☐ Less than 80% of files sampled

4. Utility Allowance Schedule. (24 CFR 982.517)

The PHA maintains an up-to-date utility allowance schedule. The PHA reviewed utility rate data that it obtained within the last 12 months, and adjusted its utility allowance schedule if there has been a change of 10% or more in a utility rate since the last time the utility allowance schedule was revised.

PHA Response Yes ☐ No ☐

5. HQS Quality Control Inspections. (24 CFR 982.405(b))

A PHA supervisor (or other qualified person) reinspected a sample of units during the PHA fiscal year, which met the minimum sample size required by HUD (see 24 CFR 985.2), for quality control of HQS inspections. The PHA supervisor's reinspected sample was drawn from recently completed HQS inspections and represents a cross section of neighborhoods and the work of a cross section of inspectors.

PHA Response Yes ☐ No ☐

6. HQS Enforcement. (24 CFR 982.404)

The PHA's quality control sample of case files with failed HQS inspections shows that, for all cases sampled, any cited life-threatening HQS deficiencies were corrected within 24 hours from the inspection and, all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, or, if HQS deficiencies were not corrected within the required time frame, the PHA stopped housing assistance payments beginning no later than the first of the month following the correction period, or took prompt and vigorous action to enforce the family obligations for (check one):

PHA Response ☐ At least 98% of cases sampled ☐ Less than 98% of cases sampled

7. Expanding Housing Opportunities. (24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 983.301(b)(4) and (b)(12)).

Applies only to PHAs with jurisdiction in metropolitan FMR areas.

Check here if not applicable ☐

(a) The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.

PHA Response Yes ☐ No ☐

(b) The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.

PHA Response Yes ☐ No ☐

(c) The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.

PHA Response Yes ☐ No ☐

(d) The PHA's information packet for voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration.

PHA Response Yes ☐ No ☐

(e) The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.

PHA Response Yes ☐ No ☐

(f) The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.

PHA Response Yes ☐ No ☐

8. Payment Standards. The PHA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable, for each PHA-designated part of an FMR area, which do not exceed 110 percent of the current applicable FMR and which are not less than 90 percent of the current FMR (unless a lower percent is approved by HUD). (24 CFR 982.503)

PHA Response Yes ☐ No ☐

Enter current FMRs and payment standards (PS)

0-BR FMR _____	1-BR FMR _____	2-BR FMR _____	3-BR FMR _____	4-BR FMR _____
PS _____	PS _____	PS _____	PS _____	PS _____

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, attach similar FMR and payment standard comparisons for each FMR area and designated area.

9. Annual Reexaminations. The PHA completes a reexamination for each participating family at least every 12 months. (24 CFR 982.516)

PHA Response Yes ☐ No ☐

10. Correct Tenant Rent Calculations. The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program. (24 CFR 982, Subpart K)

PHA Response Yes ☐ No ☐

11. Precontract HQS Inspections. Each newly leased unit passed HQS inspection before the beginning date of the assisted lease and HAP contract. (24 CFR 982.305)

PHA Response Yes ☐ No ☐

12. Annual HQS Inspections. The PHA inspects each unit under contract at least annually. (24 CFR 982.405(a))

PHA Response Yes ☐ No ☐

13. Lease-Up. The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year.

PHA Response Yes ☐ No ☐

- 14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required. (24 CFR 984.105)

Applies only to PHAs required to administer an FSS program.

Check here if not applicable ☐

PHA Response

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section 236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

or, Number of mandatory FSS slots under HUD-approved exception

b. Number of FSS families currently enrolled

c. Portability: If you are the **initial** PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Percent of FSS slots filled (b + c divided by a)

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)

Applies only to PHAs required to administer an FSS program .

Check here if not applicable ☐

PHA Response

Yes ☐

No ☐

Portability: If you are the **initial** PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Deconcentration Bonus Indicator (Optional and only for PHAs with jurisdiction in metropolitan FMR areas).

The PHA is submitting with this certification data which show that:

- (1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;
- (2) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY;

or

- (3) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FYs is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

PHA Response

Yes ☐

No ☐

If yes, attach completed deconcentration bonus indicator addendum.

I hereby certify that, to the best of my knowledge, the above responses under the Section 8 Management Assessment Program (SEMAP) are true and accurate for the PHA fiscal year indicated above. I also certify that, to my present knowledge, there is not evidence to indicate seriously deficient performance that casts doubt on the PHA's capacity to administer Section 8 rental assistance in accordance with Federal law and regulations.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Executive Director, signature

Chairperson, Board of Commissioners, signature

Date (mm/dd/yyyy) _____

Date (mm/dd/yyyy) _____

The PHA may include with its SEMAP certification any information bearing on the accuracy or completeness of the information used by the PHA in providing its certification.

SEMAP Certification - Addendum for Reporting Data for Deconcentration Bonus Indicator

Date (mm/dd/yyyy) _____

PHA Name _____

Principal Operating Area of PHA _____
(The geographic entity for which the Census tabulates data)

Special Instructions for State or regional PHAs Complete a copy of this addendum for each metropolitan area or portion of a metropolitan area (i.e., principal operating areas) where the PHA has assisted 20 or more Section 8 families with children in the last completed PHA FY. HUD will rate the areas separately and the separate ratings will then be weighted by the number of assisted families with children in each area and averaged to determine bonus points.

1990 Census Poverty Rate of Principal Operating Area _____

Criteria to Obtain Deconcentration Indicator Bonus Points

To qualify for bonus points, a PHA must complete the requested information and answer yes for only one of the 3 criteria below. However, State and regional PHAs must always complete line 1) b for each metropolitan principal operating area.

- 1) _____ a. Number of Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY who live in low poverty census tracts. A low poverty census tract is a tract with a poverty rate at or below the overall poverty rate for the principal operating area of the PHA, or at or below 10% whichever is greater.
- _____ b. Total Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY.
- _____ c. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last PHA FY (line a divided by line b).

Is line c 50% or more? Yes ☐ No ☐

- 2) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last completed PHA FY.
- _____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last completed PHA FY.
- _____ c. Number of Section 8 families with children who moved during the last completed PHA FY.
- _____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts during the last PHA fiscal year (line b divided by line c).

Is line d at least two percentage points higher than line a? Yes ☐ No ☐

- 3) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the second to last completed PHA FY.
- _____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last two completed PHA FYs.
- _____ c. Number of Section 8 families with children who moved during the last two completed PHA FYs.
- _____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts over the last two completed PHA FYs (line b divided by line c).

Is line d at least two percentage points higher than line a? Yes ☐ No ☐

If one of the 3 criteria above is met, the PHA may be eligible for 5 bonus points.

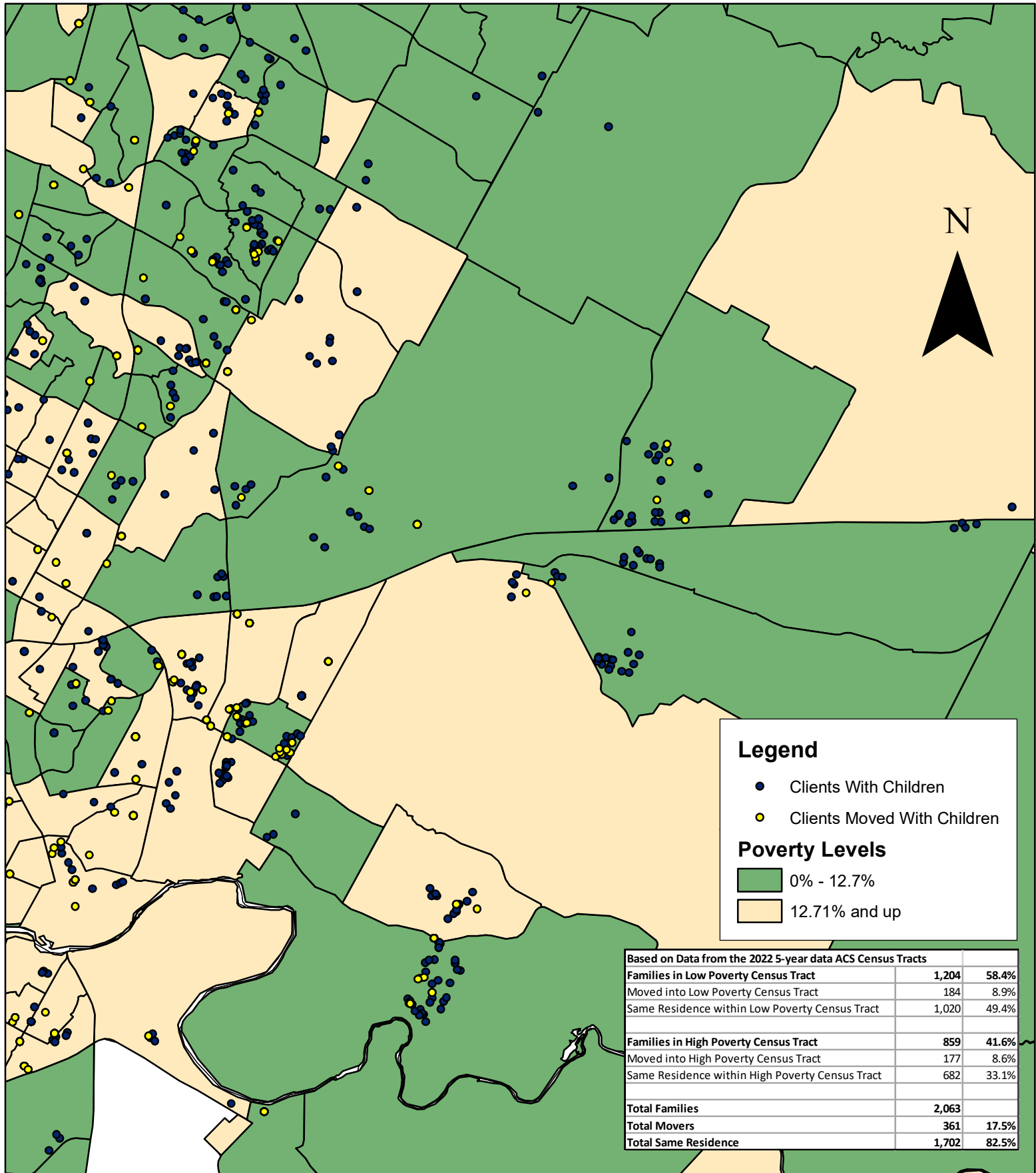
See instructions above concerning bonus points for State and regional PHAs.



Housing Authority of the City of Austin

Assisted Housing

Deconcentration Results 2023



HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02799

FINANCE ITEM NO. 5.

MEETING DATE: April 20, 2023

STAFF CONTACT: Barbara Chen, Chief Financial Officer

ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 02799: Award of Contract for Independent Audit Services

BUDGETED ITEM: Yes

TOTAL COST: \$252,000

ACTION

Requesting board approval of the award of a contract to Berman Hopkins CPAs & Associates, LLP for the purpose of providing Independent Auditing Services for the Housing Authority of the City of Austin and Agency Subsidiaries.

SUMMARY

Background:

The regulations of the U. S. Department of Housing and Urban Development require Public Housing Agencies that expend \$750,000 or more in annual Federal awards to have A-133 Single Audits performed by external independent auditors.

Process:

HACA's existing contract with its current independent audit contractor, Berman Hopkins, has been fulfilled, and all contract renewal options have been utilized. HACA therefore issued a Request for Proposals for independent auditing services for Fiscal Year-End 2023 with renewal options.

The Request for Proposals was advertised in the Austin American-Statesman, PHADA, and the HACA Website. We used the eProcurement Marketplace for solicitations, which notified 920 vendors, of which 20 were reviewed and we received four responses. The four responses were evaluated by committee, and Berman Hopkins scored highest.

Attached are the score sheets for each respondent as well as a tabulation of costs for each fiscal year from 2023 to 2027.

Staff Recommendation:

Staff recommends award of contract to Berman Hopkins for the provision of Independent Auditing Services to HACA for a three-year term with an option to renew for two additional years. Cost of services for FYE 2023 is \$252,000. Total costs for auditing service is \$1,328,600 for all five years starting fiscal year 2023.

ATTACHMENTS:

- ▣ **Evaluation for auditing services**

RESOLUTION NO. 02799

**RESOLUTION APPROVING THE AWARD OF A CONTRACT
FOR INDEPENDENT AUDITING SERVICES**

WHEREAS, the regulations of the U. S. Department of Housing and Urban Development require the Public Housing Agencies that expends \$750,000 or more in Federal awards a year to have A-133 Single Audit performed by external independent auditors; and

WHEREAS, the Housing Authority of the City of Austin (HACA) issued a Request for Proposals and found the proposal by Berman Hopkins CPAs and Associates to be the most responsive; and

WHEREAS, HACA desires to enter into a contract with Berman Hopkins CPAs, and Associates, LLP for the purpose of providing independent auditing services for the Housing Authority of the City of Austin and Agency Subsidiaries; and

WHEREAS, the required audit costs will be budgeted in their respective budget years for such audits; and

WHEREAS, it is the recommendation of the President and CEO that the contract be awarded to Berman Hopkins CPAs, and Associates, LLP;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the City of Austin authorizes the President and CEO to award a three-year contract with an option to renew for two additional years to Berman Hopkins CPAs, and Associates, LLP with the contract cost not to exceed \$1,328,600 in five years.

PASSED, APPROVED, AND ADOPTED this 20th day of April 2023.

Michael G. Gerber, Secretary

Chairperson

Score Tally Sheet for HACA-23-P-0250 Auditor

Evaluators	Aprio	Baker Tilley	Berman Hopkins	Clifton Larson Allen
Barbara Chen	78	78	93	90
CFO				
Lisa Garcia	64	65	94	85
Vice President of Assisted Housing				
Ann Gass	73	75	90	84
Director of Strategic Housing Initiatives				
Monica Loera	75	80	95	86
Operating Accountig Manager				
Carlton Greenhaw	68	65	93	89
Financial Manager				
Total:	358	363	465	434
Average Score	71.6	72.6	93	86.8

Evaluation of Costs for HACA-23-P-0250 Auditor

Fiscal Year	APRIO	Baker/Tilly	Berman	CLA
3/31/2023	215,000	249,125	252,000	270,000
3/31/2024	226,200	261,650	257,200	283,500
3/31/2025	237,700	274,700	265,800	294,800
3/31/2026	249,700	288,500	272,100	306,500
3/31/2027	262,300	303,050	281,500	318,700
Total	1,190,900	1,377,025	1,328,600	1,473,500

HACA auditor evaluation - 2023

EVALUATION CRITERIA	Aprio LLP		Baker Tilly		Berman Hopkins		Clifton Larson Allen LLC	
A. COMPETENCE (max 30 Pts) Competence - to include technical education and training, and experience in auditing Housing Authorities of similar size. Provide names, resumes and percent of hours of those to be assigned to this project;	20	Comments	20	Comments	30	Comments	30	Comments
	No resumes for field work staff (Jenkins and Johnson)		Field work staff has 5 yrs or less experience (Salas and Adrio). Austin based.		17 years of experience for Sean Cedar		Senior associates have a lot of PHA experience. Large PHAs. Austin based staff	
B. MINORITY BUSINESS (max 5 Pts) Provide the name and office locations of any minority or small business sub-consultants or joint ventures proposed to be used on the project. Willingness to subcontract work to Audit Firms desiring experience in public Housing setting	0	Comments	0	Comments	0	Comments	0	Comments
	None indicated on vendor data sheet		None indicated on vendor data sheet		None		None indicated on vendor data sheet	
C. KNOWLEDGE OF APPLICABLE HUD, PBRA, AND PUBLIC HOUSING REGULATIONS (max 15 Pts)	10	Comments	15	Comments	15	Comments	15	Comments
	Primarily smaller PHA experience.							
D. KNOWLEDGE OF FEDERAL SINGLE AUDIT GUIDELINES (max 15 Pts)	15	Comments	15	Comments	15	Comments	15	Comments
E. KNOWLEDGE OF APPLICABLE STATE OF TEXAS REGULATIONS (max 5 Pts)	5	Comments	3	Comments	5	Comments	5	Comments
			Less TX PHA experience					
F. KNOWLEDGE OF HUD AUDIT TECHNIQUES (max 10 Pts)	10	Comments	10	Comments	10	Comments	10	Comments
G. ABILITY TO DESIGN AN APPROACH PLAN AND WORK PLAN TO MEET AUDIT REQUIREMENTS (max 5 Pts)	3		3		5		5	
	Timeline was slower		Timeline?		Fastest timeline for 12/31 audits		Similar timeline to BH for 3/31 audit but slightly slower for 12/31 audits	
H. COST OF SERVICE (max 15 Pts)	15	Comments	12	Comments	13	Comments	10	Comments
	\$1,190,900		\$1,377,025		\$1,328,600		\$1,473,500	
Total	78		78		93		90	
Evaluator NAME: Barbara Chen Date 3/16/2023								

HACA auditor evaluation - 2023

EVALUATION CRITERIA	Aprio LLP		Baker Tilly		Berman Hopkins		Clifton Larson Allen LLC	
A. COMPETENCE (max 30 Pts) Competence - to include technical education and training, and experience in auditing Housing Authorities of similar size. Provide names, resumes and percent of hours of those to be assigned to this project;	15	Comments No resumes for field work staff (Jenkins and Johnson)	20	Comments Field work staff has 5 yrs or less experience (Salas and Adrio). Austin based.	30	Comments 17 years of experience for Sean Cedar	30	Comments Senior associates have a lot of PHA experience. Large PHAs. Austin based staff
B. MINORITY BUSINESS (max 5 Pts) Provide the name and office locations of any minority or small business sub-consultants or joint ventures proposed to be used on the project. Willingness to subcontract work to Audit Firms desiring experience in public Housing setting	0	Comments None indicated on vendor data sheet	0	Comments None indicated on vendor data sheet	0	Comments None	0	Comments None indicated on vendor data sheet
C. KNOWLEDGE OF APPLICABLE HUD, PBRA, AND PUBLIC HOUSING REGULATIONS (max 15 Pts)	10	Comments Primarily smaller PHA experience.	15	Comments	15	Comments	15	Comments
D. KNOWLEDGE OF FEDERAL SINGLE AUDIT GUIDELINES (max 15 Pts)	15	Comments	15	Comments	15	Comments	15	Comments
E. KNOWLEDGE OF APPLICABLE STATE OF TEXAS REGULATIONS (max 5 Pts)	5	Comments	3	Comments Less TX PHA experience	5	Comments	5	Comments
F. KNOWLEDGE OF HUD AUDIT TECHNIQUES (max 10 Pts)	10	Comments	10	Comments	10	Comments	10	Comments
G. ABILITY TO DESIGN AN APPROACH PLAN AND WORK PLAN TO MEET AUDIT REQUIREMENTS (max 5 Pts)	3	Timeline was slower	2	Timeline?	5	Fastest timeline for 12/31 audits	4	Similar timeline to BH for 3/31 audit but slightly slower for 12/31 audits
H. COST OF SERVICE (max 15 Pts)	15	Comments \$1,190,900	10	Comments \$1,377,025	10	Comments \$1,328,600	5	Comments \$1,473,500
Total	73		75		90		84	
Evaluator NAME: Ann Gass Date 3/16/2023								

HACA auditor evaluation - 2023

EVALUATION CRITERIA	Aprio LLP		Baker Tilly		Berman Hopkins		Clifton Larson Allen LLC	
A. COMPETENCE (max 30 Pts) Competence - to include technical education and training, and experience in auditing Housing Authorities of similar size. Provide names, resumes and percent of hours of those to be assigned to this project;	15	Comments	20	Comments	30	Comments	28	Comments
	Experience with smaller PHAs; three team members assigned to HACA audit.		Experience auditing government clients to include Saint Paul Public HA and HA of the City of Milwaukee		Extensive experience, founded in 1958, team assigned to HACA include members hired and trained to work on PHAs and have extensive experience and knowledge in a broad range of PHA programs.		60 + years in business, 4,100 government entities served and experience auditing housing finance agencies and PHAs	
B. MINORITY BUSINESS (max 5 Pts) Provide the name and office locations of any minority or small business sub-consultants or joint ventures proposed to be used on the project. Willingness to subcontract work to Audit Firms desiring experience in public Housing setting	0	Comments	0	Comments	0	Comments	0	Comments
C. KNOWLEDGE OF APPLICABLE HUD, PBRA, AND PUBLIC HOUSING REGULATIONS (max 15 Pts)	10	Comments	10	Comments	15	Comments	13	Comments
	Audit smaller PHAs with three team members assigned to HACA. Broad industry knowledge to include PBRA, HCV, LIHTC, and RAD.		Limited experience auditing PHAS with experience to include St. Paul and Milwaukee PHAS		Team assigned to HACA include members hired and trained to work on PHAs and have extensive experience and knowledge in a broad range of PHA programs to include HCV, HOME, Section 8 Contract Admini, PBRA, RAD, LIHTC and other HUD programs.		Trained group of professionals focused on auditing HUD programs to include HCV, RAD, PBV and PBRA. Also, experience auditing LIHTC and RAD.	
D. KNOWLEDGE OF FEDERAL SINGLE AUDIT GUIDELINES (max 15 Pts)	12	Comments	12	Comments	15	Comments	15	Comments
E. KNOWLEDGE OF APPLICABLE STATE OF TEXAS REGULATIONS (max 5 Pts)	2	Comments	3	Comments	5	Comments	4	Comments
	Licensed in the state of Texas but limited experience auditing PHAs in Texas. Lead auditor's client included Dallas HA		Experience auditing Texas government agencies primarily Cities and utility services.		Extensive knowledge of State of Texas regulations and auditing TX PHAs		Knowledge of State of Texas Regs - audits include Fort Worth Housing Solutions, Harris County HA and HA of Galveston. Experience auditing other PHAs in other States, including large PHAs.	
F. KNOWLEDGE OF HUD AUDIT TECHNIQUES (max 10 Pts)	7	Comments	5	Comments	10	Comments	10	Comments
			Some knowledge but limited					
G. ABILITY TO DESIGN AN APPROACH PLAN AND WORK PLAN TO MEET AUDIT REQUIREMENTS (max 5 Pts)	3		2		5		4	
	Audit draft available by 9/30/2023 and reports by 12/31/2023		No clear timeline included?		Fieldwork completed by Aug 31st, Sept 15 draft submitted, and final to include Board presentation Oct 15, 2023. PBRA timeline different to meet the needs of this program.		The use of subcontractor with an Austin location to work with CLA staff involved in the audit. Audit fieldwork June-Aug, draft reports Sept with final reports in Oct.	
H. COST OF SERVICE (max 15 Pts)	15	Comments	13	Comments	14	Comments	11	Comments
	Total cost for March 2023 to March 2027 = \$1,190,900		Total cost for March 2023 to March 2027 = \$1,377,025		Total cost for March 2023 to March 2027 = \$1,328,600		Total cost for March 2023 to March 2027 = \$1,473,500	
Total	64		65		94		85	
Evaluator NAME: Lisa Garcia Date 3/16/2023								

HACA auditor evaluation - 2023

EVALUATION CRITERIA	Aprio LLP		Baker Tilly		Berman Hopkins		Clifton Larson Allen LLC	
A. COMPETENCE (max 30 Pts) Competence - to include technical education and training, and experience in auditing Housing Authorities of similar size. Provide names, resumes and percent of hours of those to be assigned to this project;	15	Comments	20	Comments	30	Comments	30	Comments
	Auditing experience only with small to medium size Housing Authorities		Some experience with medium to large Housing Authorities		Current auditor for HACA			
B. MINORITY BUSINESS (max 5 Pts) Provide the name and office locations of any minority or small business sub-consultants or joint ventures proposed to be used on the project. Willingness to subcontract work to Audit Firms desiring experience in public Housing setting	0	Comments	0	Comments	0	Comments	0	Comments
	N/A		N/A		N/A		N/A	
C. KNOWLEDGE OF APPLICABLE HUD, PBRA, AND PUBLIC HOUSING REGULATIONS (max 15 Pts)	10	Comments	10	Comments	15	Comments	15	Comments
	Only smaller HA's							
D. KNOWLEDGE OF FEDERAL SINGLE AUDIT GUIDELINES (max 15 Pts)	10	Comments	13	Comments	15	Comments	15	Comments
	Only smaller HA's							
E. KNOWLEDGE OF APPLICABLE STATE OF TEXAS REGULATIONS (max 5 Pts)	5	Comments	3	Comments	5	Comments	5	Comments
F. KNOWLEDGE OF HUD AUDIT TECHNIQUES (max 10 Pts)	10	Comments	7	Comments	10	Comments	10	Comments
G. ABILITY TO DESIGN AN APPROACH PLAN AND WORK PLAN TO MEET AUDIT REQUIREMENTS (max 5 Pts)	3	Comments	2	Comments	5	Comments	4	Comments
	Able to meet audit deadlines, but nothing more; slower than others		Nio timeline				Very competent, but uses sub-contractors to do audit	
H. COST OF SERVICE (max 15 Pts)	15	Comments	10	Comments	13	Comments	10	Comments
	\$ 1,190,900.00		\$ 1,377,025.00		\$ 1,328,600.00		\$ 1,473,500.00	
Total	68		65		93		89	

Evaluator NAME: Carlton Greenhaw

Date 3/16/2023

HACA auditor evaluation - 2023								
EVALUATION CRITERIA	20	Comments	20	Comments	30	Comments	25	Comments
A. COMPETENCE (max 30 Pts)	Involved with smaller housing authorities		Experience with medium to large housing authorities; would require large data sets to understand HACA		Current auditor and understand's HACA and all of our reporting needs & services other large housing		Works with lots of large housing authorities, but subcontracts work	
Competence - to include technical education and training, and experience in auditing Housing Authorities of similar size. Provide names, resumes and percent of hours of those to be assigned to this project;	0	Comments	0	Comments	0	Comments	1	Comments
B. MINORITY BUSINESS (max 5 Pts)	Minority partners is less than 2%		Minority partners is 10%		No minority schedule submitted		Minoriy parters is 20%	
Provide the name and office locations of any minority or small business sub-consultants or joint ventures proposed to be used on the project. Willingness to subcontract work to Audit Firms desiring experience in public Housing setting	15	Comments	15	Comments	15	Comments	15	Comments
C. KNOWLEDGE OF APPLICABLE HUD, PBRA, AND PUBLIC HOUSING REGULATIONS (max 15 Pts)	Understands work, but has only been involved with smaller agencies							
	15	Comments	15	Comments	15	Comments	15	Comments
D. KNOWLEDGE OF FEDERAL SINGLE AUDIT GUIDELINES (max 15 Pts)	Understands work, but has only been involved with smaller agencies							
	5	Comments	5	Comments	5	Comments	5	Comments
E. KNOWLEDGE OF APPLICABLE STATE OF TEXAS REGULATIONS (max 5 Pts)								
	10	Comments	10	Comments	10	Comments	10	Comments
F. KNOWLEDGE OF HUD AUDIT TECHNIQUES (max 10 Pts)								
					5		5	
G. ABILITY TO DESIGN AN APPROACH PLAN AND WORK PLAN TO MEET AUDIT REQUIREMENTS (max 5 Pts)	Final would be submitted in December and Board in October		Field work is anticipated for 15 days. Final would be submitted in December		Final and Board would be submitted in October		Final and Board would be submitted in October	
	10	Comments	15	Comments	15	Comments	10	Comments
H. COST OF SERVICE (max 15 Pts)	\$215K first year; total for 5 years \$1.2M		\$249K first year, total for 5 years \$1.37M		\$252K first year; total for 5 years \$1.38M		\$270K first year; total for 5 years \$1.47M	
	75		80		95		86	
Total								
Evaluator NAME: Monica Loera Date 3/16/2023								

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02800

FINANCE ITEM NO. 6.

MEETING DATE: April 20, 2023

STAFF CONTACT: Barbara Chen, Chief Financial Officer

ITEM TITLE: Presentation, Discussion and Possible Action regarding Resolution No. 02800: Operating Budgets for the Fiscal Year April

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

Request board approval of the proposed operating budget for the Housing Authority of the City of Austin and its subsidiaries for fiscal year 2023-2024.

SUMMARY

Background:

The regulations of the U.S. Department of Housing and Urban Development require the Commissioners of the Housing Authority of the City of Austin to approve the Agency's operating budget.

Process:

A detail overview is attached for the Board's review.

Staff Recommendation:

We are recommending Board's approval of the proposed operating budget.

ATTACHMENTS:

- ▣ **FY 2024 Operating Budget**

RESOLUTION NO. 02800

**Resolution Approving the Operating Budgets
For the Fiscal Year April 1, 2023 to March 31, 2024**

WHEREAS, in accordance with the applicable regulations promulgated by the United States Department of Housing and Urban Development (HUD), the Housing Authority of the City of Austin (HACA) is required to approve the agency's Operating Budget prior to the beginning of the fiscal year; and

WHEREAS, the Commissioners of the Housing Authority of the City of Austin have reviewed the Operating Budgets in the amount of \$618,218,088 and do find: 1) That the proposed expenditures are necessary for the efficient and economical operation of the program for the purpose of serving low-income families. 2) That the financial plan is reasonable in that: (a) It includes sources of funding adequate to cover all proposed expenditures, and (b) That all proposed rental charges and expenditures are consistent with provisions of law and the Annual Contributions Contract; and

WHEREAS, the Board of Commissioners of the Housing Authority of the City of Austin hereby certify that the Housing Authority of the city of Austin is in compliance with the Annual Contributions Contract and regulation set up by HUD and other bodies; and

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

NOW, THEREFORE, BE IT RESOLVED that the Fiscal Year 2024 Operating Budgets, copies of such budgets attached be hereby approved by the Board of Commissioners of the Housing Authority of the City of Austin.

PASSED, APPROVED AND ADOPTED this 20th day of April, 2023.

Michael G. Gerber, Secretary

Chairperson



Housing Authority of the City of Austin

Established in 1937

INTEROFFICE MEMORANDUM

DATE: April 20, 2024

TO: Board of Commissioners
Michael Gerber, President & CEO

FROM: Barbara Chen, CFO

SUBJECT: FY24 Operating Budget, Management Summary and Assumptions

Management Summary:

The **Operating Budget** for the Fiscal Year (FY) ending March 31, 2024 is enclosed for your review. This consolidated Housing Authority of the City of Austin (HACA) budget includes all programs, departments and AAHC developments. The proposed budget is a balanced budget with overall excess revenue of \$10,168,996.

This proposed budget includes an average 3% annual performance evaluation merit increase; we use proration rate of 89.55% to estimate the administrative fees for HCV program; and we invest HACA and AAHC excess cash in US Treasury Bills and earn an average of 4.5% in interest income. We estimate \$2.2M in investment income for the fiscal year ending March 31, 2024. HACA's financial position is strong, and the Agency's budget is sufficient to cover various strategic and operational goals, and agreements with HUD and our partners.

Total Revenues are comprised of both subsidized and un-subsidized affordable housing as owner and/or property manager, a project based contract administration entity, commercial leases, and a non-profit focused on tenant services and a consulting service for affordable housing. Approximately \$623.7M, or 91.6% of our revenues are passed through in expenses as Housing Assistance Payments (HAP), which net to zero on our bottom line. The majority of HAP is earned and passed through our project based contract administration entity (SHCC), followed by our Housing Choice Voucher program with private landlords.

Our Total Revenues increased \$41.7M, or seven percent, compared to the prior year's budget. The revenue increase is primarily due to higher HAP payments and other incomes. Other income includes developer and other fees earned from Austin Affordable Housing Corporation (AAHC).

Expenses:

Total Administrative expenses are \$1.9M, or eight percent higher, compared to the FY23 Budget primarily due to higher salaries and sundry expenses offsetting by lower management fees. Higher salaries is due to annual performance based merit increases and cost of living adjustments across the organization.

Total Maintenance is \$300K or 10% percent higher than prior year budget, the increase is primarily due to annual performance based merit increases and cost of living adjustments.

Total General Expenses are expected to increase \$.81M or one percent, primarily due to higher employee benefit insurance expenses. Higher employee benefit is due to a 12.5% increase for health insurance costs.

Budget Assumptions

Overview

This comprehensive annual budget includes all programs excluding PBRA properties, Assisted Housing, Central Office Cost Center, Austin Affordable Housing Corporation (AAHC), Southwest Housing Compliance Corporation (SHCC), Blueprint Consulting and Austin Pathways. As part of the budget process this year, each of our property sites and departments prepared a budget and this information was assembled into the agency-wide Operating Budget. This enabled us to make more accurate projections of our Operating Budget and ensure HACA's compliance with HUD regulations and third party agreements. You will also recall that the PBRA properties (RAD properties) operate on a calendar fiscal year, and that the Board already approved their budgets late last year.

HACA's consolidated budget for revenue and expenses is based on an accrual approach that matches revenues and expenses for the 12 months shown, except for one contract shown at nine months of revenue for conservatism.

Fee Model

AAHC properties are charged a management fee to support common central office functions. Per agreement with partners and lenders, in monthly reporting we reclassify some expenses to the COCC, such as educational computer labs, additional security or benefits. Expenditures to support allowed resident programs, security, benefits and other expenses are incorporated into the site-based budgets, or as part of the COCC if it deemed an owner expense or part of HACA's mission. In this year budget, HACA transfers \$.6M to cover the direct site-based expenses. SHCC and AAHC are charged both management fees (for central support) and donations to support various tenant services and operations.

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ALL PROGRAMS

FISCAL YEAR 2024 OPERATING BUDGET

	FY 2023	FY 2024	Change
	Budget	Budget	
REVENUES			
Tenant Revenue			
Rental Charges	9,811,338.00	10,285,100.00	473,762.00
Write-Off / Bad Debt	(6,840.00)	(61,200.00)	(54,360.00)
Non-Dwelling Rental	1,908,580.00	2,107,688.00	199,108.00
Excess Utilities	0.00	17,083.00	17,083.00
Total Tenant Revenue	11,713,078.00	12,348,671.00	635,593.00
Operating Grants			
HAP Subsidy	543,622,317.00	565,655,712.00	22,033,395.00
HAP Admin Fees	17,960,606.00	19,145,687.00	1,185,081.00
HAP Admin Fees - EHV Service Fees	0.00	211,750.00	211,750.00
HUD FSS Grant Revenue	0.00	462,029.00	462,029.00
HCV HAP	0.00	10,680,712.00	10,680,712.00
Grants Revenue	1,006,985.00	1,819,892.00	812,907.00
Total Operating Grants	562,589,908.00	597,975,782.00	35,385,874.00
Investment Income			
Investment Income - Unrestricted - Admin	0.00	2,242,340.00	2,242,340.00
Total Investment Income	0.00	2,242,340.00	2,242,340.00
Interest Income			
Interest on Bank Accounts	70,000.00	150,247.32	80,247.32
Total Interest Income	70,000.00	150,247.32	4,564,927.32
Other Revenue			
Developer Fees	0.00	3,000,000.00	3,000,000.00
Management Fee	2,999,824.00	1,885,012.73	(1,114,811.27)
Bookkeeping Fee	0.00	57,510.00	57,510.00
Asset Management Fees	0.00	2,979,432.00	2,979,432.00
Distribution Revenue	0.00	2,946,000.00	2,946,000.00
Acquisition fees	0.00	3,500,000.00	3,500,000.00
Bulk Trash Revenue	0.00	40,000.00	40,000.00
Miscellaneous Income	0.00	175,498.00	175,498.00
Other Income - Misc	9,885,082.00	1,698,056.00	(8,187,026.00)
Total Other Revenue	12,884,906.00	16,281,508.73	3,396,602.73
Total Revenue	587,257,892.00	628,998,549.05	41,740,657.05

EXPENSES

Administrative Expenses

Salaries

Admin Salaries - Regular	12,953,853.00	14,219,623.38	1,265,770.38
Admin Salaries - Overtime	10,250.00	56,183.41	45,933.41
Incentive Pay	0.00	651,029.42	651,029.42
Property Mgmt. - Payroll	698,886.00	743,907.60	45,021.60

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ALL PROGRAMS

FISCAL YEAR 2024 OPERATING BUDGET

	FY 2023	FY 2024	Change
	Budget	Budget	
Compensated Absences	0.00	1,055,746.42	1,055,746.42
Total Salaries	13,662,989.00	16,726,490.23	3,063,501.23
Legal Expense			
Legal Expense	479,504.00	486,750.00	7,246.00
Total Legal Expenses	479,504.00	486,750.00	7,246.00
Travel & Training			
Staff Training	141,725.00	138,595.00	(3,130.00)
Travel - Airlines	65,043.00	69,792.00	4,749.00
Travel - Lodging	16,160.00	129,761.00	113,601.00
Travel - Car Transportation	900.00	7,621.00	6,721.00
Travel - Mileage	12,463.00	9,024.00	(3,439.00)
MOR Travel	146,496.00	161,206.00	14,710.00
Per Diem	2,768.00	4,700.00	1,932.00
Misc Travel	0.00	9,128.00	9,128.00
Travel - Conference Fees	41,291.00	64,156.75	22,865.75
Total Travel & Training	426,846.00	593,983.75	167,137.75
Auditing Fees			
Auditing Fees	243,000.00	220,000.00	(23,000.00)
Total Audit Fees	243,000.00	220,000.00	(23,000.00)
Office Expenses			
Office Supplies	45,982.00	61,108.00	15,126.00
Postage, Couriers, Express Mail	54,827.00	62,827.00	8,000.00
Printing	16,304.00	17,838.00	1,534.00
Advertising and Marketing	41,550.00	74,102.00	32,552.00
Membership Dues and Fees	105,378.00	121,592.00	16,214.00
Telephone	96,514.00	132,438.90	35,924.90
Internet / Cable	27,468.00	28,143.58	675.58
Maint. Agreement - Office Equipment	242,639.00	217,840.00	(24,799.00)
Computer Equipment	215,823.00	283,172.00	67,349.00
Equipment Leases	63,674.00	56,715.00	(6,959.00)
Office Equipment/Furniture	35,246.00	31,141.00	(4,105.00)
Admin Contractors	377,281.00	257,725.00	(119,556.00)
Meeting	72,746.00	74,233.00	1,487.00
Misc. Expenses	95,073.00	152,797.00	57,724.00
Subscriptions	55,206.00	55,450.88	244.88
Bank Charges	95,100.00	41,540.48	(53,559.52)
Internship	60,000.00	50,000.00	(10,000.00)
Consultants	873,313.00	735,746.00	(137,567.00)
Credit Check	88,790.00	83,000.00	(5,790.00)
Criminal Check	15,954.00	25,106.00	9,152.00
Employee Physical /Drug Test	5,170.00	6,670.00	1,500.00

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ALL PROGRAMS

FISCAL YEAR 2024 OPERATING BUDGET

	FY 2023	FY 2024	Change
	Budget	Budget	
Interpreter Fee	10,250.00	14,550.00	4,300.00
Software	492,213.00	1,079,994.00	587,781.00
Storage Lease	7,500.00	6,269.16	(1,230.84)
Document Shredding	1,967.00	2,567.00	600.00
Appraisals / Desk Reviews	45,525.00	52,150.00	6,625.00
Breakroom Supplies	8,000.00	9,500.00	1,500.00
Sponsorships/Industry Contributions	2,000.00	130,000.00	128,000.00
Wellness Program	10,000.00	5,000.00	(5,000.00)
Permits, Licenses & Certificates	4,150.00	6,450.00	2,300.00
Inspections	82,000.00	82,000.00	0.00
HACA Family Scholarship	3,500.00	55,000.00	51,500.00
Tuition Reimbursement	40,500.00	25,000.00	(15,500.00)
Employee Referral Program	6,000.00	10,000.00	4,000.00
Recruiting	10,000.00	5,000.00	(5,000.00)
Office Space Rental	216,287.00	216,287.00	0.00
Port-Out Admin Fee	60,000.00	84,000.00	24,000.00
Sponsor Outreach Events	1,250.00	0.00	(1,250.00)
Waiting List Opening		20,000.00	20,000.00
Prop. Mgmt. - Admin Costs	851,618.00	1,001,532.00	149,914.00
Prop. Mgmt. - Advertising and Promotions	118,750.00	143,136.00	24,386.00
Total Office Expenses	4,655,548.00	5,517,621.00	862,073.00
Management Fees			
Management Fees	2,848,761.00	704,736.00	(2,144,025.00)
Prop. Mgmt. - Management Fees	526,631.00	439,344.00	(87,287.00)
Asset Management Fees	0.00	0.00	0.00
Bookkeeping Fees	0.00	57,510.00	57,510.00
IT Fees	0.00	0.00	0.00
Total Management Fees	3,375,392.00	1,201,590.00	(2,173,802.00)
Total Administrative Expenses	22,843,279.00	24,746,434.98	1,903,155.98
Tenant Services			
Tenant Services- Salaries			
Tenant Services - Salaries Reg	981,689.00	638,409.00	(343,280.00)
Tenant Services - Salaries OT	0.00	0.00	0.00
Total Tenant Services - Salaries	981,689.00	638,409.00	(343,280.00)
Tenant Services - Youth Educational Success			
A/B Honor Roll/Perfect Attendance	35,000.00	40,000.00	5,000.00
Collaborating with Priority One Schools	500.00	500.00	0.00
Comprehensive Youth Development Club	200,000.00	200,000.00	0.00
In School Case Management/Tutoring	600,000.00	600,000.00	0.00
Scholarship Marketing	1,000.00	6,000.00	5,000.00
School Supplies	9,000.00	10,000.00	1,000.00
Youth Leadership Lifeskills & Service	20,000.00	54,000.00	34,000.00

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ALL PROGRAMS

FISCAL YEAR 2024 OPERATING BUDGET

	FY 2023	FY 2024	Change
	Budget	Budget	
Youth Stem/Steam Programming	15,500.00	88,492.00	72,992.00
HACA Resident's Children Scholarship	12,455.00	0.00	(12,455.00)
Total Tenant Services - Youth Educational Success	893,455.00	998,992.00	105,537.00
Tenant Services - Workforce Development			
Apprenticeship Stipends	100,750.00	113,533.00	12,783.00
Childcare Program - Voucher	25,000.00	50,000.00	25,000.00
Education and Training	0.00	35,233.00	35,233.00
Incentives	15,000.00	12,000.00	(3,000.00)
Parenting Classes	15,000.00	5,000.00	(10,000.00)
Transportation Assistance	23,000.00	13,161.00	(9,839.00)
Workforce Development Services	80,500.00	93,684.00	13,184.00
Total Tenant Services - Workforce Development	259,250.00	322,611.00	63,361.00
Tenant Services - Community Initiatives			
Community Grants/Donations	70,000.00	27,500.00	(42,500.00)
Citywide Advisory Board Support	3,000.00	5,000.00	2,000.00
Community Building	89,810.00	0.00	(89,810.00)
Community Educational Events	10,000.00	31,300.00	21,300.00
Elderly Supportive Services	171,720.00	260,000.00	88,280.00
New Resident Orientation Packets	3,000.00	3,000.00	0.00
Program Outreach & Marketing	1,000.00	500.00	(500.00)
Supportive Services	36,000.00	218,150.00	182,150.00
Total Tenant Services - Community Initiatives	384,530.00	545,450.00	160,920.00
Tenant Services - Digital Inclusion			
ACC Tech Support Program	5,500.00	0.00	(5,500.00)
Computer Equipment	3,750.00	20,000.00	16,250.00
Adult Digital Literacy Training	0.00	74,250.00	74,250.00
Total Tenant Services - Digital Inclusion	9,250.00	94,250.00	85,000.00
Tenant Services - FSS Support Services			
Program Coordinating Committee & Partner Events	500.00	500.00	0.00
Bankquet/Recruitment and Marketing	0.00	7,500.00	7,500.00
FSS Childcare	18,000.00	10,000.00	(8,000.00)
FSS Support Services	32,500.00	25,000.00	(7,500.00)
Total Tenant Services - FSS Support Services	51,000.00	43,000.00	(8,000.00)
Tenant Services- Other			
Tenant Relocation Costs	2,500.00	2,500.00	0.00
Tenant Services - Other1	500,000.00	0.00	(500,000.00)
Total Tenant Services - Other	502,500.00	2,500.00	(500,000.00)
Total Tenant Services	3,081,674.00	2,645,212.00	(436,462.00)

Utilities

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ALL PROGRAMS

FISCAL YEAR 2024 OPERATING BUDGET

	FY 2023	FY 2024	Change
	Budget	Budget	
Water	667,930.00	698,986.88	31,056.88
Electricity	248,250.00	119,552.69	(128,697.31)
Gas	49,600.00	84,608.64	35,008.64
Total Utilities	965,780.00	903,148.21	(62,631.79)

Ordinary Maintenance & Operations

Maintenance Labor

Ordinary Maint. & Operations- Labor Regular	398,148.00	607,706.00	209,558.00
Ordinary Maint. & Operations- Labor OT	14,000.00	18,000.00	4,000.00
Prop. Mgmt. Maintenance Labor	745,705.00	790,190.28	44,485.28
Total Maintenance Labor	1,157,853.00	1,415,896.28	258,043.28

Ordinary Maint. & Operations- Materials

Materials - Custodial	10,500.00	8,300.00	(2,200.00)
Materials - Electrical	2,500.00	2,000.00	(500.00)
Materials - Plumbing	2,500.00	2,500.00	0.00
Materials - Lawn Care/ Grounds	2,000.00	2,000.00	0.00
Materials - Tools & Equipment	2,600.00	3,720.00	1,120.00
Materials - Air Conditioning / HVAC	10,500.00	11,800.00	1,300.00
Materials - Gas & Oil	32,000.00	39,062.00	7,062.00
Materials - Auto Parts	8,700.00	11,300.00	2,600.00
Materials - Exterior Lighting	1,000.00	500.00	(500.00)
Materials - Paint and Painting Supplies	3,000.00	1,500.00	(1,500.00)
Materials - Flooring & Ceiling	1,000.00	500.00	(500.00)
Materials - Windows Covering	1,000.00	1,000.00	0.00
Materials - Appliances & Parts	2,100.00	1,500.00	(600.00)
Materials - Hardware/Locks	1,000.00	600.00	(400.00)
Materials - Safety Equipment	7,500.00	4,300.00	(3,200.00)
Materials - Pest Control	500.00	200.00	(300.00)
Materials - Lumber Sheetrock	500.00	200.00	(300.00)
Materials - Doors	500.00	700.00	200.00
Materials - Water Heaters/Boilers & Parts	1,500.00	1,000.00	(500.00)
Materials - Countertops /Cabinets	500.00	100.00	(400.00)
Total Materials	91,400.00	92,782.00	1,382.00

Contracts - Maintenance

Contracts - Trash Removal	26,500.00	35,448.00	8,948.00
Contracts - In-House Bulk Trash	1,350.00	1,920.00	570.00
Contracts - HVAC	30,000.00	35,000.00	5,000.00
Contracts - Elevator Maint.	16,000.00	20,000.00	4,000.00
Contracts - Landscape/Grounds	60,500.00	67,896.00	7,396.00
Contracts - Tree Trimming	10,000.00	12,000.00	2,000.00
Contracts - Electrical Contracts	2,500.00	3,500.00	1,000.00
Contracts - Plumbing Contracts	10,000.00	8,000.00	(2,000.00)
Contracts - Pest Control	9,500.00	10,280.00	780.00

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ALL PROGRAMS

FISCAL YEAR 2024 OPERATING BUDGET

	FY 2023	FY 2024	Change
	Budget	Budget	
Contracts - Janitorial Contracts	104,000.00	110,000.00	6,000.00
Contracts - Fire Protection	8,000.00	8,360.00	360.00
Contracts - Door & Window Repairs	5,000.00	2,000.00	(3,000.00)
Contracts - Building & Equipment Repairs	20,000.00	8,000.00	(12,000.00)
Contracts - Painting	3,000.00	0.00	(3,000.00)
Contracts - Equipment Rental	2,000.00	3,000.00	1,000.00
Contracts - Key & Lock Services	3,000.00	3,550.00	550.00
Contract - Vehicle Repairs/ Maintenance	86,250.00	105,159.00	18,909.00
Contracts - Uniforms	3,000.00	13,305.00	10,305.00
Contracts - Masonry Work	3,000.00	2,000.00	(1,000.00)
Contracts - Roofing	0.00	1,000.00	1,000.00
Prop Mgmt. Cleaning & Decorating	417,100.00	328,860.00	(88,240.00)
Prop. Mgmt. Maintenance & Repair	492,553.00	440,748.00	(51,805.00)
Prop. Mgmt Contract Services	309,446.00	443,628.00	134,182.00
Total Maintenance Contracts	1,622,699.00	1,663,654.00	40,955.00
Total Ordinary Maintenance & Operations	2,871,952.00	3,172,332.28	300,380.28
 Protective Services			
Protective Services- Equipments	9,719.00	27,832.00	18,113.00
Protective Services- Contracts	245,625.00	20,180.00	(225,445.00)
Prop Mgmt - Security Contracts/Services	0.00	206,616.00	206,616.00
Total Protective Services	255,344.00	254,628.00	(716.00)
 General Expenses			
Insurance			
Property Insurance	192,387.00	146,692.80	(45,694.20)
Liability Insurance	62,789.00	167,423.55	104,634.55
Workmen's Compensation	0.00	60,431.98	60,431.98
Insurance Deductible	0.00	0.00	0.00
Fidelity Bond Insurance	86,279.00	99,022.00	12,743.00
Automobile Insurance	434,338.00	19,574.92	(414,763.08)
Auto Physical Liability	0.00	13,014.19	13,014.19
Mobile Equipment Insurance Expense	0.00	613.40	613.40
Crime Prevention Insurance	0.00	4,009.10	4,009.10
Business Owners Insurance	0.00	50,000.00	50,000.00
Prop. Mgmt. - Insurance	0.00	452,652.00	452,652.00
Total Insurance	775,793.00	1,013,433.94	237,640.94
 Employee Benefits Contribution			
Employee Benefits Contribution	6,748,112.00	698,602.00	(6,049,510.00)
FICA Employers Share - Admin	0.00	1,028,486.90	1,028,486.90
FICA Employers Share - Tenant Serv	0.00	37,679.00	37,679.00
FICA Employers Share - Maintenance	0.00	15,568.00	15,568.00
Medical Benefits - Admin	0.00	3,017,159.44	3,017,159.44
Medical Benefits - Tenant Serv	0.00	168,319.00	168,319.00

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ALL PROGRAMS

FISCAL YEAR 2024 OPERATING BUDGET

	FY 2023	FY 2024	Change
	Budget	Budget	
Medical Benefits - Maintenance	0.00	56,077.00	56,077.00
Retirement Benefits - Admin	0.00	2,058,556.28	2,058,556.28
Retirement Benefits - Tenant Serv	0.00	58,575.00	58,575.00
Retirement Benefits - Maintenance	0.00	21,421.00	21,421.00
Fed & State Unemployment - Admin	0.00	17,281.00	17,281.00
Fed & State Unemployment - Tenant Serv	0.00	810.00	810.00
Fed & State Unemployment - Maintenance	0.00	360.00	360.00
Life Insurance - Admin	0.00	46,815.41	46,815.41
Life Insurance - Tenant Serv	0.00	1,727.00	1,727.00
Life Insurance - Maintenance	0.00	662.00	662.00
Disability Insurance - Admin	0.00	82,201.16	82,201.16
Disability Insurance - Tenant Serv	0.00	3,417.00	3,417.00
Disability Insurance - Maintenance	0.00	1,248.00	1,248.00
Prop. Mgmt. Payroll Admin Benefits - Admin	109,664.00	134,448.00	24,784.00
Prop. Mgmt. Payroll Maint. Benefits - Maintenance	129,237.00	135,264.12	6,027.12
Total Employee Benefits Contribution	6,987,013.00	7,584,677.31	597,664.31
Interest Expense			
Interest on Notes Payable	1,480,114.00	1,458,140.71	(21,973.29)
Total Interest Expense	1,480,114.00	1,458,140.71	(21,973.29)
Other General Expense			
PILOT	88,106.00	88,106.64	0.64
Franchise Taxes	15,000.00	15,550.00	550.00
Total Other General Expenses	103,106.00	103,656.64	550.64
Total General Expenses	9,346,026.00	10,159,908.60	813,882.60
Total Operating Expenses	39,364,055.00	41,881,664.07	2,517,609.07
NET OPERATING INCOME (LOSS)	547,893,837.00	587,116,884.98	39,223,047.98
Non-Routine Expenses			
HAP Payments	543,622,317.00	576,336,424.00	32,714,107.00
Total Non-Routine Expenses	543,622,317.00	576,336,424.00	32,714,107.00
Donations & Transfers			
Operating Transfers In	0.00	(15,404,030.79)	(15,404,030.79)
Operating Transfers From/To Component Unit	0.00	(536,093.00)	(536,093.00)
Operating Transfers Out	635,501.00	16,551,589.00	15,916,088.00
Total Donations & Transfers	635,501.00	611,465.21	(24,035.79)
Net Income (Loss)	3,636,019.00	10,168,995.77	6,532,976.77

HOUSING AUTHORITY OF THE CITY OF AUSTIN

CENTRAL OFFICE COST CENTER

FISCAL YEAR 2024 OPERATING BUDGET

	FY 2023	FY 2024	Change
	Budget	Budget	
REVENUES			
Tenant Revenue			
Non-Dwelling Rental	727,380.00	926,588.00	199,208.00
Excess Utilities	0.00	17,083.00	17,083.00
Total Tenant Revenue	727,380.00	943,671.00	216,291.00
Investment Income			
Investment Income - Unrestricted - Admin	0.00	478,395.00	478,395.00
Total Investment Income	0.00	478,395.00	478,395.00
Interest Income			
Interest on Bank Accounts	70,000.00	84,589.32	14,589.32
Total Interest Income	70,000.00	84,589.32	14,589.32
Other Revenue			
Management Fee	601,063.00	1,122,127.73	521,064.73
Bookkeeping Fee	0.00	57,510.00	57,510.00
Bulk Trash Revenue	0.00	40,000.00	40,000.00
Miscellaneous Income	0.00	10,000.00	10,000.00
Other Income - Misc	0.00	30,000.00	30,000.00
Total Other Revenue	601,063.00	1,259,637.73	658,574.73
Total Revenue	1,398,443.00	2,766,293.05	1,367,850.05
EXPENSES			
Administrative Expenses			
Salaries			
Admin Salaries - Regular	5,342,471.00	5,540,810.15	198,339.15
Admin Salaries - Overtime	8,750.00	30,591.70	21,841.70
Incentive Pay	0.00	651,029.42	651,029.42
Compensated Absences	0.00	412,474.42	412,474.42
Total Salaries	5,351,221.00	6,634,905.70	1,283,684.70
Legal Expense			
Legal Expense	71,002.00	78,250.00	7,248.00
Total Legal Expenses	71,002.00	78,250.00	7,248.00
Travel & Training			
Staff Training	74,000.00	58,800.00	(15,200.00)
Travel - Airlines	53,775.00	36,250.00	(17,525.00)
Travel - Lodging	9,900.00	101,250.00	91,350.00
Travel - Car Transportation	500.00	3,100.00	2,600.00
Travel - Mileage	2,443.00	2,020.00	(423.00)
Per Diem	1,700.00	2,000.00	300.00
Misc Travel	0.00	3,700.00	3,700.00
Travel - Conference Fees	29,434.00	40,938.00	11,504.00

HOUSING AUTHORITY OF THE CITY OF AUSTIN

CENTRAL OFFICE COST CENTER

FISCAL YEAR 2024 OPERATING BUDGET

	FY 2023	FY 2024	Change
	Budget	Budget	
Total Travel & Training	171,752.00	248,058.00	76,306.00
Auditing Fees			
Auditing Fees	180,000.00	125,000.00	(55,000.00)
Total Audit Fees	180,000.00	125,000.00	(55,000.00)
Office Expenses			
Office Supplies	20,750.00	20,250.00	(500.00)
Postage, Couriers, Express Mail	16,200.00	11,500.00	(4,700.00)
Printing	8,426.00	8,450.00	24.00
Advertising and Marketing	35,400.00	36,225.00	825.00
Membership Dues and Fees	65,780.00	65,250.00	(530.00)
Telephone	57,306.00	87,332.00	30,026.00
Internet / Cable	27,468.00	26,523.00	(945.00)
Maint. Agreement - Office Equipment	242,639.00	216,520.00	(26,119.00)
Computer Equipment	214,223.00	206,272.00	(7,951.00)
Equipment Leases	35,202.00	34,110.00	(1,092.00)
Office Equipment/Furniture	24,748.00	8,250.00	(16,498.00)
Admin Contractors	138,779.00	85,000.00	(53,779.00)
Meeting	45,248.00	45,300.00	52.00
Misc. Expenses	31,800.00	34,500.00	2,700.00
Subscriptions	39,882.00	23,449.94	(16,432.06)
Bank Charges	90,000.00	24,384.48	(65,615.52)
Internship	60,000.00	50,000.00	(10,000.00)
Consultants	512,870.00	383,500.00	(129,370.00)
Credit Check	25,290.00	48,000.00	22,710.00
Criminal Check	9,500.00	16,000.00	6,500.00
Employee Physical /Drug Test	5,170.00	6,670.00	1,500.00
Interpreter Fee	3,000.00	2,300.00	(700.00)
Software	351,070.00	803,371.00	452,301.00
Storage Lease	7,500.00	6,269.16	(1,230.84)
Document Shredding	450.00	850.00	400.00
Breakroom Supplies	8,000.00	8,000.00	0.00
Sponsorships/Industry Contributions	0.00	50,000.00	50,000.00
Wellness Program	10,000.00	5,000.00	(5,000.00)
Permits, Licenses & Certificates	150.00	950.00	800.00
Inspections	12,000.00	12,000.00	0.00
HACA Family Scholarship	3,500.00	55,000.00	51,500.00
Tuition Reimbursement	30,500.00	15,000.00	(15,500.00)
Employee Referral Program	6,000.00	10,000.00	4,000.00
Recruiting	10,000.00	5,000.00	(5,000.00)
Waiting List Opening	0.00	10,000.00	10,000.00
Total Office Expenses	2,148,851.00	2,421,226.58	272,375.58
Total Administrative Expenses	7,922,826.00	9,507,440.28	1,584,614.28

HOUSING AUTHORITY OF THE CITY OF AUSTIN

CENTRAL OFFICE COST CENTER

FISCAL YEAR 2024 OPERATING BUDGET

	FY 2023	FY 2024	Change
	Budget	Budget	
Tenant Services			
Tenant Services - Community Initiatives			
Community Grants/Donations	50,000.00	25,000.00	(25,000.00)
Total Tenant Services - Community Initiatives	50,000.00	25,000.00	(25,000.00)
Total Tenant Services	50,000.00	25,000.00	(25,000.00)
Utilities			
Water	47,000.00	45,490.88	(1,509.12)
Electricity	154,000.00	13,556.69	(140,443.31)
Gas	6,000.00	4,808.64	(1,191.36)
Total Utilities	207,000.00	63,856.21	(143,143.79)
Ordinary Maintenance & Operations			
Maintenance Labor			
Ordinary Maint. & Operations- Labor Regular	398,148.00	607,706.00	209,558.00
Ordinary Maint. & Operations- Labor OT	14,000.00	18,000.00	4,000.00
Total Maintenance Labor	412,148.00	625,706.00	213,558.00
Ordinary Maint. & Operations- Materials			
Materials - Custodial	10,500.00	8,300.00	(2,200.00)
Materials - Electrical	2,500.00	2,000.00	(500.00)
Materials - Plumbing	2,500.00	2,500.00	0.00
Materials - Lawn Care/ Grounds	2,000.00	2,000.00	0.00
Materials - Tools & Equipment	2,600.00	3,720.00	1,120.00
Materials - Air Conditioning / HVAC	10,500.00	10,000.00	(500.00)
Materials - Gas & Oil	23,000.00	27,500.00	4,500.00
Materials - Auto Parts	8,500.00	10,000.00	1,500.00
Materials - Exterior Lighting	1,000.00	500.00	(500.00)
Materials - Paint and Painting Supplies	3,000.00	1,500.00	(1,500.00)
Materials - Flooring & Ceiling	1,000.00	500.00	(500.00)
Materials - Windows Covering	1,000.00	1,000.00	0.00
Materials - Appliances & Parts	2,100.00	1,500.00	(600.00)
Materials - Hardware/Locks	1,000.00	600.00	(400.00)
Materials - Safety Equipment	3,500.00	3,800.00	300.00
Materials - Pest Control	500.00	200.00	(300.00)
Materials - Lumber Sheetrock	500.00	200.00	(300.00)
Materials - Doors	500.00	200.00	(300.00)
Materials - Water Heaters/Boilers & Parts	1,500.00	1,000.00	(500.00)
Materials - Countertops /Cabinets	500.00	100.00	(400.00)
Total Materials	78,200.00	77,120.00	(1,080.00)
Contracts - Maintenance			
Contracts - Trash Removal	20,000.00	25,000.00	5,000.00

HOUSING AUTHORITY OF THE CITY OF AUSTIN

CENTRAL OFFICE COST CENTER

FISCAL YEAR 2024 OPERATING BUDGET

	FY 2023	FY 2024	Change
	Budget	Budget	
Contracts - HVAC	25,000.00	25,000.00	0.00
Contracts - Elevator Maint.	16,000.00	20,000.00	4,000.00
Contracts - Landscape/Grounds	45,000.00	50,000.00	5,000.00
Contracts - Tree Trimming	10,000.00	12,000.00	2,000.00
Contracts - Electrical Contracts	2,000.00	3,000.00	1,000.00
Contracts - Plumbing Contracts	10,000.00	5,000.00	(5,000.00)
Contracts - Pest Control	7,000.00	7,000.00	0.00
Contracts - Janitorial Contracts	104,000.00	110,000.00	6,000.00
Contracts - Fire Protection	8,000.00	8,000.00	0.00
Contracts - Door & Window Repairs	8,000.00	2,000.00	(6,000.00)
Contracts - Building & Equipment Repairs	20,000.00	6,000.00	(14,000.00)
Contracts - Equipment Rental	2,000.00	3,000.00	1,000.00
Contracts - Key & Lock Services	3,000.00	3,000.00	0.00
Contract - Vehicle Repairs/ Maintenance	59,250.00	70,750.00	11,500.00
Contracts - Uniforms	4,000.00	13,305.00	9,305.00
Contracts - Masonry Work	2,000.00	2,000.00	0.00
Total Maintenance Contracts	345,250.00	365,055.00	19,805.00
Total Ordinary Maintenance & Operations	835,598.00	1,067,881.00	232,283.00
Protective Services			
Protective Services- Equipments	2,000.00	20,000.00	18,000.00
Protective Services- Contracts	85,000.00	20,000.00	(65,000.00)
Total Protective Services	87,000.00	40,000.00	(47,000.00)
General Expenses			
Insurance			
Property Insurance	180,531.00	146,692.80	(33,838.20)
Liability Insurance	0.00	104,634.55	104,634.55
Workmen's Compensation	0.00	23,352.98	23,352.98
Automobile Insurance	0.00	16,778.92	16,778.92
Auto Physical Liability	0.00	11,155.19	11,155.19
Mobile Equipment Insurance Expense	0.00	613.40	613.40
Crime Prevention Insurance	0.00	4,009.10	4,009.10
Business Owners Insurance	0.00	50,000.00	50,000.00
Total Insurance	180,531.00	357,236.94	176,705.94
Employee Benefits Contribution			
Employee Benefits Contribution	2,708,661.00	666,202.00	(2,042,459.00)
FICA Employers Share - Admin	0.00	433,109.95	433,109.95
FICA Employers Share - Maintenance	0.00	15,568.00	15,568.00
Medical Benefits - Admin	0.00	1,055,404.32	1,055,404.32
Medical Benefits - Maintenance	0.00	56,077.00	56,077.00
Retirement Benefits - Admin	0.00	834,593.86	834,593.86

HOUSING AUTHORITY OF THE CITY OF AUSTIN

CENTRAL OFFICE COST CENTER

FISCAL YEAR 2024 OPERATING BUDGET

	FY 2023	FY 2024	Change
	Budget	Budget	
Retirement Benefits - Maintenance	0.00	21,421.00	21,421.00
Fed & State Unemployment - Admin	0.00	5,535.00	5,535.00
Fed & State Unemployment - Maintenance	0.00	360.00	360.00
Life Insurance - Admin	0.00	18,244.92	18,244.92
Life Insurance - Maintenance	0.00	662.00	662.00
Disability Insurance - Admin	0.00	34,381.40	34,381.40
Disability Insurance - Maintenance	0.00	1,248.00	1,248.00
Total Employee Benefits Contribution	2,708,661.00	3,142,807.45	434,146.45
Total General Expenses	2,889,192.00	3,500,044.39	610,852.39
Total Operating Expenses	11,991,616.00	14,204,221.88	2,212,605.88
NET OPERATING INCOME (LOSS)	(10,593,173.00)	(11,437,928.82)	(844,755.82)
Donations & Transfers			
Operating Transfers In	0.00	(11,885,505.79)	(11,885,505.79)
Operating Transfers From/To Component Unit	0.00	(268,046.50)	(268,046.50)
Total Donations & Transfers	0.00	(12,153,552.29)	(12,153,552.29)
Net Income (Loss)	(10,593,173.00)	715,623.46	11,308,796.46

HOUSING AUTHORITY OF THE CITY OF AUSTIN

Executive Office

FISCAL YEAR 2024 OPERATING BUDGET

	FY 2023	FY 2024	Change
	Budget	Budget	
EXPENSES			
Administrative Expenses			
Salaries			
Admin Salaries - Regular	706,527.00	807,162.00	100,635.00
Compensated Absences	0.00	61,687.00	61,687.00
Total Salaries	706,527.00	868,849.00	162,322.00
Legal Expense			
Legal Expense	40,000.00	40,000.00	0.00
Total Legal Expenses	40,000.00	40,000.00	0.00
Travel & Training			
Staff Training	5,000.00	3,000.00	(2,000.00)
Travel - Airlines	20,000.00	20,000.00	0.00
Travel - Lodging	0.00	5,000.00	5,000.00
Travel - Car Transportation	0.00	1,000.00	1,000.00
Travel - Mileage	1,000.00	1,000.00	0.00
Misc Travel	0.00	1,000.00	1,000.00
Travel - Conference Fees	8,000.00	10,000.00	2,000.00
Total Travel & Training	34,000.00	41,000.00	7,000.00
Office Expenses			
Office Supplies	8,500.00	8,500.00	0.00
Postage, Couriers, Express Mail	5,000.00	5,000.00	0.00
Printing	6,000.00	6,000.00	0.00
Advertising and Marketing	8,000.00	8,000.00	0.00
Membership Dues and Fees	50,000.00	50,000.00	0.00
Telephone	4,500.00	4,500.00	0.00
Equipment Leases	10,000.00	10,000.00	0.00
Office Equipment/Furniture	1,000.00	1,000.00	0.00
Admin Contractors	0.00	73,000.00	73,000.00
Meeting	5,000.00	5,000.00	0.00
Misc. Expenses	1,500.00	1,500.00	0.00
Subscriptions	18,000.00	18,000.00	0.00
Consultants	125,000.00	150,000.00	25,000.00
Interpreter Fee	500.00	500.00	0.00
Sponsorships/Industry Contributions	0.00	50,000.00	50,000.00
Total Office Expenses	243,000.00	391,000.00	148,000.00
Total Administrative Expenses	1,023,527.00	1,340,849.00	317,322.00
Tenant Services			

HOUSING AUTHORITY OF THE CITY OF AUSTIN

Executive Office

FISCAL YEAR 2024 OPERATING BUDGET

	FY 2023	FY 2024	Change
	Budget	Budget	
Tenant Services - Community Initiatives			
Community Grants/Donations	50,000.00	25,000.00	(25,000.00)
Total Tenant Services - Community Initiatives	50,000.00	25,000.00	(25,000.00)
Total Tenant Services	50,000.00	25,000.00	(25,000.00)
 Ordinary Maintenance & Operations			
 Ordinary Maint. & Operations- Materials			
Materials - Gas & Oil	1,000.00	1,500.00	500.00
Total Materials	1,000.00	1,500.00	500.00
 Contracts - Maintenance			
Contract - Vehicle Repairs/ Maintenance	750.00	4,000.00	3,250.00
Total Maintenance Contracts	750.00	4,000.00	3,250.00
Total Ordinary Maintenance & Operations	1,750.00	5,500.00	3,750.00
 General Expenses			
Insurance			
Workmen's Compensation	0.00	3,144.00	3,144.00
Total Insurance	0.00	3,144.00	3,144.00
 Employee Benefits Contribution			
FICA Employers Share - Admin	332,068.00	61,748.00	(270,320.00)
Medical Benefits - Admin	0.00	111,798.00	111,798.00
Retirement Benefits - Admin	0.00	150,259.00	150,259.00
Fed & State Unemployment - Admin	0.00	450.00	450.00
Life Insurance - Admin	0.00	2,650.00	2,650.00
Disability Insurance - Admin	0.00	4,992.00	4,992.00
Total Employee Benefits Contribution	332,068.00	331,897.00	(171.00)
Total General Expenses	332,068.00	335,041.00	2,973.00
Total Operating Expenses	1,407,345.00	1,706,390.00	299,045.00
 NET OPERATING INCOME (LOSS)	(1,407,345.00)	(1,706,390.00)	(299,045.00)
 Donations & Transfers			
Operating Transfers In	0.00	(1,706,390.00)	(1,706,390.00)
Total Donations & Transfers	0.00	(1,706,390.00)	(1,706,390.00)
 Net Income (Loss)	(1,407,345.00)	0.00	1,407,345.00

HOUSING AUTHORITY OF THE CITY OF AUSTIN

Finance

FISCAL YEAR 2024 OPERATING BUDGET

	FY 2023	FY 2024	Change
	Budget	Budget	
REVENUES			
Tenant Revenue			
Non-Dwelling Rental	0.00	216,287.00	(198,262.00)
Total Tenant Revenue	0.00	216,287.00	(198,262.00)
Investment Income			
Investment Income - Unrestricted - Admin	0.00	478,395.00	(478,395.00)
Total Investment Income	0.00	478,395.00	(478,395.00)
Interest Income			
Interest on Bank Accounts	70,000.00	84,589.32	(84,589.32)
Total Interest Income	70,000.00	84,589.32	(84,589.32)
Other Revenue			
Management Fee	0.00	534,016.00	(496,516.00)
Bookkeeping Fee	0.00	57,510.00	(57,510.00)
Other Income - Misc	0.00	30,000.00	(30,000.00)
Total Other Revenue	0.00	621,526.00	(584,026.00)
Total Revenue	70,000.00	1,400,797.32	(1,345,272.32)
EXPENSES			
Administrative Expenses			
Salaries			
Admin Salaries - Regular	953,056.00	876,310.00	890,528.25
Admin Salaries - Overtime	7,000.00	7,000.00	7,075.11
Incentive Pay	0.00	651,029.42	651,029.42
Compensated Absences	0.00	67,408.42	67,408.42
Total Salaries	960,056.00	1,601,747.84	1,616,041.20
Travel & Training			
Staff Training	10,000.00	10,000.00	10,000.00
Travel - Airlines	1,200.00	2,000.00	2,000.00
Travel - Lodging	3,600.00	5,000.00	5,000.00
Per Diem	1,000.00	1,200.00	1,200.00
Misc Travel	0.00	200.00	200.00
Travel - Conference Fees	0.00	3,800.00	3,800.00
Total Travel & Training	15,800.00	22,200.00	22,200.00
Auditing Fees			
Auditing Fees	180,000.00	125,000.00	125,000.00
Total Audit Fees	180,000.00	125,000.00	125,000.00

HOUSING AUTHORITY OF THE CITY OF AUSTIN

Finance

FISCAL YEAR 2024 OPERATING BUDGET

	FY 2023	FY 2024	Change
	Budget	Budget	
Office Expenses			
Office Supplies	6,000.00	4,000.00	4,000.00
Postage, Couriers, Express Mail	5,000.00	3,000.00	3,000.00
Printing	0.00	300.00	300.00
Membership Dues and Fees	1,000.00	1,000.00	1,000.00
Telephone	1,200.00	35,000.00	33,763.68
Equipment Leases	4,000.00	4,092.00	3,868.90
Office Equipment/Furniture	6,000.00	500.00	500.00
Admin Contractors	30,000.00	10,000.00	10,000.00
Meeting	1,000.00	3,000.00	3,000.00
Misc. Expenses	30,000.00	30,000.00	30,000.00
Subscriptions	0.00	150.00	150.00
Bank Charges	90,000.00	24,384.48	24,384.48
Consultants	0.00	2,000.00	2,000.00
Software	0.00	27,000.00	27,000.00
Storage Lease	7,500.00	6,269.16	6,269.16
Document Shredding	300.00	600.00	600.00
Permits, Licenses & Certificates	0.00	600.00	600.00
Total Office Expenses	182,000.00	151,895.64	150,436.22
Total Administrative Expenses	1,337,856.00	1,900,843.48	1,913,677.42
Utilities			
Water	45,000.00	43,490.88	43,490.88
Electricity	150,000.00	9,556.69	9,556.69
Gas	6,000.00	4,808.64	4,808.64
Total Utilities	201,000.00	57,856.21	57,856.21
Ordinary Maintenance & Operations			
Ordinary Maint. & Operations- Materials			
Materials - Safety Equipment	0.00	300.00	300.00
Total Materials	0.00	300.00	300.00
Total Ordinary Maintenance & Operations	0.00	300.00	300.00
General Expenses			
Insurance			
Property Insurance	57,577.00	134,692.80	134,692.80
Liability Insurance	0.00	104,634.55	104,634.55
Workmen's Compensation	0.00	3,419.86	3,419.86
Automobile Insurance	0.00	16,778.92	16,778.92

HOUSING AUTHORITY OF THE CITY OF AUSTIN

Finance

FISCAL YEAR 2024 OPERATING BUDGET

	FY 2023	FY 2024	Change
	Budget	Budget	
Auto Physical Liability	0.00	11,155.19	11,155.19
Mobile Equipment Insurance Expense	0.00	613.40	613.40
Crime Prevention Insurance	0.00	4,009.10	4,009.10
Business Owners Insurance	0.00	50,000.00	50,000.00
Total Insurance	57,577.00	325,303.82	325,303.82
Employee Benefits Contribution			
FICA Employers Share - Admin	451,226.00	67,037.00	68,157.05
Medical Benefits - Admin	0.00	153,345.20	153,345.20
Retirement Benefits - Admin	0.00	92,223.44	93,875.41
Fed & State Unemployment - Admin	0.00	990.00	990.00
Life Insurance - Admin	0.00	2,719.43	2,719.43
Disability Insurance - Admin	0.00	5,125.64	5,125.64
Total Employee Benefits Contribution	451,226.00	321,440.71	324,212.73
Total General Expenses	508,803.00	646,744.53	649,516.55
Total Operating Expenses	2,047,659.00	2,605,744.22	2,621,350.18
NET OPERATING INCOME (LOSS)	(1,977,659.00)	(1,204,946.90)	1,276,077.86
Donations & Transfers			
Operating Transfers In	0.00	(1,204,946.00)	(1,134,946.00)
Total Donations & Transfers	0.00	(1,204,946.00)	(1,134,946.00)
Net Income (Loss)	(1,977,659.00)	(0.90)	141,131.86

HOUSING AUTHORITY OF THE CITY OF AUSTIN

TMI

FISCAL YEAR 2024 OPERATING BUDGET

	FY 2023	FY 2024	Change
	Budget	Budget	
EXPENSES			
Administrative Expenses			
Salaries			
Admin Salaries - Regular	477,127.00	567,860.00	90,733.00
Compensated Absences	250.00	43,681.00	43,431.00
Total Salaries	477,377.00	611,541.00	134,164.00
Travel & Training			
Staff Training	19,000.00	6,300.00	(12,700.00)
Travel - Airlines	9,250.00	3,000.00	(6,250.00)
Travel - Lodging	0.00	70,000.00	70,000.00
Misc Travel	75.00	1,000.00	925.00
Travel - Conference Fees	6,730.00	8,138.00	1,408.00
Total Travel & Training	35,055.00	88,438.00	53,383.00
Office Expenses			
Office Supplies	1,000.00	1,000.00	0.00
Postage, Couriers, Express Mail	100.00	100.00	0.00
Membership Dues and Fees	250.00	250.00	0.00
Telephone	33,106.00	32,682.00	(424.00)
Internet / Cable	27,468.00	26,523.00	(945.00)
Maint. Agreement - Office Equipment	227,539.00	216,420.00	(11,119.00)
Computer Equipment	213,723.00	205,772.00	(7,951.00)
Office Equipment/Furniture	1,000.00	1,000.00	0.00
Meeting	350.00	450.00	100.00
Subscriptions	540.00	540.00	0.00
Consultants	152,870.00	44,500.00	(108,370.00)
Software	251,070.00	613,331.00	362,261.00
Total Office Expenses	909,016.00	1,142,568.00	233,552.00
Total Administrative Expenses	1,421,448.00	1,842,547.00	421,099.00
Ordinary Maintenance & Operations			
Ordinary Maint. & Operations- Materials			
Materials - Hardware/Locks	0.00	100.00	100.00
Total Materials	0.00	100.00	100.00
Total Ordinary Maintenance & Operations	0.00	100.00	100.00
General Expenses			
Insurance			
Workmen's Compensation	0.00	2,253.42	2,253.42

HOUSING AUTHORITY OF THE CITY OF AUSTIN

TMI

FISCAL YEAR 2024 OPERATING BUDGET

	FY 2023	FY 2024	Change
	Budget	Budget	
Total Insurance	0.00	2,253.42	2,253.42
Employee Benefits Contribution			
FICA Employers Share - Admin	224,250.00	43,441.00	(180,809.00)
Medical Benefits - Admin	0.00	103,528.00	103,528.00
Retirement Benefits - Admin	0.00	63,117.00	63,117.00
Fed & State Unemployment - Admin	0.00	450.00	450.00
Life Insurance - Admin	0.00	1,867.00	1,867.00
Disability Insurance - Admin	0.00	3,519.00	3,519.00
Total Employee Benefits Contribution	224,250.00	215,922.00	(8,328.00)
Total General Expenses	224,250.00	218,175.42	(6,074.58)
Total Operating Expenses	1,645,698.00	2,060,822.42	415,124.42
NET OPERATING INCOME (LOSS)	(1,645,698.00)	(2,060,822.42)	(415,124.42)
Donations & Transfers			
Operating Transfers In	0.00	(2,060,822.42)	(2,060,822.42)
Total Donations & Transfers	0.00	(2,060,822.42)	(2,060,822.42)
Net Income (Loss)	(1,645,698.00)	0.00	1,645,698.00

HOUSING AUTHORITY OF THE CITY OF AUSTIN LIH COCC

FISCAL YEAR 2024 OPERATING BUDGET

	FY 2023	FY 2024	Change
	Budget	Budget	
REVENUES			
Other Revenue			
Management Fee	601,063.00	588,111.73	(12,951.27)
Total Other Revenue	601,063.00	588,111.73	(12,951.27)
Total Revenue	601,063.00	588,111.73	(12,951.27)
EXPENSES			
Administrative Expenses			
Salaries			
Admin Salaries - Regular	1,289,814.00	1,276,722.00	(13,092.00)
Admin Salaries - Overtime	0.00	0.00	0.00
Compensated Absences	0.00	107,499.00	107,499.00
Total Salaries	1,289,814.00	1,384,221.00	94,407.00
Legal Expense			
Legal Expense	2,500.00	15,000.00	12,500.00
Total Legal Expenses	2,500.00	15,000.00	12,500.00
Travel & Training			
Staff Training	16,500.00	17,000.00	500.00
Travel - Airlines	1,125.00	3,500.00	2,375.00
Travel - Lodging	2,800.00	7,000.00	4,200.00
Travel - Car Transportation	400.00	450.00	50.00
Travel - Mileage	114.00	120.00	6.00
Misc Travel	0.00	1,500.00	1,500.00
Travel - Conference Fees	4,700.00	4,700.00	0.00
Total Travel & Training	25,639.00	34,270.00	8,631.00
Office Expenses			
Office Supplies	1,500.00	2,500.00	1,000.00
Postage, Couriers, Express Mail	150.00	300.00	150.00
Printing	800.00	800.00	0.00
Membership Dues and Fees	5,030.00	5,000.00	(30.00)
Telephone	6,000.00	5,600.00	(400.00)
Office Equipment/Furniture	750.00	750.00	0.00
Meeting	58,779.00	1,500.00	(57,279.00)
Subscriptions	2,500.00	200.00	(2,300.00)
Consultants	12,000.00	15,000.00	3,000.00
Credit Check	15,000.00	45,000.00	30,000.00
Employee Physical /Drug Test	17,290.00	170.00	(17,120.00)
Interpreter Fee	170.00	800.00	630.00
Software	1,500.00	13,040.00	11,540.00

HOUSING AUTHORITY OF THE CITY OF AUSTIN LIH COCC

FISCAL YEAR 2024 OPERATING BUDGET

	FY 2023	FY 2024	Change
	Budget	Budget	
Permits, Licenses & Certificates	150.00	150.00	0.00
Inspections	12,000.00	12,000.00	0.00
Total Office Expenses	133,619.00	102,810.00	(30,809.00)
Total Administrative Expenses	1,451,572.00	1,536,301.00	84,729.00
Ordinary Maintenance & Operations			
Maintenance Labor			
Ordinary Maint. & Operations- Labor Regular	216,408.00	404,199.00	187,791.00
Ordinary Maint. & Operations- Labor OT	10,000.00	18,000.00	8,000.00
Total Maintenance Labor	226,408.00	422,199.00	195,791.00
Ordinary Maint. & Operations- Materials			
Materials - Tools & Equipment	600.00	720.00	120.00
Materials - Gas & Oil	5,000.00	9,000.00	4,000.00
Materials - Auto Parts	2,000.00	500.00	(1,500.00)
Materials - Safety Equipment	500.00	500.00	0.00
Total Materials	8,100.00	10,720.00	2,620.00
Contracts - Maintenance			
Contract - Vehicle Repairs/ Maintenance	6,000.00	15,000.00	9,000.00
Contracts - Uniforms	500.00	10,805.00	10,305.00
Total Maintenance Contracts	6,500.00	25,805.00	19,305.00
Total Ordinary Maintenance & Operations	241,008.00	458,724.00	217,716.00
Protective Services			
Protective Services- Contracts	85,000.00	0.00	(85,000.00)
Total Protective Services	85,000.00	0.00	(85,000.00)
General Expenses			
Insurance			
Workmen's Compensation	0.00	5,656.00	5,656.00
Total Insurance	0.00	5,656.00	5,656.00
Employee Benefits Contribution			
Employee Benefits Contribution	712,624.00	666,202.00	(46,422.00)
FICA Employers Share - Admin	0.00	106,908.00	106,908.00
FICA Employers Share - Maintenance	0.00	0.00	0.00
Medical Benefits - Admin	0.00	306,578.00	306,578.00
Retirement Benefits - Admin	0.00	215,666.00	215,666.00
Retirement Benefits - Maintenance	0.00	0.00	0.00
Fed & State Unemployment - Admin	0.00	1,530.00	1,530.00
Life Insurance - Admin	0.00	4,600.00	4,600.00
Disability Insurance - Admin	0.00	8,667.00	8,667.00

HOUSING AUTHORITY OF THE CITY OF AUSTIN LIH COCC

FISCAL YEAR 2024 OPERATING BUDGET

	FY 2023	FY 2024	Change
	Budget	Budget	
Total Employee Benefits Contribution	712,624.00	1,310,151.00	597,527.00
Total General Expenses	712,624.00	1,315,807.00	603,183.00
Total Operating Expenses	2,490,204.00	3,310,832.00	820,628.00
NET OPERATING INCOME (LOSS)	(1,889,141.00)	(2,722,720.27)	(833,579.27)
Donations & Transfers			
Operating Transfers In	0.00	(2,727,040.37)	(2,727,040.37)
Total Donations & Transfers	0.00	(2,727,040.37)	(2,727,040.37)
Net Income (Loss)	(1,889,141.00)	4,320.10	1,893,461.10

HOUSING AUTHORITY OF THE CITY OF AUSTIN

AAHC COCC & RAD

FISCAL YEAR 2024 OPERATING BUDGET

	PTD Actual	PTD Budget	Variance
REVENUES			
Tenant Revenue			
Non-Dwelling Rental	196,200.00	169,800.00	(26,400.00)
Total Tenant Revenue	196,200.00	169,800.00	(26,400.00)
Investment Income			
Investment Income - Unrestricted - Admin	0.00	1,763,945.00	1,763,945.00
Total Investment Income	0.00	1,763,945.00	1,763,945.00
Interest Income			
Interest on Bank Accounts	0.00	65,658.00	65,658.00
Total Interest Income	0.00	65,658.00	65,658.00
Other Revenue			
Developer Fees	0.00	3,000,000.00	3,000,000.00
Management Fee	2,398,761.00	762,885.00	(1,635,876.00)
Asset Management Fees	0.00	2,979,432.00	2,979,432.00
Distribution Revenue	0.00	2,946,000.00	2,946,000.00
Acquisition fees	0.00	3,500,000.00	3,500,000.00
Other Income - Misc	8,132,619.00	20,000.00	(8,112,619.00)
Total Other Revenue	10,531,380.00	13,208,317.00	2,676,937.00
Total Revenue	10,727,580.00	15,207,720.00	4,480,140.00
EXPENSES			
Administrative Expenses			
Salaries			
Admin Salaries - Regular	681,055.00	748,021.08	66,966.08
Compensated Absences	0.00	57,387.00	57,387.00
Total Salaries	681,055.00	805,408.08	124,353.08
Legal Expense			
Legal Expense	3,000.00	3,000.00	0.00
Total Legal Expenses	3,000.00	3,000.00	0.00
Travel & Training			
Staff Training	7,000.00	5,500.00	(1,500.00)
Travel - Airlines	4,000.00	3,200.00	(800.00)
Travel - Lodging	1,000.00	4,800.00	3,800.00
Travel - Car Transportation	0.00	250.00	250.00
Travel - Mileage	500.00	200.00	(300.00)
Travel - Conference Fees	1,500.00	3,500.00	2,000.00
Total Travel & Training	14,000.00	17,450.00	3,450.00

HOUSING AUTHORITY OF THE CITY OF AUSTIN

AAHC COCC & RAD

FISCAL YEAR 2024 OPERATING BUDGET

	PTD Actual	PTD Budget	Variance
Auditing Fees			
Auditing Fees	25,000.00	40,000.00	15,000.00
Total Audit Fees	25,000.00	40,000.00	15,000.00
Office Expenses			
Office Supplies	1,500.00	1,500.00	0.00
Postage, Couriers, Express Mail	500.00	1,000.00	500.00
Advertising and Marketing	1,000.00	500.00	(500.00)
Membership Dues and Fees	7,000.00	7,000.00	0.00
Telephone	1,200.00	2,395.00	1,195.00
Admin Contractors	33,000.00	18,200.00	(14,800.00)
Meeting	10,000.00	11,000.00	1,000.00
Misc. Expenses	500.00	3,000.00	2,500.00
Subscriptions	0.00	1,200.00	1,200.00
Bank Charges	0.00	3,000.00	3,000.00
Consultants	20,000.00	25,000.00	5,000.00
Interpreter Fee	1,000.00	4,000.00	3,000.00
Sponsorships/Industry Contributions	0.00	50,000.00	50,000.00
Permits, Licenses & Certificates	0.00	1,000.00	1,000.00
Total Office Expenses	75,700.00	128,795.00	53,095.00
Management Fees			
Management Fees	1,626,524.00	0.00	(1,626,524.00)
Total Management Fees	1,626,524.00	0.00	(1,626,524.00)
Total Administrative Expenses	2,425,279.00	994,653.08	(1,430,625.92)
Tenant Services			
Tenant Services - Community Initiatives			
Financial Lit. Ed. & Home Ownership	1,000.00	0.00	(1,000.00)
Community Grants/Donations	20,000.00	0.00	(20,000.00)
Down-Payment Assistance	20,000.00	0.00	(20,000.00)
Total Tenant Services - Community Initiatives	41,000.00	0.00	(41,000.00)
Tenant Services- Other			
Tenant Relocation Costs	2,500.00	2,500.00	0.00
Total Tenant Services - Other	2,500.00	2,500.00	0.00
Total Tenant Services	43,500.00	2,500.00	(41,000.00)

Ordinary Maintenance & Operations

HOUSING AUTHORITY OF THE CITY OF AUSTIN

AAHC COCC & RAD

FISCAL YEAR 2024 OPERATING BUDGET

	PTD Actual	PTD Budget	Variance
Ordinary Maint. & Operations- Materials			
Materials - Air Conditioning / HVAC	0.00	1,800.00	1,800.00
Materials - Gas & Oil	0.00	300.00	300.00
Materials - Auto Parts	0.00	300.00	300.00
Materials - Doors	0.00	500.00	500.00
Total Materials	0.00	2,900.00	2,900.00
Contracts - Maintenance			
Contracts - Trash Removal	2,000.00	3,500.00	1,500.00
Contracts - HVAC	5,000.00	10,000.00	5,000.00
Contracts - Landscape/Grounds	7,500.00	9,160.00	1,660.00
Contracts - Electrical Contracts	500.00	500.00	0.00
Contracts - Plumbing Contracts	0.00	3,000.00	3,000.00
Contracts - Pest Control	2,500.00	3,280.00	780.00
Contracts - Fire Protection	0.00	360.00	360.00
Contracts - Building & Equipment Repairs	0.00	2,000.00	2,000.00
Contract - Vehicle Repairs/ Maintenance	0.00	4,000.00	4,000.00
Contracts - Roofing	0.00	1,000.00	1,000.00
Total Maintenance Contracts	17,500.00	36,800.00	19,300.00
Total Ordinary Maintenance & Operations	17,500.00	39,700.00	22,200.00
Protective Services			
Protective Services- Equipments	1,500.00	1,500.00	0.00
Total Protective Services	1,500.00	1,500.00	0.00
General Expenses			
Insurance			
Property Insurance	11,856.00	0.00	(11,856.00)
Workmen's Compensation	0.00	2,875.00	2,875.00
Total Insurance	11,856.00	2,875.00	(8,981.00)
Employee Benefits Contribution			
Employee Benefits Contribution	320,097.00	0.00	(320,097.00)
FICA Employers Share - Admin	0.00	57,223.00	57,223.00
Medical Benefits - Admin	0.00	99,348.00	99,348.00
Retirement Benefits - Admin	0.00	123,118.00	123,118.00
Fed & State Unemployment - Admin	0.00	540.00	540.00
Life Insurance - Admin	0.00	2,410.00	2,410.00
Disability Insurance - Admin	0.00	4,541.00	4,541.00
Total Employee Benefits Contribution	320,097.00	287,180.00	(32,917.00)
Total General Expenses	331,953.00	290,055.00	(41,898.00)
Total Operating Expenses	2,819,732.00	1,328,408.08	(1,491,323.92)

HOUSING AUTHORITY OF THE CITY OF AUSTIN

AAHC COCC & RAD

FISCAL YEAR 2024 OPERATING BUDGET

	PTD Actual	PTD Budget	Variance
NET OPERATING INCOME (LOSS)	7,907,848.00	13,879,311.92	5,971,463.92
Donations & Transfers			
Operating Transfers In		(523,524.00)	(523,524.00)
Operating Transfers Out	0.00	10,315,495.00	10,315,495.00
Total Donations & Transfers	0.00	9,791,971.00	9,791,971.00
Net Income (Loss)	7,907,848.00	4,087,340.92	(3,820,507.08)

HOUSING AUTHORITY OF THE CITY OF AUSTIN

Assisted Housing

FISCAL YEAR 2024 OPERATING BUDGET

	FY 2023	FY 2024	Change
	Budget	Budget	
REVENUES			
Operating Grants			
HAP Subsidy	67,984,064.00	83,190,428.00	15,206,364.00
HAP Admin Fees	5,983,288.00	6,024,091.00	40,803.00
HAP Admin Fees - EHV Service Fees	0.00	211,750.00	211,750.00
HUD FSS Grant Revenue	0.00	462,029.00	462,029.00
Grants Revenue	0.00	187,250.00	187,250.00
Total Operating Grants	73,967,352.00	90,075,548.00	16,108,196.00
Other Revenue			
Other Income - Misc	57,545.00	0.00	(57,545.00)
Total Other Revenue	57,545.00	0.00	(57,545.00)
Total Revenue	74,024,897.00	90,075,548.00	16,050,651.00
EXPENSES			
Administrative Expenses			
Salaries			
Admin Salaries - Regular	3,093,642.00	3,331,340.15	237,698.15
Admin Salaries - Overtime	1,500.00	25,591.70	24,091.70
Compensated Absences	0.00	255,030.00	255,030.00
Total Salaries	3,095,142.00	3,611,961.86	516,819.86
Legal Expense			
Legal Expense	5,502.00	5,500.00	(2.00)
Total Legal Expenses	5,502.00	5,500.00	(2.00)
Travel & Training			
Staff Training	21,500.00	21,500.00	0.00
Travel - Airlines	2,000.00	3,000.00	1,000.00
Travel - Lodging	3,000.00	5,000.00	2,000.00
Travel - Car Transportation	200.00	200.00	0.00
Travel - Mileage	500.00		(500.00)
Per Diem	840.00	1,200.00	360.00
Travel - Conference Fees	2,000.00	5,300.00	3,300.00
Total Travel & Training	30,040.00	36,200.00	6,160.00
Auditing Fees			
Auditing Fees	0.00	25,000.00	25,000.00
Total Audit Fees	0.00	25,000.00	25,000.00
Office Expenses			
Office Supplies	15,750.00	16,000.00	250.00

HOUSING AUTHORITY OF THE CITY OF AUSTIN

Assisted Housing

FISCAL YEAR 2024 OPERATING BUDGET

	FY 2023	FY 2024	Change
	Budget	Budget	
Postage, Couriers, Express Mail	36,000.00	32,500.00	(3,500.00)
Printing	4,378.00	6,100.00	1,722.00
Advertising and Marketing	2,900.00	4,475.00	1,575.00
Membership Dues and Fees	1,000.00	1,000.00	0.00
Telephone	2,700.00	8,700.00	6,000.00
Equipment Leases	14,802.00	16,932.00	2,130.00
Office Equipment/Furniture	1,498.00	1,500.00	2.00
Meeting	2,498.00	4,000.00	1,502.00
Subscriptions	6,342.00	11,059.94	4,717.94
Consultants	20,000.00	9,000.00	(11,000.00)
Credit Check	63,500.00	35,000.00	(28,500.00)
Criminal Check	5,500.00	8,500.00	3,000.00
Interpreter Fee	2,750.00	2,750.00	0.00
Software	85,788.00	174,772.00	88,984.00
Document Shredding	750.00	850.00	100.00
Permits, Licenses & Certificates	3,000.00	3,000.00	0.00
Inspections	70,000.00	70,000.00	0.00
Port-Out Admin Fee	60,000.00	84,000.00	24,000.00
Waiting List Opening	0.00	10,000.00	10,000.00
Total Office Expenses	399,156.00	500,138.94	100,982.94
Management Fees			
Management Fees	0.00	134,016.00	134,016.00
Bookkeeping Fees	0.00	57,510.00	57,510.00
Total Management Fees	0.00	191,526.00	191,526.00
Total Administrative Expenses	3,529,840.00	4,370,326.80	840,486.80
Tenant Services			
Tenant Services- Salaries			
Tenant Services - Salaries Reg	268,965.00	306,763.00	37,798.00
Total Tenant Services - Salaries	268,965.00	306,763.00	37,798.00
Tenant Services - Community Initiatives			
Supportive Services	0.00	211,750.00	211,750.00
Total Tenant Services - Community Initiatives	0.00	211,750.00	211,750.00
Tenant Services - FSS Support Services			
Bankquet/Recruitment and Marketing	0.00	7,500.00	7,500.00
FSS Childcare	18,000.00	10,000.00	(8,000.00)
FSS GED Incentives	2,500.00		(2,500.00)
FSS Support Services	30,000.00	25,000.00	(5,000.00)
Total Tenant Services - FSS Support Services	50,500.00	42,500.00	(8,000.00)
Total Tenant Services	319,465.00	561,013.00	241,548.00

HOUSING AUTHORITY OF THE CITY OF AUSTIN

Assisted Housing

FISCAL YEAR 2024 OPERATING BUDGET

	FY 2023	FY 2024	Change
	Budget	Budget	
Ordinary Maintenance & Operations			
Ordinary Maint. & Operations- Materials			
Materials - Gas & Oil	8,000.00	11,000.00	3,000.00
Materials - Auto Parts	200.00	1,000.00	800.00
Materials - Safety Equipment	4,000.00	500.00	(3,500.00)
Total Materials	12,200.00	12,500.00	300.00
Contracts - Maintenance			
Contract - Vehicle Repairs/ Maintenance	25,000.00	25,000.00	0.00
Total Maintenance Contracts	25,000.00	25,000.00	0.00
Total Ordinary Maintenance & Operations	37,200.00	37,500.00	300.00
General Expenses			
Insurance			
Liability Insurance	56,159.00	56,159.00	0.00
Workmen's Compensation	0.00	14,262.00	14,262.00
Total Insurance	56,159.00	70,421.00	14,262.00
Employee Benefits Contribution			
Employee Benefits Contribution	1,581,132.00	0.00	(1,581,132.00)
FICA Employers Share - Admin	0.00	254,846.95	254,846.95
FICA Employers Share - Tenant Serv	0.00	22,290.00	22,290.00
Medical Benefits - Admin	0.00	903,243.12	903,243.12
Medical Benefits - Tenant Serv	0.00	90,066.00	90,066.00
Retirement Benefits - Admin	0.00	491,186.42	491,186.42
Retirement Benefits - Tenant Serv	0.00	38,505.00	38,505.00
Fed & State Unemployment - Admin	0.00	4,996.00	4,996.00
Fed & State Unemployment - Tenant Serv	0.00	450.00	450.00
Life Insurance - Admin	0.00	10,899.49	10,899.49
Life Insurance - Tenant Serv	0.00	1,091.00	1,091.00
Disability Insurance - Admin	0.00	20,372.76	20,372.76
Disability Insurance - Tenant Serv	0.00	2,219.00	2,219.00
Total Employee Benefits Contribution	1,581,132.00	1,840,165.74	259,033.74
Total General Expenses	1,637,291.00	1,910,586.74	273,295.74
Total Operating Expenses	6,023,796.00	6,879,426.54	855,630.54
NET OPERATING INCOME (LOSS)	68,001,101.00	83,196,121.46	15,195,020.46
Non-Routine Expenses			
HAP Payments	67,984,064.00	83,190,428.00	15,206,364.00
Total Non-Routine Expenses	67,984,064.00	83,190,428.00	15,206,364.00

HOUSING AUTHORITY OF THE CITY OF AUSTIN

Assisted Housing

FISCAL YEAR 2024 OPERATING BUDGET

	FY 2023	FY 2024	Change
	Budget	Budget	
Donations & Transfers			
Operating Transfers In	0.00	(358,547.00)	(358,547.00)
Operating Transfers From/To Component Unit	0.00	(268,046.50)	(268,046.50)
Operating Transfers Out	0.00	536,094.00	536,094.00
Total Donations & Transfers	0.00	(90,499.50)	(90,499.50)
Net Income (Loss)	17,037.00	96,192.96	79,155.96

HOUSING AUTHORITY OF THE CITY OF AUSTIN

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FISCAL YEAR 2024 OPERATING BUDGET

	FY 2023	FY 2024	Change
	Budget	Budget	
REVENUES			
Other Revenue			
Other Income - Misc	124,255.00	165,498.00	41,243.00
Total Other Revenue	124,255.00	165,498.00	41,243.00
Total Revenue	124,255.00	165,498.00	41,243.00
EXPENSES			
Administrative Expenses			
Salaries			
Admin Salaries - Regular	38,090.00	60,000.00	21,910.00
Total Salaries	38,090.00	60,000.00	21,910.00
Travel & Training			
Travel - Airlines	1,500.00	500.00	(1,000.00)
Total Travel & Training	1,500.00	500.00	(1,000.00)
Auditing Fees			
Auditing Fees	8,000.00	0.00	(8,000.00)
Total Audit Fees	8,000.00	8,000.00	0.00
Office Expenses			
Membership Dues and Fees	1,075.00	184.00	(891.00)
Subscriptions	100.00	1,513.00	1,413.00
Bank Charges	100.00	100.00	0.00
Consultants	0.00	6,473.00	6,473.00
Software	2,500.00	2,500.00	0.00
Total Office Expenses	3,775.00	10,770.00	6,995.00
Total Administrative Expenses	51,365.00	71,270.00	19,905.00
General Expenses			
Insurance			
Workmen's Compensation	0.00	192.00	192.00
Total Insurance	0.00	192.00	192.00
Employee Benefits Contribution			
Employee Benefits Contribution	17,902.00	32,400.00	14,498.00
Total Employee Benefits Contribution	17,902.00	32,400.00	14,498.00
Total General Expenses	17,902.00	32,592.00	14,690.00
Total Operating Expenses	69,267.00	103,862.00	34,595.00
NET OPERATING INCOME (LOSS)	54,988.00	61,636.00	6,648.00
Net Income (Loss)	54,988.00	61,636.00	6,648.00

HOUSING AUTHORITY OF THE CITY OF AUSTIN

Austin Pathways All Programs

FISCAL YEAR 2024 OPERATING BUDGET

	FY 2023	FY 2024	Change
	Budget	Budget	
REVENUES			
Operating Grants			
Grants Revenue	1,116,160.00	1,632,642.00	516,482.00
Total Operating Grants	1,006,985.00	1,632,642.00	625,657.00
Total Revenue	1,006,985.00	1,632,642.00	625,657.00
EXPENSES			
Administrative Expenses			
Salaries			
Admin Salaries - Regular	445,936.00	993,814.00	547,878.00
Admin Salaries - Overtime	0.00	0.00	0.00
Compensated Absences	0.00	53,499.00	53,499.00
Total Salaries	445,936.00	1,047,313.00	601,377.00
Travel & Training			
Staff Training	9,195.00	22,695.00	13,500.00
Travel - Airlines	3,768.00	4,000.00	232.00
Travel - Lodging	2,260.00	4,000.00	1,740.00
Travel - Car Transportation	200.00	2,000.00	1,800.00
Travel - Mileage	9,020.00	6,288.00	(2,732.00)
Per Diem	228.00	1,500.00	1,272.00
Misc Travel	0.00	1,000.00	1,000.00
Travel - Conference Fees	1,632.00	7,449.75	5,817.75
Total Travel & Training	26,303.00	48,932.75	22,629.75
Auditing Fees			
Auditing Fees	8,000.00	8,000.00	0.00
Total Audit Fees	8,000.00	8,000.00	0.00
Office Expenses			
Office Supplies	6,042.00	21,733.00	15,691.00
Postage, Couriers, Express Mail	2,000.00	17,476.00	15,476.00
Printing	3,000.00	3,250.00	250.00
Advertising and Marketing	2,250.00	32,902.00	30,652.00
Membership Dues and Fees	2,500.00	23,000.00	20,500.00
Telephone	12,480.00	13,040.00	560.00
Computer Equipment	1,600.00	2,500.00	900.00
Office Equipment/Furniture	6,500.00	20,876.00	14,376.00
Admin Contractors	205,502.00	154,525.00	(50,977.00)
Meeting	14,000.00	13,500.00	(500.00)
Misc. Expenses	57,273.00	112,500.00	55,227.00
Subscriptions	500.00	2,500.00	2,000.00

HOUSING AUTHORITY OF THE CITY OF AUSTIN

Austin Pathways All Programs

FISCAL YEAR 2024 OPERATING BUDGET

	FY 2023	FY 2024	Change
	Budget	Budget	
Consultants	78,000.00	69,330.00	(8,670.00)
Criminal Check	500.00	500.00	0.00
Interpreter Fee	3,500.00	5,500.00	2,000.00
Software	2,500.00	44,000.00	41,500.00
Breakroom Supplies	2,000.00	1,500.00	(500.00)
Sponsorships/Industry Contributions	1,250.00	10,000.00	8,750.00
Permits, Licenses & Certificates	1,000.00	1,500.00	500.00
Total Office Expenses	402,397.00	550,132.00	147,735.00
Total Administrative Expenses	882,636.00	1,654,377.75	771,741.75
Tenant Services			
Tenant Services- Salaries			
Tenant Services - Salaries Reg	712,724.00	331,646.00	(381,078.00)
Total Tenant Services - Salaries	712,724.00	331,646.00	(381,078.00)
Tenant Services - Youth Educational Success			
A/B Honor Roll/Perfect Attendance	35,000.00	40,000.00	5,000.00
Collaborating with Priority One Schools	500.00	500.00	0.00
Comprehensive Youth Development Club	200,000.00	200,000.00	0.00
In School Case Management/Tutoring	600,000.00	600,000.00	0.00
Scholarship Marketing	1,000.00	6,000.00	5,000.00
School Supplies	9,000.00	10,000.00	1,000.00
Youth Leadership Lifeskills & Service	20,000.00	54,000.00	34,000.00
Youth Stem/Steam Programming	15,500.00	88,492.00	72,992.00
HACA Resident's Children Scholarship	12,455.00	0.00	(12,455.00)
Total Tenant Services - Youth Educational Success	893,455.00	998,992.00	105,537.00
Tenant Services - Workforce Development			
Apprenticeship Stipends	100,750.00	113,533.00	12,783.00
Childcare Program - Voucher	25,000.00	50,000.00	25,000.00
Education and Training	0.00	35,233.00	35,233.00
Incentives	15,000.00	12,000.00	(3,000.00)
Parenting Classes	15,000.00	5,000.00	(10,000.00)
Transportation Assistance	23,000.00	13,161.00	(9,839.00)
Workforce Development Services	80,500.00	93,684.00	13,184.00
Total Tenant Services - Workforce Development	259,250.00	322,611.00	63,361.00
Tenant Services - Community Initiatives			
Community Grants/Donations	0.00	2,500.00	2,500.00
Citywide Advisory Board Support	3,000.00	5,000.00	2,000.00
Community Building	89,810.00		(89,810.00)
Community Educational Events	10,000.00	31,300.00	21,300.00
Elderly Supportive Services	171,720.00	260,000.00	88,280.00

HOUSING AUTHORITY OF THE CITY OF AUSTIN

Austin Pathways All Programs

FISCAL YEAR 2024 OPERATING BUDGET

	FY 2023	FY 2024	Change
	Budget	Budget	
New Resident Orientation Packets	3,000.00	3,000.00	0.00
Program Outreach & Marketing	1,000.00	500.00	(500.00)
Supportive Services	15,000.00	6,400.00	(8,600.00)
Total Tenant Services - Community Initiatives	293,530.00	308,700.00	15,170.00
Tenant Services - Digital Inclusion			
Computer Equipment	5,500.00	20,000.00	14,500.00
Adult Digital Literacy Training	3,750.00	74,250.00	70,500.00
Total Tenant Services - Digital Inclusion	9,250.00	94,250.00	85,000.00
Tenant Services - FSS Support Services			
Program Coordinating Committee & Partner Events	500.00	500.00	0.00
Total Tenant Services - FSS Support Services	500.00	500.00	0.00
Total Tenant Services	2,168,709.00	2,056,699.00	(112,010.00)
Ordinary Maintenance & Operations			
Ordinary Maint. & Operations- Materials			
Materials - Gas & Oil	1,000.00	0.00	(1,000.00)
Total Materials	1,000.00	0.00	(1,000.00)
Contracts - Maintenance			
Contract - Vehicle Repairs/ Maintenance	2,000.00	2,000.00	0.00
Total Maintenance Contracts	2,000.00	2,000.00	0.00
Total Ordinary Maintenance & Operations	3,000.00	2,000.00	(1,000.00)
Protective Services			
Protective Services- Equipments	0.00	500.00	500.00
Total Protective Services	0.00	500.00	500.00
General Expenses			
Insurance			
Workmen's Compensation	0.00	4,201.00	4,201.00
Total Insurance	0.00	4,201.00	4,201.00
Employee Benefits Contribution			
Employee Benefits Contribution	544,571.00		(544,571.00)
FICA Employers Share - Admin	0.00	80,085.00	80,085.00
FICA Employers Share - Tenant Serv	0.00	15,389.00	15,389.00
Medical Benefits - Admin	0.00	202,815.00	202,815.00
Medical Benefits - Tenant Serv	0.00	78,253.00	78,253.00
Retirement Benefits - Admin	0.00	141,332.00	141,332.00
Retirement Benefits - Tenant Serv	0.00	20,070.00	20,070.00

HOUSING AUTHORITY OF THE CITY OF AUSTIN

Austin Pathways All Programs

FISCAL YEAR 2024 OPERATING BUDGET

	FY 2023	FY 2024	Change
	Budget	Budget	
Fed & State Unemployment - Admin	0.00	1,350.00	1,350.00
Fed & State Unemployment - Tenant Serv	0.00	360.00	360.00
Life Insurance - Admin	0.00	3,408.00	3,408.00
Life Insurance - Tenant Serv	0.00	636.00	636.00
Disability Insurance - Admin	0.00	6,422.00	6,422.00
Disability Insurance - Tenant Serv	0.00	1,198.00	1,198.00
Total Employee Benefits Contribution	544,571.00	551,318.00	6,747.00
Total General Expenses	544,571.00	555,519.00	10,948.00
Total Operating Expenses	3,598,916.00	4,269,095.75	670,179.75
NET OPERATING INCOME (LOSS)	(2,482,756.00)	(2,636,454.00)	(153,698.00)
Donations & Transfers			
Operating Transfers In	0.00	(2,636,454.00)	(2,636,454.00)
Total Donations & Transfers	0.00	(2,636,454.00)	(2,636,454.00)
Net Income (Loss)	(2,482,756.00)	0.00	2,482,756.00

HOUSING AUTHORITY OF THE CITY OF AUSTIN

AAHC PROPERTIES

FISCAL YEAR 2024 OPERATING BUDGET

	FY 2023	FY 2024	Change
	Budget	Budget	
REVENUES			
Tenant Revenue			
Rental Charges	9,811,338.00	10,285,100.00	473,762.00
Write-Off / Bad Debt	(6,840.00)	(61,200.00)	(54,360.00)
Non-Dwelling Rental	985,000.00	1,011,300.00	26,300.00
Total Tenant Revenue	10,789,498.00	11,235,200.00	445,702.00
Other Revenue			
Other Income - Misc	1,461,488.00	1,648,056.00	186,568.00
Total Other Revenue	1,461,488.00	1,648,056.00	186,568.00
Total Revenue	12,250,986.00	12,883,256.00	632,270.00
EXPENSES			
Administrative Expenses			
Salaries			
Property Mgmt. - Payroll	698,886.00	743,907.60	45,021.60
Total Salaries	698,886.00	743,907.60	45,021.60
Office Expenses			
Telephone	3,750.00	357.90	(3,392.10)
Internet / Cable	0.00	1,620.58	1,620.58
Prop. Mgmt. - Admin Costs	851,618.00	1,001,532.00	149,914.00
Prop. Mgmt. - Advertising and Promotions	118,750.00	143,136.00	24,386.00
Total Office Expenses	974,118.00	1,146,646.48	172,528.48
Management Fees			
Management Fees	772,237.00	120,720.00	(651,517.00)
Prop. Mgmt. - Management Fees	526,631.00	439,344.00	(87,287.00)
Total Management Fees	1,298,868.00	560,064.00	(738,804.00)
Total Administrative Expenses	2,971,872.00	2,450,618.08	(521,253.92)
Utilities			
Water	620,930.00	653,496.00	32,566.00
Electricity	94,250.00	105,996.00	11,746.00
Gas	43,600.00	79,800.00	36,200.00
Total Utilities	758,780.00	839,292.00	80,512.00
Ordinary Maintenance & Operations			
Maintenance Labor			
Prop. Mgmt. Maintenance Labor	745,705.00	790,190.28	44,485.28
Total Maintenance Labor	745,705.00	790,190.28	44,485.28
Contracts - Maintenance			

HOUSING AUTHORITY OF THE CITY OF AUSTIN

AAHC PROPERTIES

FISCAL YEAR 2024 OPERATING BUDGET

	FY 2023	FY 2024	Change
	Budget	Budget	
Contracts - Trash Removal	4,500.00	6,948.00	2,448.00
Contracts - In-House Bulk Trash	1,350.00	1,920.00	570.00
Contracts - Landscape/Grounds	8,000.00	8,736.00	736.00
Prop Mgmt. Cleaning & Decorating	417,100.00	328,860.00	(88,240.00)
Prop. Mgmt. Maintenance & Repair	492,553.00	440,748.00	(51,805.00)
Prop. Mgmt Contract Services	309,446.00	443,628.00	134,182.00
Total Maintenance Contracts	1,232,949.00	1,230,840.00	(2,109.00)
Total Ordinary Maintenance & Operations	1,978,654.00	2,021,030.28	42,376.28
Protective Services			
Protective Services- Equipments	0.00	5,832.00	5,832.00
Protective Services- Contracts	6,219.00	180.00	(6,039.00)
Prop Mgmt - Security Contracts/Services	160,625.00	206,616.00	45,991.00
Total Protective Services	166,844.00	212,628.00	45,784.00
General Expenses			
Insurance			
Prop. Mgmt. - Insurance	434,338.00	452,652.00	18,314.00
Total Insurance	434,338.00	452,652.00	18,314.00
Employee Benefits Contribution			
Prop. Mgmt. Payroll Admin Benefits - Admin	109,664.00	134,448.00	24,784.00
Prop. Mgmt. Payroll Maint. Benefits - Maintenance	129,237.00	135,264.12	6,027.12
Total Employee Benefits Contribution	238,901.00	269,712.12	30,811.12
Interest Expense			
Interest on Notes Payable	1,480,114.00	1,458,140.71	(21,973.29)
Total Interest Expense	1,480,114.00	1,458,140.71	(21,973.29)
Other General Expense			
PILOT	88,106.00	88,106.64	0.64
Franchise Taxes	15,000.00	15,550.00	550.00
Total Other General Expenses	103,106.00	103,656.64	550.64
Total General Expenses	2,256,459.00	2,284,161.47	27,702.47
Total Operating Expenses	8,132,609.00	7,807,729.83	(324,879.17)
NET OPERATING INCOME (LOSS)	4,118,377.00	5,075,526.17	957,149.17
Net Income (Loss)	4,118,377.00	5,075,526.17	957,149.17

HOUSING AUTHORITY OF THE CITY OF AUSTIN

Bridge at Bent Tree

FISCAL YEAR 2024 OPERATING BUDGET

	FY 2023	FY 2024	Change
	Budget	Budget	
REVENUES			
Tenant Revenue			
Rental Charges	1,431,090.00	1,410,000.00	(21,090.00)
Total Tenant Revenue	1,431,090.00	1,410,000.00	(21,090.00)
Other Revenue			
Other Income - Misc	141,975.00	166,800.00	24,825.00
Total Other Revenue	141,975.00	166,800.00	24,825.00
Total Revenue	1,573,065.00	1,576,800.00	3,735.00
EXPENSES			
Administrative Expenses			
Salaries			
Property Mgmt. - Payroll	108,626.00	133,884.00	25,258.00
Total Salaries	108,626.00	133,884.00	25,258.00
Office Expenses			
Prop. Mgmt. - Admin Costs	113,031.00	136,500.00	23,469.00
Prop. Mgmt. - Advertising and Promotions	12,850.00	17,088.00	4,238.00
Total Office Expenses	125,881.00	153,588.00	27,707.00
Management Fees			
Prop. Mgmt. - Management Fees	182,234.00	67,200.00	(115,034.00)
Total Management Fees	182,234.00	67,200.00	(115,034.00)
Total Administrative Expenses	416,741.00	354,672.00	(62,069.00)
Utilities			
Water	86,750.00	85,800.00	(950.00)
Electricity	18,540.00	17,700.00	(840.00)
Total Utilities	105,290.00	103,500.00	(1,790.00)
Ordinary Maintenance & Operations			
Maintenance Labor			
Prop. Mgmt. Maintenance Labor	118,832.00	111,900.00	(6,932.00)
Total Maintenance Labor	118,832.00	111,900.00	(6,932.00)
Contracts - Maintenance			
Prop Mgmt. Cleaning & Decorating	98,770.00	21,360.00	(77,410.00)
Prop. Mgmt. Maintenance & Repair	94,506.00	35,820.00	(58,686.00)
Prop. Mgmt Contract Services	24,810.00	64,980.00	40,170.00
Total Maintenance Contracts	218,086.00	122,160.00	(95,926.00)
Total Ordinary Maintenance & Operations	336,918.00	234,060.00	(102,858.00)

HOUSING AUTHORITY OF THE CITY OF AUSTIN

Bridge at Bent Tree

FISCAL YEAR 2024 OPERATING BUDGET

	FY 2023	FY 2024	Change
	Budget	Budget	
Protective Services			
Protective Services- Equipments	519.00	636.00	117.00
Total Protective Services	519.00	636.00	117.00
General Expenses			
Insurance			
Prop. Mgmt. - Insurance	55,742.00	55,980.00	238.00
Total Insurance	55,742.00	55,980.00	238.00
Employee Benefits Contribution			
Prop. Mgmt. Payroll Admin Benefits - Admin	15,460.00	16,932.00	1,472.00
Prop. Mgmt. Payroll Maint. Benefits - Maintenance	9,833.00	16,728.00	6,895.00
Total Employee Benefits Contribution	25,293.00	33,660.00	8,367.00
Interest Expense			
Interest on Notes Payable	152,509.00	152,093.63	(415.37)
Total Interest Expense	152,509.00	152,093.63	(415.37)
Total General Expenses	233,544.00	241,733.63	8,189.63
Total Operating Expenses	1,093,012.00	934,601.63	(158,410.37)
NET OPERATING INCOME (LOSS)	480,053.00	642,198.37	162,145.37
Net Income (Loss)	480,053.00	642,198.37	162,145.37

HOUSING AUTHORITY OF THE CITY OF AUSTIN

Bridge at South Point

FISCAL YEAR 2024 OPERATING BUDGET

	FY 2023	FY 2024	Change
	Budget	Budget	
REVENUES			
Tenant Revenue			
Rental Charges	1,846,212.00	1,965,000.00	118,788.00
Write-Off / Bad Debt	0.00	(14,400.00)	(14,400.00)
Total Tenant Revenue	1,846,212.00	1,950,600.00	104,388.00
Other Revenue			
Other Income - Misc	280,770.00	333,600.00	52,830.00
Total Other Revenue	280,770.00	333,600.00	52,830.00
Total Revenue	2,126,982.00	2,284,200.00	157,218.00
EXPENSES			
Administrative Expenses			
Salaries			
Property Mgmt. - Payroll	121,286.00	115,260.00	(6,026.00)
Total Salaries	121,286.00	115,260.00	(6,026.00)
Office Expenses			
Prop. Mgmt. - Admin Costs	138,778.00	171,420.00	32,642.00
Prop. Mgmt. - Advertising and Promotions	31,000.00	39,660.00	8,660.00
Total Office Expenses	169,778.00	211,080.00	41,302.00
Management Fees			
Prop. Mgmt. - Management Fees	162,488.00	71,484.00	(91,004.00)
Total Management Fees	162,488.00	71,484.00	(91,004.00)
Total Administrative Expenses	453,552.00	397,824.00	(55,728.00)
Utilities			
Water	101,040.00	108,300.00	7,260.00
Electricity	16,500.00	17,928.00	1,428.00
Gas	9,000.00	18,000.00	9,000.00
Total Utilities	126,540.00	144,228.00	17,688.00
Ordinary Maintenance & Operations			
Maintenance Labor			
Prop. Mgmt. Maintenance Labor	127,171.00	127,056.00	(115.00)
Total Maintenance Labor	127,171.00	127,056.00	(115.00)
Contracts - Maintenance			
Prop Mgmt. Cleaning & Decorating	81,130.00	63,768.00	(17,362.00)
Prop. Mgmt. Maintenance & Repair	60,298.00	50,772.00	(9,526.00)

HOUSING AUTHORITY OF THE CITY OF AUSTIN

Bridge at South Point

FISCAL YEAR 2024 OPERATING BUDGET

	FY 2023	FY 2024	Change
	Budget	Budget	
Prop. Mgmt Contract Services	57,800.00	75,336.00	17,536.00
Total Maintenance Contracts	199,228.00	189,876.00	(9,352.00)
Total Ordinary Maintenance & Operations	326,399.00	316,932.00	(9,467.00)
 Protective Services			
Prop Mgmt - Security Contracts/Services	11,052.00	12,288.00	1,236.00
Total Protective Services	11,052.00	12,288.00	1,236.00
 General Expenses			
Insurance			
Prop. Mgmt. - Insurance	90,906.00	114,156.00	23,250.00
Total Insurance	90,906.00	114,156.00	23,250.00
 Employee Benefits Contribution			
Prop. Mgmt. Payroll Admin Benefits - Admin	19,721.00	23,604.00	3,883.00
Prop. Mgmt. Payroll Maint. Benefits - Maintenance	19,858.00	16,392.00	(3,466.00)
Total Employee Benefits Contribution	39,579.00	39,996.00	417.00
 Interest Expense			
Interest on Notes Payable	506,594.00	497,982.38	(8,611.62)
Total Interest Expense	506,594.00	497,982.38	(8,611.62)
Total General Expenses	637,079.00	652,134.38	15,055.38
Total Operating Expenses	1,554,622.00	1,523,406.38	(31,215.62)
 NET OPERATING INCOME (LOSS)	572,360.00	760,793.62	188,433.62
 Net Income (Loss)	572,360.00	760,793.62	188,433.62

HOUSING AUTHORITY OF THE CITY OF AUSTIN

Eastland Plaza

FISCAL YEAR 2024 OPERATING BUDGET

	FY 2023	FY 2024	Change
	Budget	Budget	
REVENUES			
Tenant Revenue			
Non-Dwelling Rental	985,000.00	1,011,300.00	26,300.00
Total Tenant Revenue	985,000.00	1,011,300.00	26,300.00
Other Revenue			
Other Income - Misc	281,000.00	270,756.00	(10,244.00)
Total Other Revenue	281,000.00	270,756.00	(10,244.00)
Total Revenue	1,266,000.00	1,282,056.00	16,056.00
EXPENSES			
Administrative Expenses			
Office Expenses			
Telephone	3,750.00	357.90	(3,392.10)
Internet / Cable	0.00	1,620.58	1,620.58
Prop. Mgmt. - Admin Costs	6,500.00	8,412.00	1,912.00
Prop. Mgmt. - Advertising and Promotions	5,000.00	13,020.00	8,020.00
Total Office Expenses	15,250.00	23,410.48	8,160.48
Management Fees			
Prop. Mgmt. - Management Fees	178,835.00	55,620.00	(123,215.00)
Total Management Fees	178,835.00	55,620.00	(123,215.00)
Total Administrative Expenses	194,085.00	79,030.48	(115,054.52)
Utilities			
Water	47,000.00	47,328.00	328.00
Electricity	13,500.00	14,268.00	768.00
Total Utilities	60,500.00	61,596.00	1,096.00
Ordinary Maintenance & Operations			
Maintenance Labor			
Prop. Mgmt. Maintenance Labor	23,250.00	20,028.00	(3,222.00)
Total Maintenance Labor	23,250.00	20,028.00	(3,222.00)
Contracts - Maintenance			
Contracts - Trash Removal	4,500.00	6,948.00	2,448.00
Contracts - In-House Bulk Trash	1,350.00	1,920.00	570.00
Contracts - Landscape/Grounds	8,000.00	8,736.00	736.00
Prop Mgmt. Cleaning & Decorating	55,500.00	40,860.00	(14,640.00)
Prop. Mgmt. Maintenance & Repair	29,500.00	39,408.00	9,908.00
Prop. Mgmt Contract Services	2,650.00	8,544.00	5,894.00
Total Maintenance Contracts	101,500.00	106,416.00	4,916.00

HOUSING AUTHORITY OF THE CITY OF AUSTIN

Eastland Plaza

FISCAL YEAR 2024 OPERATING BUDGET

	FY 2023	FY 2024	Change
	Budget	Budget	
Total Ordinary Maintenance & Operations	124,750.00	126,444.00	1,694.00
Protective Services			
Protective Services- Equipments	5,000.00	5,196.00	196.00
Protective Services- Contracts	0.00	180.00	180.00
Prop Mgmt - Security Contracts/Services	101,000.00	113,136.00	12,136.00
Total Protective Services	106,000.00	118,512.00	12,512.00
General Expenses			
Insurance			
Prop. Mgmt. - Insurance	42,000.00	28,236.00	(13,764.00)
Total Insurance	42,000.00	28,236.00	(13,764.00)
Employee Benefits Contribution			
Prop. Mgmt. Payroll Maint. Benefits - Maintenance	3,250.00	1,824.00	(1,426.00)
Total Employee Benefits Contribution	3,250.00	1,824.00	(1,426.00)
Other General Expense			
PILOT	88,106.00	88,106.64	0.64
Total Other General Expenses	88,106.00	88,106.64	0.64
Total General Expenses	133,356.00	118,166.64	(15,189.36)
Total Operating Expenses	618,691.00	503,749.12	(114,941.88)
NET OPERATING INCOME (LOSS)	647,309.00	778,306.88	130,997.88
Net Income (Loss)	647,309.00	778,306.88	130,997.88

HOUSING AUTHORITY OF THE CITY OF AUSTIN

Lexington Hill

FISCAL YEAR 2024 OPERATING BUDGET

	FY 2023	FY 2024	Change
	Budget	Budget	
REVENUES			
Tenant Revenue			
Rental Charges	2,574,844.00	2,719,200.00	144,356.00
Write-Off / Bad Debt	0.00	(6,000.00)	(6,000.00)
Total Tenant Revenue	2,574,844.00	2,713,200.00	138,356.00
Other Revenue			
Other Income - Misc	311,796.00	321,000.00	9,204.00
Total Other Revenue	311,796.00	321,000.00	9,204.00
Total Revenue	2,886,640.00	3,034,200.00	147,560.00
EXPENSES			
Administrative Expenses			
Salaries			
Property Mgmt. - Payroll	166,131.00	174,480.00	8,349.00
Total Salaries	166,131.00	174,480.00	8,349.00
Office Expenses			
Prop. Mgmt. - Admin Costs	254,619.00	268,200.00	13,581.00
Prop. Mgmt. - Advertising and Promotions	36,800.00	38,640.00	1,840.00
Total Office Expenses	291,419.00	306,840.00	15,421.00
Management Fees			
Prop. Mgmt. - Management Fees	307,279.00	133,800.00	(173,479.00)
Total Management Fees	307,279.00	133,800.00	(173,479.00)
Total Administrative Expenses	764,829.00	615,120.00	(149,709.00)
Utilities			
Water	149,280.00	172,800.00	23,520.00
Electricity	23,100.00	25,800.00	2,700.00
Gas	18,300.00	34,560.00	16,260.00
Total Utilities	190,680.00	233,160.00	42,480.00
Ordinary Maintenance & Operations			
Maintenance Labor			
Prop. Mgmt. Maintenance Labor	116,582.00	193,800.00	77,218.00
Total Maintenance Labor	116,582.00	193,800.00	77,218.00
Contracts - Maintenance			
Prop Mgmt. Cleaning & Decorating	96,450.00	77,100.00	(19,350.00)
Prop. Mgmt. Maintenance & Repair	111,800.00	117,420.00	5,620.00
Prop. Mgmt Contract Services	85,990.00	111,600.00	25,610.00

HOUSING AUTHORITY OF THE CITY OF AUSTIN

Lexington Hill

FISCAL YEAR 2024 OPERATING BUDGET

	FY 2023	FY 2024	Change
	Budget	Budget	
Total Maintenance Contracts	294,240.00	306,120.00	11,880.00
Total Ordinary Maintenance & Operations	410,822.00	499,920.00	89,098.00
Protective Services			
Prop Mgmt - Security Contracts/Services	16,501.00	16,500.00	(1.00)
Total Protective Services	16,501.00	16,500.00	(1.00)
General Expenses			
Insurance			
Prop. Mgmt. - Insurance	73,654.00	86,172.00	12,518.00
Total Insurance	73,654.00	86,172.00	12,518.00
Employee Benefits Contribution			
Prop. Mgmt. Payroll Admin Benefits - Admin	24,631.00	34,998.36	10,367.36
Prop. Mgmt. Payroll Maint. Benefits - Maintenance	24,983.00	34,998.36	10,015.36
Total Employee Benefits Contribution	49,614.00	69,996.72	20,382.72
Interest Expense			
Interest on Notes Payable	452,400.00	444,854.70	(7,545.30)
Total Interest Expense	452,400.00	444,854.70	(7,545.30)
Other General Expense			
Franchise Taxes	15,000.00	15,550.00	550.00
Total Other General Expenses	15,000.00	15,550.00	550.00
Total General Expenses	590,668.00	616,573.42	25,905.42
Total Operating Expenses	1,973,500.00	1,981,273.42	7,773.42
NET OPERATING INCOME (LOSS)	913,140.00	1,052,926.58	139,786.58
Net Income (Loss)	913,140.00	1,052,926.58	139,786.58

HOUSING AUTHORITY OF THE CITY OF AUSTIN

Leisure Time Village

FISCAL YEAR 2024 OPERATING BUDGET

	FY 2023	FY 2024	Change
	Budget	Budget	
REVENUES			
Tenant Revenue			
Rental Charges	172,000.00	177,000.00	5,000.00
Total Tenant Revenue	172,000.00	177,000.00	5,000.00
Other Revenue			
Other Income - Misc	250.00	900.00	650.00
Total Other Revenue	250.00	900.00	650.00
Total Revenue	172,250.00	177,900.00	5,650.00
EXPENSES			
Administrative Expenses			
Office Expenses			
Prop. Mgmt. - Admin Costs	40,500.00	35,436.00	(5,064.00)
Prop. Mgmt. - Advertising and Promotions	0.00	120.00	120.00
Total Office Expenses	40,500.00	35,556.00	(4,944.00)
Management Fees			
Prop. Mgmt. - Management Fees	48,100.00	15,300.00	(32,800.00)
Total Management Fees	48,100.00	15,300.00	(32,800.00)
Total Administrative Expenses	88,600.00	50,856.00	(37,744.00)
Ordinary Maintenance & Operations			
Maintenance Labor			
Prop. Mgmt. Maintenance Labor	14,900.00	17,040.00	2,140.00
Total Maintenance Labor	14,900.00	17,040.00	2,140.00
Contracts - Maintenance			
Prop Mgmt. Cleaning & Decorating	4,500.00	12,000.00	7,500.00
Prop. Mgmt. Maintenance & Repair	7,500.00	12,300.00	4,800.00
Prop. Mgmt Contract Services	1,900.00	10,200.00	8,300.00
Total Maintenance Contracts	13,900.00	34,500.00	20,600.00
Total Ordinary Maintenance & Operations	28,800.00	51,540.00	22,740.00
Protective Services			
Prop Mgmt - Security Contracts/Services	7,500.00	6,000.00	(1,500.00)
Total Protective Services	7,200.00	6,000.00	(1,200.00)
General Expenses			

HOUSING AUTHORITY OF THE CITY OF AUSTIN

Leisure Time Village

FISCAL YEAR 2024 OPERATING BUDGET

	FY 2023	FY 2024	Change
	Budget	Budget	
Employee Benefits Contribution			
Prop. Mgmt. Payroll Maint. Benefits - Maintenance	4,750.00	3,600.00	(1,150.00)
Total Employee Benefits Contribution	4,750.00	3,600.00	(1,150.00)
Total General Expenses	4,750.00	3,600.00	(1,150.00)
Total Operating Expenses	129,600.00	111,996.00	(17,604.00)
NET OPERATING INCOME (LOSS)	42,650.00	65,904.00	23,254.00
Net Income (Loss)	42,650.00	65,904.00	23,254.00

HOUSING AUTHORITY OF THE CITY OF AUSTIN

Single Family

FISCAL YEAR 2024 OPERATING BUDGET

	FY 2023	FY 2024	Change
	Budget	Budget	
REVENUES			
Tenant Revenue			
Rental Charges	274,000.00	282,000.00	8,000.00
Total Tenant Revenue	274,000.00	282,000.00	8,000.00
Other Revenue			
Other Income - Misc	750.00	1,200.00	450.00
Total Other Revenue	750.00	1,200.00	450.00
Total Revenue	274,750.00	283,200.00	8,450.00
EXPENSES			
Administrative Expenses			
Office Expenses			
Prop. Mgmt. - Admin Costs	2,000.00	4,200.00	2,200.00
Total Office Expenses	2,000.00	4,200.00	2,200.00
Management Fees			
Prop. Mgmt. - Management Fees	50,895.00	15,000.00	(35,895.00)
Total Management Fees	50,895.00	15,000.00	(35,895.00)
Total Administrative Expenses	52,895.00	19,200.00	(33,695.00)
Utilities			
Water	100.00	0.00	(100.00)
Electricity	100.00	0.00	(100.00)
Gas	100.00	0.00	(100.00)
Total Utilities	300.00	0.00	(300.00)
Ordinary Maintenance & Operations			
Maintenance Labor			
Prop. Mgmt. Maintenance Labor	22,000.00	25,656.00	3,656.00
Total Maintenance Labor	22,000.00	25,656.00	3,656.00
Contracts - Maintenance			
Prop Mgmt. Cleaning & Decorating	7,500.00	2,700.00	(4,800.00)
Prop. Mgmt. Maintenance & Repair	32,000.00	18,600.00	(13,400.00)
Prop. Mgmt Contract Services	7,500.00	1,740.00	(5,760.00)
Total Maintenance Contracts	47,000.00	23,040.00	(23,960.00)
Total Ordinary Maintenance & Operations	69,000.00	48,696.00	(20,304.00)
General Expenses			
Insurance			
Prop. Mgmt. - Insurance	1,366.00	1,920.00	554.00
Total Insurance	1,366.00	1,920.00	554.00
Employee Benefits Contribution			
Prop. Mgmt. Payroll Maint. Benefits - Maintenance	7,200.00	5,736.00	(1,464.00)
Total Employee Benefits Contribution	7,200.00	5,736.00	(1,464.00)
Total General Expenses	8,566.00	7,656.00	(910.00)
Total Operating Expenses	130,761.00	75,552.00	(55,209.00)
NET OPERATING INCOME (LOSS)	143,989.00	207,648.00	63,659.00
Net Income (Loss)	143,989.00	207,648.00	63,659.00

HOUSING AUTHORITY OF THE CITY OF AUSTIN

Bridge at Sterling Village

FISCAL YEAR 2024 OPERATING BUDGET

	FY 2023	FY 2024	Change
	Budget	Budget	
REVENUES			
Tenant Revenue			
Rental Charges	2,065,006.00	2,183,900.00	118,894.00
Write-Off / Bad Debt	(6,840.00)	(10,800.00)	(3,960.00)
Total Tenant Revenue	2,058,166.00	2,173,100.00	114,934.00
Other Revenue			
Other Income - Misc	263,432.00	318,000.00	54,568.00
Total Other Revenue	263,432.00	318,000.00	54,568.00
Total Revenue	2,321,598.00	2,491,100.00	169,502.00
EXPENSES			
Administrative Expenses			
Salaries			
Property Mgmt. - Payroll	165,059.00	179,043.60	13,984.60
Total Salaries	165,059.00	179,043.60	13,984.60
Office Expenses			
Prop. Mgmt. - Admin Costs	168,360.00	191,700.00	23,340.00
Prop. Mgmt. - Advertising and Promotions	20,750.00	19,200.00	(1,550.00)
Total Office Expenses	189,110.00	210,900.00	21,790.00
Management Fees			
Management Fees	236,311.00	120,720.00	(115,591.00)
Total Management Fees	236,311.00	120,720.00	(115,591.00)
Total Administrative Expenses	590,480.00	510,663.60	(79,816.40)
Utilities			
Water	163,140.00	162,000.00	(1,140.00)
Electricity	10,620.00	14,700.00	4,080.00
Gas	0.00	840.00	840.00
Total Utilities	173,760.00	177,540.00	3,780.00
Ordinary Maintenance & Operations			
Maintenance Labor			
Prop. Mgmt. Maintenance Labor	205,842.00	182,942.28	(22,899.72)
Total Maintenance Labor	205,842.00	182,942.28	(22,899.72)
Contracts - Maintenance			
Prop Mgmt. Cleaning & Decorating	39,300.00	55,080.00	15,780.00
Prop. Mgmt. Maintenance & Repair	80,274.00	78,036.00	(2,238.00)
Prop. Mgmt Contract Services	66,900.00	74,352.00	7,452.00

HOUSING AUTHORITY OF THE CITY OF AUSTIN

Bridge at Sterling Village

FISCAL YEAR 2024 OPERATING BUDGET

	FY 2023	FY 2024	Change
	Budget	Budget	
Total Maintenance Contracts	186,474.00	207,468.00	20,994.00
Total Ordinary Maintenance & Operations	392,316.00	390,410.28	(1,905.72)
Protective Services			
Prop Mgmt - Security Contracts/Services	14,292.00	41,676.00	27,384.00
Total Protective Services	14,292.00	41,676.00	27,384.00
General Expenses			
Insurance			
Prop. Mgmt. - Insurance	102,270.00	103,500.00	1,230.00
Total Insurance	102,270.00	103,500.00	1,230.00
Employee Benefits Contribution			
Prop. Mgmt. Payroll Admin Benefits - Admin	30,614.00	31,277.64	663.64
Prop. Mgmt. Payroll Maint. Benefits - Maintenance	39,479.00	38,321.76	(1,157.24)
Total Employee Benefits Contribution	70,093.00	69,599.40	(493.60)
Interest Expense			
Interest on Notes Payable	193,302.00	190,404.28	(2,897.72)
Total Interest Expense	193,302.00	190,404.28	(2,897.72)
Total General Expenses	365,665.00	363,503.68	(2,161.32)
Total Operating Expenses	1,536,513.00	1,483,793.56	(52,719.44)
NET OPERATING INCOME (LOSS)	785,085.00	1,007,306.44	222,221.44
Net Income (Loss)	785,085.00	1,007,306.44	222,221.44

HOUSING AUTHORITY OF THE CITY OF AUSTIN

Bridge at Sweatwater

FISCAL YEAR 2024 OPERATING BUDGET

	FY 2023	FY 2024	Change
	Budget	Budget	
REVENUES			
Tenant Revenue			
Rental Charges	1,448,186.00	1,548,000.00	99,814.00
Write-Off / Bad Debt	0.00	(30,000.00)	(30,000.00)
Total Tenant Revenue	1,448,186.00	1,518,000.00	69,814.00
Other Revenue			
Other Income - Misc	181,515.00	235,800.00	54,285.00
Total Other Revenue	181,515.00	235,800.00	54,285.00
Total Revenue	1,629,701.00	1,753,800.00	124,099.00
EXPENSES			
Administrative Expenses			
Salaries			
Property Mgmt. - Payroll	137,784.00	141,240.00	3,456.00
Total Salaries	137,784.00	141,240.00	3,456.00
Office Expenses			
Prop. Mgmt. - Admin Costs	127,830.00	185,664.00	57,834.00
Prop. Mgmt. - Advertising and Promotions	12,350.00	15,408.00	3,058.00
Total Office Expenses	140,180.00	201,072.00	60,892.00
Management Fees			
Prop. Mgmt. - Management Fees	59,389.00	80,940.00	21,551.00
Prop. Mgmt. - Management Fees	73,337.00	0.00	(73,337.00)
Total Management Fees	132,726.00	80,940.00	(51,786.00)
Total Administrative Expenses	410,690.00	423,252.00	12,562.00
Utilities			
Water	73,620.00	77,268.00	3,648.00
Electricity	11,640.00	15,600.00	3,960.00
Gas	16,200.00	26,400.00	10,200.00
Total Utilities	101,460.00	119,268.00	17,808.00
Ordinary Maintenance & Operations			
Maintenance Labor			
Prop. Mgmt. Maintenance Labor	117,128.00	111,768.00	(5,360.00)
Total Maintenance Labor	117,128.00	111,768.00	(5,360.00)
Contracts - Maintenance			
Prop Mgmt. Cleaning & Decorating	33,950.00	55,992.00	22,042.00
Prop. Mgmt. Maintenance & Repair	76,675.00	88,392.00	11,717.00

HOUSING AUTHORITY OF THE CITY OF AUSTIN

Bridge at Sweatwater

FISCAL YEAR 2024 OPERATING BUDGET

	FY 2023	FY 2024	Change
	Budget	Budget	
Prop. Mgmt Contract Services	61,896.00	96,876.00	34,980.00
Total Maintenance Contracts	172,521.00	241,260.00	68,739.00
Total Ordinary Maintenance & Operations	289,649.00	353,028.00	63,379.00
 Protective Services			
Prop Mgmt - Security Contracts/Services	11,280.00	17,016.00	5,736.00
Total Protective Services	11,280.00	17,016.00	5,736.00
 General Expenses			
Insurance			
Prop. Mgmt. - Insurance	68,400.00	62,688.00	(5,712.00)
Total Insurance	68,400.00	62,688.00	(5,712.00)
 Employee Benefits Contribution			
Prop. Mgmt. Payroll Admin Benefits - Admin	19,238.00	27,636.00	8,398.00
Prop. Mgmt. Payroll Maint. Benefits - Maintenance	19,884.00	17,664.00	(2,220.00)
Total Employee Benefits Contribution	39,122.00	45,300.00	6,178.00
 Interest Expense			
Interest on Notes Payable	175,309.00	172,805.72	(2,503.28)
Total Interest Expense	175,309.00	172,805.72	(2,503.28)
Total General Expenses	282,831.00	280,793.72	(2,037.28)
Total Operating Expenses	1,095,910.00	1,193,357.72	97,447.72
 NET OPERATING INCOME (LOSS)	533,791.00	560,442.28	26,651.28
 Net Income (Loss)	533,791.00	560,442.28	26,651.28

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02801

RENTAL ASSISTANCE DEMONSTRATION

ITEM NO. 7.

MEETING DATE: April 20, 2023

STAFF CONTACT: Ann Gass, Director of Strategic Housing Initiatives

ITEM TITLE: Presentation, Discussion, and Possible Action on Resolution No. 02801 by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) approving the issuance by Austin Affordable PFC, Inc. of its Multifamily Housing Revenue Bonds (Pathways at Rosewood Courts East) Series 2023

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to approve Resolution No. 02801 approving the issuance by Austin Affordable PFC, Inc. of its Multifamily Housing Revenue Bonds (Pathways at Rosewood Courts East) Series 2023.

SUMMARY

Background:

In April 2021, the Board adopted an initial inducement resolution for \$30,000,000 for the redevelopment of Rosewood Courts. A second inducement resolution for \$5,000,000 was adopted in September 2022 to allow for a supplemental issuance of bonds for Rosewood.

Process:

Additional bonds will provide a cushion to ensure that the transaction meets the “50% Test”. The IRS Code provides that if 50% or more of the aggregate basis of any building and the land on which the building is located is financed by tax-exempt volume cap bonds, then no allocation is needed from the state agency. If the project fails to meet the 50% test, only the portion of the eligible basis financed by the tax-exempt bonds will qualify for 4% tax credits.

Staff Recommendation:

Staff recommends approval of the resolution.

RESOLUTION NO. 02801

RESOLUTION APPROVING THE ISSUANCE BY AUSTIN AFFORDABLE PFC, INC. OF ITS MULTIFAMILY HOUSING REVENUE BONDS (PATHWAYS AT ROSEWOOD COURTS EAST) SERIES 2023

WHEREAS, Austin Affordable PFC, Inc. (the “Issuer”) was created by the Housing Authority of the City of Austin (the “Sponsor”) pursuant to the provisions of the Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended (the “Act”);

WHEREAS, Section 303.071 of the Act requires that the governing body of the Sponsor approve by resolution any of the Issuer’s bonds; and

WHEREAS, it is deemed necessary and advisable that this Resolution be adopted;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF AUSTIN THAT:

Section 1. The resolution authorizing the issuance of Austin Affordable PFC, Inc. Multifamily Housing Revenue Bonds (Pathways at Rosewood Courts East) Series 2023, adopted by the Board of Directors of the Issuer (the “Issuer Resolution”), a copy of which is attached hereto as Exhibit A and made a part hereof for all purposes, is hereby approved.

Section 2. The Austin Affordable PFC, Inc. Multifamily Housing Revenue Bonds (Pathways at Rosewood Courts East) Series 2023, which are issued in an aggregate principal amount not to exceed \$5,000,000, to finance the construction of a multifamily housing residential rental development located at approximately 2001 Rosewood Avenue, Austin, Texas 78702 including, without limitation, utilities, foundation, structures and equipment, and owned and operated by Pathways at Rosewood Courts East, LP, a Texas limited partnership (the “Project”) are hereby approved pursuant to Section 303.071 of the Act.

Section 3. The approval herein given is in accordance with the provisions of Section 303.071 of the Act and is not to be construed as any undertaking by the Sponsor, and the Bonds shall never constitute and indebtedness or pledge of the Sponsor, the City of Austin or the State of Texas, within the meaning of any constitutional or statutory provision, and the holders of the Bonds shall never be paid in whole or in part out of any funds raised or to be raised by taxation or any other revenues of the Issuer, the Sponsor, the City of Austin or the State of Texas except those revenues assigned and pledged by the Issuer in the Trust Indenture (as may be defined in the Issuer Resolution).

Section 4. The issuance of the Bonds to assist in the financing of the Project will promote the public purposes set forth in Section 303.002 of the Act, will accomplish a valid public purpose of the Sponsor by providing for the acquisition, construction, rehabilitation, renovation, repair, equipping, furnishing and placement in service of public facilities in an orderly, planned manner and at the lowest possible borrowing costs, and will provide decent, safe, and sanitary urban housing for persons of low income.

Section 5. An income that is greater than 80% of Median Gross Income for the Austin area is the amount of income that the Sponsor considers necessary for families or persons to live, without financial assistance, in decent, safe and sanitary housing without overcrowding.

Section 6. The programs and expenditures authorized and contemplated by the Issuer Resolution are hereby in all respects approved.

Section 7. The Chair and Secretary of the Sponsor and the other officers of the Sponsor are hereby authorized, jointly and severally, to execute and deliver such endorsements, instruments, certificates, documents, or papers necessary and advisable to carry out the intent and purposes of this Resolution.

Section 8. This resolution shall be in full force and effect from and upon its adoption.

PASSED, APPROVED AND ADOPTED this 20th day of April, 2023.

[End of Resolution.]

Michael G. Gerber, Secretary

Chairperson

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02802

AUSTIN AFFORDABLE HOUSING CORPORATION

ITEM NO. 8.

MEETING DATE: April 20, 2023

STAFF CONTACT: Suzanne Schwertner, Director of Development

ITEM TITLE: Presentation, Discussion, and Possible Action on Resolution No. 02802 by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) approving Austin Affordable PFC, Inc.’s issuance, sale, and delivery of Multifamily Housing Governmental Note (Estates at Norwood Apartments) Series 2023; approving the form and substance of and authorizing the execution and delivery of documents and instruments necessary to carry out the financing of such multifamily rental residential development; and containing other provisions relating to the subject

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to approve Resolution No. 02802 approving Austin Affordable PFC, Inc.’s issuance, sale, and delivery of Multifamily Housing Governmental Note (Estates at Norwood Apartments) Series 2023; approving the form and substance of and authorizing the execution and delivery of documents and instruments necessary to carry out the financing of such multifamily rental residential development; and containing other provisions relating to the subject.

SUMMARY

Background:

Austin Affordable PFC, Inc. issued bonds for the Estates at Norwood (located at 916 Norwood Park, Austin 78753) in December 2019 and construction started soon thereafter. The property includes 228 units affordable to families earning 60% AMI and below with family friendly amenities.

The project is financed using the 4% tax credit/tax-exempt bond structure. Unit breakdown: 36 one bedroom/one bath, 108 two bedroom/ two bath and 84 three bedroom/two bath units. All units will be marketed to HACA’s Housing Choice Voucher residents.

Process:

The year after Estates at Norwood closed, Congress passed legislation that raised the floor of the 4% tax credits to a true 4%. Up until 2020, the rate floated and was as low as 3.2%. The tax credits received on this

development were based on a tax credit rate of less than 4%.

With TDHCA's approval, we are able to request a supplemental issuance of tax credits to bring us up to the current 4% floor. Under this program, the tax credits go hand and hand with the tax-exempt bonds. In order to obtain the supplemental credits, we are required to obtain additional tax-exempt bonds.

Austin Affordable PFC, Inc. requested and was granted an inducement for a supplemental issuance of tax-exempt bonds by the Board in December 2022. Soon thereafter, the bond issuance was awarded. Staff is asking for approval of final resolutions to close the supplemental issuance in the amount of \$5,000,000. This will also come with an additional tax credit award in the amount of \$4,832,630.

This property benefits HACA/AAHC with units that are deeply affordable and located in north central Austin around retail and office spaces.

Unit Breakdown: 36 – one bedroom/one bath
 108 – two bedroom/two bath
 84 – three bedroom/two bath

Staff Recommendation:

Staff recommends the approval of Resolution No.02802.

RESOLUTION NO. 02802

RESOLUTION APPROVING AUSTIN AFFORDABLE PFC, INC.'S ISSUANCE, SALE AND DELIVERY OF MULTIFAMILY HOUSING GOVERNMENTAL NOTE (ESTATES AT NORWOOD APARTMENTS) SERIES 2023; APPROVING THE FORM AND SUBSTANCE OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS AND INSTRUMENTS NECESSARY TO CARRY OUT THE FINANCING OF SUCH MULTIFAMILY RENTAL RESIDENTIAL DEVELOPMENT; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT

WHEREAS, Austin Affordable PFC, Inc. (the "Governmental Lender") was created by the Housing Authority of the City of Austin (the "Sponsor") pursuant to the provisions of the Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended (the "Act");

WHEREAS, Section 303.071 of the Act requires that the governing body of the Sponsor approve by resolution any issuance of the Governmental Lender's tax-exempt debt; and

WHEREAS, it is deemed necessary and advisable that this Resolution be adopted;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF AUSTIN THAT:

Section 1. The Sponsor authorizes the issuance by the Governmental Lender of its Austin Affordable PFC, Inc. Multifamily Housing Governmental Note (Estates at Norwood Apartments) Series 2023 in substantial accordance with the resolutions of even date herewith adopted by the Board of Directors of the Governmental Lender (the "Governmental Lender Resolution"), a copy of which is attached hereto as Exhibit A and made a part hereof for all purposes.

Section 2. The Governmental Note, which will be issued in an aggregate principal amount not to exceed \$6,000,000, to finance the construction of a multifamily housing residential rental development located at approximately 916 and 918 Norwood Park Boulevard, Austin, Texas 78753, including, without limitation, utilities, foundation, structures and equipment, and owned and operated by LDG Estates at Norwood, LP, a Texas limited partnership (collectively, the "Project"), are hereby approved pursuant to Section 303.071 of the Act.

Section 3. The approval herein given is in accordance with the provisions of Section 303.071 of the Act and is not to be construed as any undertaking by the Sponsor, and the Governmental Note shall never constitute any indebtedness or pledge of the Sponsor, the City of Austin or the State of Texas, within the meaning of any constitutional or statutory provision, and the holders of the Governmental Note shall never be paid in whole or in part out of any funds raised or to be raised by taxation or any other revenues of the Governmental Lender, the Sponsor, the City of Austin or the State of Texas except those revenues assigned and pledged by the Governmental Lender in the Funding Loan Agreement (as defined in the Governmental Lender Resolution).

Section 4. The issuance of the Governmental Note to assist in the financing of the Project will promote the public purposes set forth in Section 303.002 of the Act, will accomplish a valid public purpose of the Sponsor by providing for the acquisition, construction, rehabilitation, renovation, repair, equipping, furnishing and placement in service of public facilities in an orderly, planned manner and at the lowest possible borrowing costs, and will provide decent, safe, and sanitary urban housing for persons of low income.

Section 5. An income that is greater than 80% of median gross income for the Austin area is the amount of income that the Sponsor considers necessary for families or persons to live, without financial assistance, in decent, safe and sanitary housing without overcrowding.

Section 6. The programs and expenditures authorized and contemplated by the Governmental Lender Resolution are hereby in all respects approved.

Section 7. The President and CEO of the Sponsor and the other officers of the Sponsor are hereby authorized, jointly and severally, to execute and deliver such endorsements, instruments, certificates, documents, or papers necessary and advisable to carry out the intent and purposes of this Resolution.

Section 8. This resolution shall be in full force and effect from and upon its adoption.

[End of Resolution.]

PASSED, APPROVED AND ADOPTED this 20th day of April, 2023.

CHAIRPERSON

ATTEST:

SECRETARY

Exhibit A

GOVERNMENTAL LENDER RESOLUTION

[To be attached]

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02803

AUSTIN AFFORDABLE HOUSING CORPORATION

ITEM NO. 9.

MEETING DATE: April 20, 2023

STAFF CONTACT: Suzanne Schwertner, Director of Development

ITEM TITLE: Presentation, Discussion, and Possible Action on Resolution No. 02803 by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) approving Austin Affordable PFC, Inc.’s issuance, sale, and delivery of Multifamily Housing Governmental Note (Bridge at Loyola Lofts) Series 2023; approving the form and substance of and authorizing the execution and delivery of documents and instruments necessary to carry out the financing of such multifamily rental residential development; and containing other provisions relating to the subject

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to approval Resolution No. 02803 approving Austin Affordable PFC, Inc.’s issuance, sale, and delivery of Multifamily Housing Governmental Note (Bridge at Loyola Lofts) Series 2023; approving the form and substance of and authorizing the execution and delivery of documents and instruments necessary to carry out the financing of such multifamily rental residential development; and containing other provisions relating to the subject.

SUMMARY

Background:

Austin Affordable PFC, Inc. issued bonds for the Bridge at Loyola Lofts (located at 6400 Loyola Lane, Austin 78724) in December 2019 and construction started soon thereafter. The property includes 204 units affordable to families earning 60% AMI and below with family friendly amenities.

The project is financed using the 4% tax credit/tax-exempt bond structure. Unit breakdown: 19 one bedroom/one bath, 79 two bedroom/ two bath, 90 three bedroom/two bath and 16 four bedroom/two bath units. All units will be marketed to HACA’s Housing Choice Voucher residents.

Process:

The year after Bridge at Loyola Lofts closed, Congress passed legislation which raised the floor of the 4% tax credits to a true 4%. Up until 2020, the rate floated and was as low as 3.2%. The tax credits received on this development were based on a tax credit rate of less than 4%.

With TDHCA's approval, we are able to request a supplemental issuance of tax credits to bring us up to the current 4% floor. Under this program, the tax credits go hand and hand with the tax-exempt bonds. In order to obtain the supplemental credits, we are required to obtain additional tax-exempt bonds.

Austin Affordable PFC, Inc. applied for and was granted a supplemental issuance of tax-exempt bonds. Staff is asking for approval of final resolutions to close the supplemental issuance in the amount of \$3,000,000. This will also come with an additional tax credit award in the amount of \$3,750,000.

This property benefits HACA/AAHC with its deep affordability and large number of three and four bedroom units. It will also have a robust after school program for the children.

Unit Breakdown: 19 – one bedroom/one bath
 79 – two bedroom/two bath
 90 – three bedroom/two bath
 16 – four bedroom/two bath

Staff Recommendation:

Staff recommends approval of Resolution No. 02803

RESOLUTION NO. 02803

RESOLUTION APPROVING AUSTIN AFFORDABLE PFC, INC.'S ISSUANCE, SALE AND DELIVERY OF MULTIFAMILY HOUSING GOVERNMENTAL NOTE (BRIDGE AT LOYOLA LOFTS) SERIES 2023; APPROVING THE FORM AND SUBSTANCE OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS AND INSTRUMENTS NECESSARY TO CARRY OUT THE FINANCING OF SUCH MULTIFAMILY RENTAL RESIDENTIAL DEVELOPMENT; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT

WHEREAS, Austin Affordable PFC, Inc. (the "Governmental Lender") was created by the Housing Authority of the City of Austin (the "Sponsor") pursuant to the provisions of the Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended (the "Act");

WHEREAS, Section 303.071 of the Act requires that the governing body of the Sponsor approve by resolution any issuance of the Governmental Lender's tax-exempt debt; and

WHEREAS, it is deemed necessary and advisable that this Resolution be adopted;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF AUSTIN THAT:

Section 1. The Sponsor authorizes the issuance by the Governmental Lender of its Austin Affordable PFC, Inc. Multifamily Housing Governmental Note (Bridge at Loyola Lofts) Series 2023 in substantial accordance with the resolution of even date herewith adopted by the Board of Directors of the Governmental Lender (the "Governmental Lender Resolution"), a copy of which is attached hereto as Exhibit A and made a part hereof for all purposes.

Section 2. The Governmental Note, which will be issued in an aggregate principal amount not to exceed \$3,000,000, to finance the construction and development of a multifamily housing residential rental development together with limited mixed use space located at approximately 6420 Loyola Lane, Austin, Texas 78724 including, without limitation, utilities, foundation, structures and equipment and related amenities, and owned and operated by Bridge at Loyola Lofts, LP, a Texas limited partnership (collectively, the "Project") are hereby approved pursuant to Section 303.071 of the Act.

Section 3. The approval herein given is in accordance with the provisions of Section 303.071 of the Act and is not to be construed as any undertaking by the Sponsor, and the Governmental Note shall never constitute any indebtedness or pledge of the Sponsor, the City of Austin or the State of Texas, within the meaning of any constitutional or statutory provision, and the holders of the Governmental Note shall never be paid in whole or in part out of any funds raised or to be raised by taxation or any other revenues of the Governmental Lender, the Sponsor, the City of Austin or the State of Texas except those revenues assigned and pledged by the Governmental Lender in the Funding Loan Agreement and the Project Loan Agreement (as may be defined in the Governmental Lender Resolution or Funding Loan Agreement).

Section 4. The issuance of the Governmental Note to assist in the financing of the Project will promote the public purposes set forth in Section 303.002 of the Act, will accomplish a valid public purpose of the Sponsor by providing for the acquisition, construction, rehabilitation, renovation, repair, equipping, furnishing and placement in service of public facilities, and will provide decent, safe, and sanitary urban housing for persons of low income.

Section 5. An income that is greater than 80% of median gross income for the Austin area is the amount of income that the Sponsor considers necessary for families or persons to live, without financial assistance, in decent, safe and sanitary housing without overcrowding.

Section 6. The programs and expenditures authorized and contemplated by the Governmental Lender Resolution are hereby in all respects approved.

Section 7. The President and CEO of the Sponsor and the other officers of the Sponsor are hereby authorized, jointly and severally, to execute and deliver such endorsements, instruments, certificates, documents, or papers necessary and advisable to carry out the intent and purposes of this Resolution.

Section 8. This resolution shall be in full force and effect from and upon its adoption.

[End of Resolution]

PASSED, APPROVED AND ADOPTED this 20th day of April, 2023.

CHAIRPERSON

ATTEST:

SECRETARY

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02804

AUSTIN AFFORDABLE HOUSING CORPORATION

ITEM NO. 10.

MEETING DATE: April 20, 2023

STAFF CONTACT: Suzanne Schwertner, Director of Development

ITEM TITLE: Presentation, Discussion, and Possible Action on Resolution No. 02804 by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) approving resolution of Austin Affordable PFC, Inc. providing for the issuance of its Multifamily Housing Revenue Bonds (Bridge at Canyon View) Series 2023 (the “Bonds”) and to take such other actions necessary or convenient to facilitate the development of the Bridge at Canyon View

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to approve Resolution No. 02804 approving resolution of Austin Affordable PFC, Inc. providing for the issuance of its Multifamily Housing Revenue Bonds (Bridge at Canyon View) Series 2023 (the “Bonds”) and to take such other actions necessary or convenient to facilitate the development of the Bridge at Canyon View

SUMMARY

Background:

Austin Affordable PFC, Inc. issued bonds for the Bridge at Canyon View (located at 4506 E. William Cannon, Austin 78744) in December 2019 and construction started soon thereafter. The property includes 215 units affordable to families earning 60% AMI and below with family friendly amenities. The project is financed using the 4% tax credit/tax-exempt bond structure. Unit breakdown: 71 one bedroom/one bath, 54 two bedroom/ two bath and 90 three bedroom/two bath units. All units will be marketed to HACA’s Housing Choice Voucher residents.

Process:

The year after Bridge at Canyon View closed, Congress passed legislation that raised the floor of the 4% tax credits to a true 4%. Up until 2020, the rate floated and was as low as 3.2%. The tax credits received on this development were based on a tax credit rate of less than 4%.

With TDHCA’s approval, we are able to request a supplemental issuance of tax credits to bring us up to the current 4% floor. Under this program, the tax credits go hand and hand with the tax-exempt bonds. In order to obtain the supplemental credits, we are required to obtain additional tax-exempt bonds.

In December 2022, Austin Affordable PFC, Inc. requested and was granted by the Board an inducement for a supplemental issuance of tax-exempt bonds. We were awarded the issuance soon thereafter. Staff is asking for approval of final resolutions to close the supplemental issuance in the amount of \$4,000,000. This will be accompanied by an additional tax credit award in the amount of \$4,331,780.

This property benefits HACA/AAHC with units that are deeply affordable units located just south of downtown on William Cannon as well as after- school programs for families with children.

Unit breakdown:	71 – one bedroom/one bath
	54 – two bedroom/two bath
	90 – three bedroom/two bath

Staff Recommendation:

Staff recommends approval of Resolution No. 02804.

RESOLUTION NO. 02804

RESOLUTION APPROVING RESOLUTION OF AUSTIN AFFORDABLE PFC, INC. PROVIDING FOR THE ISSUANCE OF ITS MULTIFAMILY HOUSING REVENUE BONDS (THE BRIDGE AT CANYON VIEW APARTMENTS, SERIES 2023 (THE “BONDS” AND TO TAKE SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO FACILITATE THE DEVELOPMENT OF THE BRIDGE AT CANYON VIEW

WHEREAS, Austin Affordable PFC, Inc. (the “Issuer”) was created by the Housing Authority of the City of Austin (the “Sponsor”) pursuant to the provisions of the Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended (the “Act”);

WHEREAS, Section 303.071 of the Act requires that the governing body of the Sponsor approve by resolution any of the Issuer’s bonds; and

WHEREAS, it is deemed necessary and advisable that this Resolution be adopted;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF AUSTIN THAT:

Section 1. The President and CEO of the Sponsor and/or his designee and the other officers of the Sponsor are hereby authorized, jointly and severally, to review, approve, execute and deliver all certificates, affidavits, agreements, documents and other writings as such officers shall deem to be necessary or desirable in the consummation of the transactions herein contemplated to carry out the intent and purposes of this Resolution.

Section 2. The Resolution authorizing the issuance of the Issuer’s Subordinate Multifamily Housing Revenue Bonds (The Bridge at Canyon View Apartments) Series 2023, adopted by the Board of Directors of the Issuer (the “Issuer Resolution”), a copy of which is attached hereto as Exhibit A and made a part hereof for all purposes, is hereby approved.

Section 3. The Austin Affordable PFC, Inc. Subordinate Multifamily Housing Revenue Bonds (The Bridge at Canyon View Apartments) Series 2023, which are issued in an aggregate principal amount not to exceed \$5,000,000, to finance the construction of a multifamily housing residential rental development located at approximately 4506 East William Cannon Drive, Austin, Texas 78744 as described in the Issuer Resolution including, without limitation, utilities, foundation, structures and equipment, and owned and operated by Bridges at Canyon View, LP, a Texas limited partnership (the “Project”) are hereby approved pursuant to Section 303.071 of the Act.

Section 4. The approval herein given is in accordance with the provisions of Section 303.071 of the Act and is not to be construed as any undertaking by the Sponsor, and the Bonds shall never constitute any indebtedness or pledge of the Sponsor, the City of Austin or the State of Texas, within the meaning of any constitutional or statutory provision, and the holders of the Bonds shall never be paid in whole or in part out of any funds raised or to be raised by taxation or any other revenues of the Issuer, the Sponsor, the City of Austin or the State of Texas except those revenues assigned and pledged by the Issuer in the Trust Indenture (as may be defined in the Issuer Resolution).

Section 5. The issuance of the Bonds to assist in the financing of the Project will promote the public purposes set forth in Section 303.002 of the Act, will accomplish a valid public purpose of the Sponsor by providing for

the acquisition, construction, rehabilitation, renovation, repair, equipping, furnishing and placement in service of public facilities in an orderly, planned manner and at the lowest possible borrowing costs, and will provide decent, safe, and sanitary urban housing for persons of low income.

Section 6. An income that is greater than 80% of Median Gross Income for the Austin area is the amount of income that the Sponsor considers necessary for families or persons to live, without financial assistance, in decent, safe and sanitary housing without overcrowding.

Section 7. The programs and expenditures authorized and contemplated by the Issuer Resolution are hereby in all respects approved.

Section 8. The President and CEO of the Sponsor and/or his designee and the other officers of the Sponsor are hereby authorized, jointly and severally, to review, approve, execute and deliver all documents, including without limitation, any documents contemplated in connection with the Bond financing that require the Sponsor's signature in order to provide additional security for the Bond financing, as such officers deem to be necessary or desirable in the consummation of the transactions herein contemplated in order to facilitate the development of the Project.

Section 9. This resolution shall be in full force and effect from and upon its adoption.

[End of Resolution.]

PASSED, APPROVED AND ADOPTED this 20th day of April, 2023.

CHAIRPERSON

ATTEST:

SECRETARY

Exhibit A

ISSUER RESOLUTION

[To be attached]

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02805

AUSTIN AFFORDABLE HOUSING CORPORATION

ITEM NO. 11.

MEETING DATE: April 20, 2023

STAFF CONTACT: Suzanne Schwertner, Director of Development

ITEM TITLE: Presentation, Discussion, and Possible Action on Resolution No. 02805 by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) authorizing HACA to take the following actions with regard to the Vargas Apartments Phase I (“Phase I”) and the Vargas Apartments Phase II (“Phase II”, and together with Phase I, the “Developments”), in Austin, Texas: (i) acquire the sites of the Developments; (ii) lease the Development sites to the owner of each Development; and (iii) such other actions necessary or convenient to carry out this Resolution

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to approve Resolution No. 02805 authorizing HACA to take the following actions with regard to the Vargas Apartments Phase I (“Phase I”) and the Vargas Apartments Phase II (“Phase II”, and together with Phase I, the “Developments”), in Austin, Texas: (i) acquire the sites of the Developments; (ii) lease the Development sites to the owner of each Development; and (iii) such other actions necessary or convenient to carry out this Resolution.

SUMMARY

Background:

Austin Affordable Housing Corporation is being presented with an opportunity to partner with River City Capital Partners (RCCP) on a certain 6.33 acre tract of land located at 6610 E. Riverside Drive, Austin, TX 78741. This project (Vargas Apartments) will consist of two phases with a total of 700 units. Fifty percent of the units will be affordable to tenants earning less than 80% median family income (10% of those will be designated for 60% median family income).

This will be our 4th time partnering with RCCP. Cory Older and Peter Kehle will be heading up the development for RCCP and they are local to Austin.

We will again use Battery Global Advisors (BGA) as our equity partner. This will be our 4th time partnering with them as well. They are based out of Boston, MA and use a wide variety of private funds to invest in projects located in Opportunity Zones. A larger number of their investors are family investors.

Process:

The Board is being asked to approve the purchase of land, the transfer of the land into HACA's name, entry into a joint venture partnership with RCCP and BGA, and ground leasing of the land to the joint venture partnerships. We will bring this property back to the board in two phases once we obtain building permits and construction financing.

BGA will infuse the funds to purchase the land with equity; no debt. Due to the fact that this is a two phase project, the parcel will be condominiumized into two units. HACA will then lease one unit to the Phase I joint venture partnership and lease the other unit to the Phase II joint venture partnership. This will be done to separate the two phases in every aspect including debt and equity.

Phase I of the development will have an estimated 370 units consisting of 314 – one bedrooms, 37 – two bedrooms, and 19 – 3 bedrooms. Phase II of the development will be an estimated 330 units consisting of 280 – one bedrooms, 33 – two bedrooms, and 17 – three bedrooms.

The affordable units at 80% AMI and 60% AMI will be equally distributed in all bedroom sizes. A breakdown of these units will be provided when the two phases are brought back to the Board for approval of construction financing and closing. All units when complete will be marketed to HACA's Housing Choice Voucher residents.

The benefits to HACA/AAHC from partnering in this property include its location and proximity to downtown Austin, close to schools, retail and offices, and location on the proposed light rail. We will also be working with AISD to offer a yet to be determined discount for teaching staff to help in their recruiting and retention.

Staff Recommendation:

Staff is recommending approval of Resolution No. 02805.

RESOLUTION NO. 02805

Resolution by the Board of Commissioners of the Housing Authority of the City of Austin (“HACA”) authorizing HACA to take the following actions with regard to the Vargas Apartments Phase I (“Phase I”) and the Vargas Apartments Phase II (“Phase II”, and together with Phase I, the “Developments”), in Austin, Texas: (i) acquire the sites of the Developments; (ii) lease the Development sites to the owner of each Development; and (iii) such other actions necessary or convenient to carry out this Resolution

WHEREAS, Austin Affordable Housing Corporation (“AAHC”) has agreed to participate in the acquisition of the Developments;

WHEREAS, in connection with Phase I, HACA has agreed to acquire certain real property in Austin, Texas (the “**Phase I Land**”), which constitutes the site for Phase I, and to simultaneously lease the Phase I Land to Riverside-Vargas QOZB Condo 1, LLC, a Texas limited liability company, the managing member of which is an affiliate of AAHC (the “**Phase I Company**”), under a long-term ground lease (the “**Phase I Ground Lease**”);

WHEREAS, in connection with Phase II, HACA has agreed to acquire certain real property in Austin, Texas (the “**Phase II Land**”), which constitutes the site for Phase II, and to simultaneously lease the Phase II Land to Riverside-Vargas QOZB Condo 2, LLC, a Texas limited liability company, the managing member of which is an affiliate of AAHC (the “**Phase II Company**”; collectively with the Phase I Company, the “**Companies**”), under a long-term ground lease (the “**Phase II Ground Lease**”);

WHEREAS, in connection with the development of Phase I and Phase II, the Phase I Land and the Phase II Land shall be subject to a Declaration of Condominium Regime (the “**Declaration**”);

NOW, THEREFORE, the Board of Commissioners of HACA hereby approves and adopts the following resolutions, and hereby authorizes its Chief Executive Officer (or the Chief Executive Officer’s designee) to do the following:

1. Acquire the Phase I Land and enter into the Phase I Ground Lease with the Phase I Company.
2. Acquire the Phase II Land and enter into the Phase II Ground Lease with the Phase II Company.
3. Review, execute and approve the Declaration, as applicable, the Phase I Ground Lease and all such other documents necessary to effectuate the acquisition of the Phase I Land, execution of the Declaration, the Phase I Ground Lease and Phase I Company’s acquisition of Phase I, all on such terms and containing such provisions as the Chief Executive Officer (or his designee) shall deem appropriate, and the approval of the terms of each such instrument shall be conclusively evidenced by his execution and delivery thereof.
4. Review, execute and approve the Phase II Ground Lease and all such other documents necessary to effectuate the acquisition of the Phase II Land, execution of the Phase II Ground Lease and Phase II Company’s acquisition of Phase II, all on such terms and containing such provisions as the Chief Executive Officer (or his designee) shall deem appropriate, and the approval of the terms of each such instrument shall be conclusively evidenced by his execution and delivery thereof.

This resolution shall be in full force and effect from and upon its adoption.

[End of Resolution]

PASSED, APPROVED AND ADOPTED this 20th day of April, 2023.

CHAIRPERSON

ATTEST:

SECRETARY