



HOUSING AUTHORITY OF THE CITY OF AUSTIN

2022-2023

Annual Report



Bringing Opportunity Home

About the Housing Authority of the City of Austin

Established in 1937, the Housing Authority of the City of Austin (HACA) is an independent public unit separate from the City of Austin and responsible to an autonomous Board of Commissioners.

HACA frequently works in partnership with civic and community groups to meet the needs of low-income families, seniors, persons with disabilities, and persons experiencing homelessness.



OUR MISSION

To cultivate sustainable, affordable housing communities and partnerships that inspire self-reliance, growth, and optimism.

OUR VISION

We envision neighborhoods where poverty is alleviated, residents are healthy and safe, and all people have the opportunity to achieve their full potential.

OUR COMMITMENTS

Affordable Housing

Resident Self-Sufficiency

Quality of Life

Exceptional Service

Employee Engagement

Diversity, Equity, and Inclusion

Corporate and Environmental Sustainability



President's Message



For more than 85 years, the Housing Authority of the City of Austin has provided low-income families with vibrant, healthy, and affordable communities that promote personal growth, financial independence and hope for the future.

The past year continued that tradition. With the beautifully renovated Pathways at Chalmers Courts East and Chalmers Courts South now occupied, construction is well underway on the Pathways at Chalmers West, which is on target to be completed in 2024.

In December, we broke ground on the redevelopment of Rosewood Courts. When completed, the new Pathways at Rosewood Courts will comprise 184 units for low-income households. It will also feature commemorative markers to honor the history of Rosewood Courts and the legacy of Austin's original Emancipation Park, which once occupied the site. We are already meeting with residents, neighbors, and community leaders to plan the redevelopment of Santa Rita Courts in 2025.

In March, we announced that 300 project-based housing vouchers—including 100 Veterans Affairs Supportive Housing vouchers for homeless veterans—were awarded as a \$93 million investment to provide the chronically homeless with stable housing and case management services over 20 years.

As you can see from this report, these are only part of the progress and achievement HACA experienced this year. We are grateful to all our community partners, agencies, and city leaders who have helped to make the past year such a success. We encourage you to keep in touch as we continue our work to make opportunity possible in Austin.

A handwritten signature in blue ink, appearing to read "Michael Gerber".

Michael Gerber
HACA President and CEO



Board of Commissioners

The Board of Commissioners is HACA's governing body and ensures the agency keeps to the principles of providing safe, sustainable housing for the Austin community.



Carl S. Richie Jr.
Chairman, Law Offices of
Carl S. Richie, Jr.

Charles C. Bailey
Vice-Chair, Law Offices
of Charles Bailey

Mary Apostolou
Second Vice-Chair &
Resident Commissioner

Dr. Tyra Duncan-Hall
Retired/Former Austin
Community College provost

Edwina Carrington
Retired/Former State
Agency Director

HACA Employees

With 235 employees, HACA's staff works tirelessly to fulfill our mission to cultivate sustainable, affordable housing communities.



Who We Serve

25,000 people served through 21 Project-Based Rental Assistance Properties, Voucher Programs, and the Austin Affordable Housing Corporation.

\$14,608 average annual household income for families in the Housing Choice Voucher Program



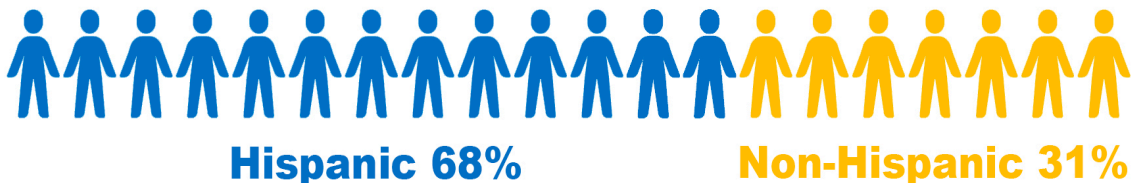
30.4% of residents are persons with disabilities



40% of residents are children



17.6% of residents are seniors

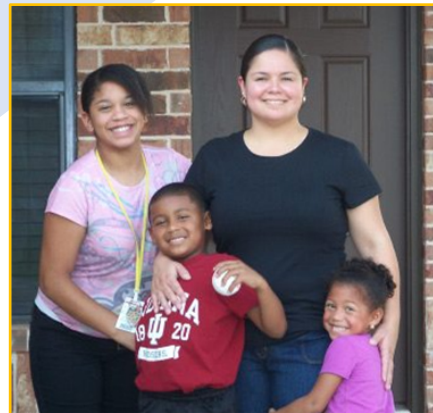


Assisted Housing

The Assisted Housing Department manages more than **6,000 Housing Choice Vouchers** that pay a portion of a low-income household's rent directly to a private landlord.

\$79 Million a year is distributed in rental assistance payments.

739 Project-Based Vouchers (239 dedicated to individuals and veterans who are experiencing homelessness) to achieve long-term affordability at specific apartment communities.



6,000+ Households are served each month--totaling 13,710 individuals.

1,000+ Landlords work with HACA to make units available to families.

2,000+ Previously homeless households receive services and rental assistance in partnership with ten community social service organizations.

The **Family Self-Sufficiency Program** connects voucher recipients to skills training, childcare, financial literacy classes, and health services. It also helps individuals establish escrow accounts to fund future goals in education or home ownership.

For more than 30 years, more than 421 residents have graduated from the FSS program. Residents have acquired more than \$1.5 million in escrow accounts since 2017 alone.



Property Management

Residents receive service and support from the management and maintenance professionals of HACA's property management subsidiary, **Pathways Asset Management Inc. (PAMI)** provides a range of services to ensure properties are healthy and safe.



Online Resident Portal Working to make residents' lives easier, PAMI is collaborating with RentCafe for an online resident portal to pay rent online, submit maintenance requests, and conduct other renter services quickly and securely. Rollout for the service is expected in 2024.



Service During Ice Storms. Winter storms struck Austin in December 2022 and February 2023, prompting PAMI staff to action to ensure resident safety. Storm damage was primarily due to fallen tree limbs weighed down with ice. Management and maintenance crews restored power, provided emergency food, and facilitated temporary shelter as needed.



Properties Score High Inspection Scores Nine HACA properties received scores in the high 90s in inspections by the U.S. HUD's Real Estate Assessment Center in the spring. HACA was exceptionally proud of the scores because they continue to demonstrate our commitment to provide residents with safe, healthy, and secure housing.



RAD Property Updates

HUD's **Rental Assistance Demonstration Program** (RAD) has allowed HACA to make significant improvements to its aging properties. As the Chalmers Courts redevelopment wraps in 2024, HACA has already started at Rosewood Courts and is working with residents on planning future upgrades at Santa Rita Courts.

In December, HACA broke ground on the **Pathways at Rosewood Courts** redevelopment, which is an extensive renovation and preservation of the first African American public housing project in the United States. Once completed in 2025, Rosewood will have three new and eight preserved residential buildings of 184 units, as well as markers honoring the legacy of Rosewood Courts.



Progress continued for the **Pathways at Chalmers Courts West**, the third and final phase of the Chalmers Courts master plan. When completed in 2024, the entire Chalmers community will consist of nearly 400 units that offers an array of services, including an onsite Boys and Girls Club, health care clinics, splash pad, and workforce training.

Santa Rita Courts has a decades-long history in East Austin, and it is time to update and modernize for the future. The collaboration with residents and neighbors helps inform the planning and ensures HACA's ongoing commitment to helping people achieve self-sufficiency. For more information visit hacanet.org/adelante-santa-rita/

¡ADELANTE!
SANTA RITA COURTS

HONORING THE LEGACY. BUILDING FOR THE FUTURE

Austin Affordable Housing Corporation

The Austin Affordable Housing Corporation (AAHC) a subsidiary of HACA, develops and preserves high-quality, affordable housing with an emphasis on high-opportunity areas throughout Austin. In the past year, AAHC continued to launch innovative partnerships adding more than 4,500 units to its portfolio.

The Henley



Bridge at Heritage Woods



Bridge at Steiner Ranch



Overall AAHC Accomplishments

Acquisition & Preservation

39 Properties/ 10,360 affordable units

New Developments

20 properties/ 4,550 affordable units

Under Construction

10 properties/ 2,902 affordable units

Achievements for 2022-2023

AAHC broke ground on **910 new units** of affordable housing at **three new projects**

Vega II Apartments

Parmer Gateway – Lot 1

Parmer Gateway – Lot 5

AAHC acquired **3,335 units** of affordable housing at **10 existing properties**

The Aspect

Bridge at Davenport Place

Bridge at Canyon Creek

Bridge at Monarch Bluffs

Bridge at Steiner Ranch

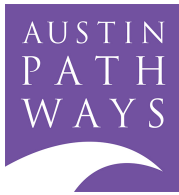
Preserve as Rolling Oaks

Bridge at Balcones

Bridge at Heritage Woods

The Indigo

The Henley



Austin Pathways

Austin Pathways is a 501c3 nonprofit subsidiary of HACA, providing residents with access to education, job training, life skills, and health & wellness programs.



Bringing Health Home (BHH) trains HACA residents as certified **Community Health Workers (CHWs)** to improve health outcomes at Pathways at Chalmers Courts East through health assessments, nutrition education, and facilitating medical visits. CHWs are effective due to sharing the linguistic and socioeconomic experiences of clients.

This year, BHH received an Award of Merit by the National Association of Housing and Redevelopment Officials and was nominated for the prestigious Award of Excellence.

HACA's Workforce Development Program

connects residents with new and expanded career opportunities through a broad range of community partnerships. In 2023, Austin Pathways celebrated a second cohort of residents graduating from Austin Community College's **Welding Certification Program**.



2023 also saw the inaugural graduating class from the **Automotive Certification Program**. The program, a collaboration between Austin Pathways, Southwest Key, and Austin Community College, focuses on hands-on training that gives students an edge when seeking jobs in fleet management, dealerships, repair shops, and other settings.



iDADS (Involved Dads of Action, Development, and Succeeding) seeks to strengthen families by empowering

HACA fathers and father figures to raise great kids and to achieve positive, fulfilling lives. The program has proven successful in connecting fathers with resources and mentors. This year, iDADS launched an *iDADS Magazine* to keep in touch with members. iDADS inspired a resident-led project by Lupe Garcia, HACA's Citywide Advisory Board president called **iMOMS, (Involved Moms of Many Strengths)**. With its impressive membership and program growth iMOMS, promises to be a program to watch in the coming year.

The **Digital Inclusion Program** helps connect HACA residents to the Internet with free or low-cost technology solutions. This past year, the program:

- Connected North Loop residents with free broadband and secured Google Fiber at five more HACA properties.
- Hosted over 150 digital trainings by Digital Pulse and Cybersecurity Ambassadors at HACA communities.
- Distributed more than 250 refurbished computers to residents, including Scholarship Recipients, FSS participants, Summer Youth Interns, and iDADS.



In 2023, Austin Pathways awarded 25 renewable scholarships to residents and voucher recipients. It marked the 23rd year of the **HACA Scholarship Program**, highlighting a long tradition of supporting academic excellence.

A total of \$58,500 was awarded to students who demonstrated achievement and the potential for success in their higher education studies. Since 2002, more than \$1.5 million in scholarships have been awarded to HACA residents.

Financial Report

HACA's Finance Department's scope includes all the activity that flows through HACA's financial systems, as well as reporting, treasury/banking and leading or supporting audits. Dollar amounts shown are in millions.

TOTAL EQUITY / NET ASSETS		
	Net Investment in Capital Assets	\$97.3
	Restricted Net Position	\$39.0
	Unrestricted Net Position	\$55.4
	Total Equity - Net Assets / Position	\$191.6
	Total Liabilities and Equity - Net Assets / Position	\$411.5
REVENUES		
	Net Tenant Revenue	\$22.7
	Government Operating and Capital Grants	\$579.3
	Other Revenue	\$40.0
	Total Revenue	\$641.9
EXPENSES		
	Administrative	\$34.0
	Tenant	\$2.8
	Utilities	\$3.2
	Maintenance	\$7.0
	Protective Services - Other Contract Costs	\$0.5
	Total Insurance Premiums	\$1.5
	Total Other General Expenses	\$1.7
	Interest Expense and Amortization Cost	\$3.3
	Housing Assistance Payments	\$554.9
	Depreciation Expense	\$6.6
	Total Expenses	\$615.6
	Excess of Revenue Over Expense	\$26.3
CHANGE IN EQUITY / NET ASSETS		
	Total Equity - Net Assets / Position - Beginning	\$165.2
	Total Equity - Net Assets / Position - Ending	\$191.5

ASSETS	
Current Assets	
Cash and Cash Equivalents - Unrestricted	\$14.9
Cash and Cash Equivalents - Restricted	\$41.2
Investments - Unrestricted	\$57.9
Receivables, Net	\$7.9
Prepaid Expenses and Other Assets	\$1.8
Total Current Assets	\$123.7
Noncurrent Assets	
Land	\$123.3
Buildings, Equipment & Infrastructure (Note 2)	\$188.4
Construction in Progress	\$0.0
Less: Accumulated Depreciation	-\$125.4
Total Capital Assets, Net	\$186.3
Notes and Mortgages Receivable - noncurrent	\$68.3
Investments in Joint Ventures	\$33.2
Total Noncurrent Assets	\$101.5
Total Assets	\$411.5
LIABILITIES	
Current Liabilities	
Accounts Payable	\$1.0
Accrued Liabilities	\$3.2
Tenant Security Deposits	\$0.6
Unearned Revenues	\$0.4
Current Portion of Long-term Debt	\$1.2
Current Portion of Long-term Debt - Operating	\$0.0
Other Current Liabilities	\$1.7
Total Current Liabilities	\$8.0
Noncurrent Liabilities	
Long-term Debt, Net of Current - Capital	\$92.9
Long-term Debt, Net of Current - Operating	\$0.0
Non-current Liabilities - Other	\$116.0
Accrued Compensated Absences - Non Current	\$3.1
Total Non-Current Liabilities	\$211.9
Total Liabilities	\$219.9

Southwest Housing Compliance Corporation



HACA founded Southwest Housing Compliance Corporation (SHCC) in 2000 to serve as the U.S. Department of Housing and Urban Development's (HUD) Performance-Based Contract Administrator in Texas.

SHCC added Arkansas to its portfolio in 2004 and collectively serves over 127,000 residents in meeting HUD's goal of providing decent, safe, and healthy housing.

In this highly complex work, SHCC has built a reputation for excellence, efficiency, and integrity in providing compliance oversight, customer service, and technical assistance to residents, owners, agents, and HUD partners in the project-based Section 8 multi-family housing portfolio.

In 2022, SHCC administered over \$476 million in subsidies in its two-state portfolio. Revenue generated from SHCC operations supports HACA resident services, including renewable academic scholarships, after-school and related youth programs, workforce development, and health and wellness programs.

Blueprint Housing Solutions

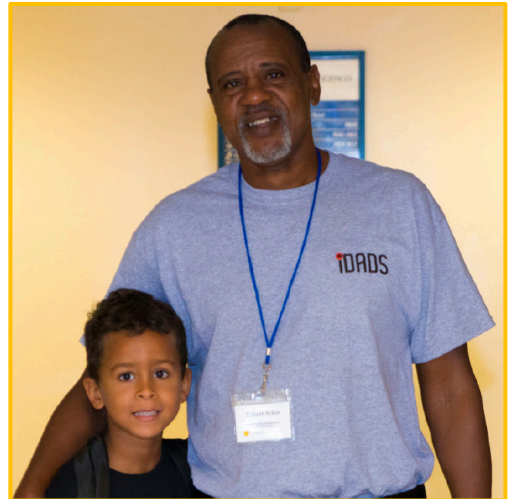


Blueprint Housing Solutions is a national affordable housing consulting service company. Established in 2014, Blueprint's mission is to assist clients in delivering exceptional affordable housing and community development solutions.

Blueprint provides customized consulting services, trainings, and products with a proven track record of managing and implementing complex housing program requirements.

The organization has provided services to over 180 clients in more than 40 states across the country.

Revenue generated from Blueprint operations supports HACA resident services, including school dropout prevention, scholarships, after-school programs, workforce development, and health and wellness programs.



Housing Authority of the City of Austin

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