

**THE HOUSING AUTHORITY  
OF THE CITY OF AUSTIN**



**BOARD OF COMMISSIONERS**

**Chairperson- Carl S. Richie, Jr.**

**Vice-Chairperson- Dr. Tyra Duncan-Hall**

**2nd Vice-Chairperson- Mary Apostolou**

**Commissioner- Edwina Carrington**

**President & CEO- Michael G. Gerber**

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

**Thursday, May 29, 2025  
12:00 PM**

**1124 S. IH 35,**

Join Zoom Meeting <https://bit.ly/4jvM519> Meeting ID: 832 5960 8455 Passcode:  
247709  
Austin, TX

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

**TO BE HELD AT**

**1124 S. IH 35,**

**Join Zoom Meeting <https://bit.ly/4jvM519> Meeting ID: 832 5960 8455 Passcode: 247709**

**Austin, TX**

**(512.477.4488)**

**Thursday, May 29, 2025**

**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)**

**CITYWIDE ADVISORY BOARD UPDATE**

**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 April 3, 2025

**ACTION ITEMS**

2. Presentation, Discussion, and Possible Action regarding Resolution No. 02900: Approval of \$300,000 to provide HACA Down Payment Assistance for the Prospect Heights Homeownership Program for up to 12 eligible HACA Families at \$25,000 each
3. Presentation, Discussion, and Possible Action regarding Resolution No. 02901: Approval of the Fiscal Year 2024 - 2025 Section 8 Management Assessment Program Certification (SEMAP)
4. Presentation, Discussion and Possible Action Regarding Resolution No. 02902: Approval to Submit Revisions to the 2025 Public Housing Authority (PHA) Annual Plan and 2025-2029 Five-Year Plan to the U.S. Department of Housing and Urban Development
5. Presentation, Discussion and Possible Action Regarding Resolution No. 02903: Approval of Revisions to the Housing Choice Voucher Administrative Plan
6. Presentation, Discussion, and Possible Action regarding Resolution No. 02904: 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 Treeline Apartments) Series 2025; 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

7. Presentation, Discussion, and Possible Action On Resolution No. 02906: 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 Bridge at Mesa Verde (the “Development”) in Austin, Texas: (i) acquire the site of the Development; (ii) lease the Development site to the owner of the Development; and (iii) such other actions necessary or convenient to carry out this Resolution

## **EXECUTIVE 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.

## **OPEN SESSION**

## **REPORTS**

The Board will receive program updates from the President/CEO and other senior staff.

## **ADJOURNMENT**

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

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

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

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

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

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



# HOUSING AUTHORITY OF THE CITY OF AUSTIN

## BOARD ACTION REQUEST

### Executive ITEM 1.

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**MEETING DATE:** May 29, 2025  
**STAFF CONTACT:** Nidia Hiroms, Executive Assistant  
**ITEM TITLE:** Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on April 3, 2025  
**BUDGETED ITEM:** N/A  
**TOTAL COST:** N/A

### ACTION

The Board is being asked to review and approve the Board Minutes Summary for the Board Meeting held on April 3, 2025.

**Staff Recommendation:**

### ATTACHMENTS:

20250403 HACA FINAL Minutes Summary



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

**April 3, 2025**

**SUMMARY OF MINUTES**

**THE HOUSING AUTHORITY OF THE CITY OF AUSTIN (HACA) BOARD OF COMMISSIONERS ANNUAL BOARD MEETING NOTICE WAS POSTED FOR 8:00 AM ON THURSDAY, APRIL 3, 2025, AND WAS HELD AT THE HOUSING AUTHORITY OF THE CITY OF AUSTIN, 1124 S. IH 35, AUSTIN, TX AND VIRTUALLY**

**CALL TO ORDER, ROLL CALL, CERTIFICATION OF QUORUM**

**Carl S. Richie, Jr.**, HACA Chairperson called the Board of Commissioners Annual Board Meeting of the Housing Authority of the City of Austin, of April 3, 2025, to order at 8:17 am. The meeting was held at the Housing Authority of the City of Austin, 1124 S. IH 35, Austin, TX and virtually

Roll call certified a quorum was present on the call.

**MEMBERS PRESENT:**

Carl S. Richie, Jr., Chairperson  
Mary Apostolou, 2<sup>nd</sup> Vice-Chairperson  
Edwina Carrington, Commissioner  
Dr. Tyra Duncan-Hall, Commissioner

**MEMBER(S) ABSENT:**

**Honoring Commissioner Charles C. "Chuck" Bailey (1948-2025)**

**Swearing in of Commissioners Tyra Duncan-Hall and Edwina Carrington**

**Presentation - UT School of Law (15 minutes)**

Elizabeth Blackford and AnaRose Hebein of the UT School of Law gave a presentation on potential policy changes.

**ALSO IN ATTENDANCE:**

Bill Walter, Coats Rose Law Firm  
Lauren Aldredge, Cokinos Law Firm

**STAFF PRESENT:**

Ann Gass, Barbara Chen, Brittley Baker, Crystal James, Daniel Ruiz, Jimi Teasdale, Jorge Vazquez, Katie Richardson, Keith Swenson, Kelly Crawford, Ken Bodden, Laura Bodai, Leilani Lim-Villegas, Lisa Garcia, Michael Cummings, Michael Gerber, Nidia Hiroms, Ron Kowal, and Suzanne Schwertner

**PUBLIC COMMUNICATION - None**

**Chairperson Richie left the meeting at 9:02 am.**

**2<sup>nd</sup> Vice-Chairperson Apostolou presided over meeting.**

**CITYWIDE ADVISORY BOARD (CWAB) – Lupe Garcia**, Citywide Advisory Board President, reported that the March CWAB Meeting was held on Tuesday, March 11, 2025. ●**Shawna Stewart**, Community Director, South properties, provided information about INSPIRE inspections at Salina on April 2<sup>nd</sup>. ●**Michael Gerber**, HACA President, called in from Washington, D.C. as he was attending a conference representing HACA and Austin. The new Presidential administration and federal agencies had updates on changes to the housing industry, and we are working hard to preserve affordable housing and resident programs. ●**Leilani Lim-Villegas**, HACA Senior Director of Community Development, reported that the HACA resident scholarship is accepting applications and encouraged residents to apply for all the scholarship opportunities such as NAHMA, PHADA, TAAHP, NLHA, information is available through the HACA website. ●**Catherine Crago**, HACA Head of Strategic Initiatives, shared that this was her last CWAB Meeting. Thanked the residents for the wonderful 10 year journey with HACA. Jeanette Chavez will be leading the Digital Inclusion program, along with Murphy Roland. ●**Murphy Roland**, HACA Workforce Development Manager, shared that Capital Idea is hosting a warehouse logistics certification provided by the Capital Area Food Bank. Another program is the culinary certification program for 8 weeks. ●**Borami Lee**, Bringing Health Home Manager, welcomed Jacqueline Miyasaki, newest community health worker. She previously worked with Austin Public Health.

**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 February 20, 2025**

**Commissioner Carrington** moved the Approval of the Board Minutes Summary for the Board Meeting held on February 20, 2025. **Commissioner Duncan-Hall** seconded the motion. The motion Passed (3-Ayes and 0-Nays).

**ITEM 2: Presentation, Discussion, and Possible Action regarding Resolution No. 02884: Election of new Officers for the Housing Authority of the City of Austin**

With the current officer terms expiring at the end of April 2025, and new terms beginning May 1, 2025, it is necessary for the Board to elect officers for the Housing Authority of the City of Austin Board of Commissioners. Resolution No. 02884 approves the following board officers: Chairperson-Carl S. Richie, Jr.; Vice-Chairperson-Dr. Tyra Duncan-Hall; 2nd Vice-Chairperson-Mary Apostolou.

**Commissioner Carrington** moved the Approval of Resolution No. 02884: Election of new Officers for the Housing Authority of the City of Austin. Chairperson-Carl S. Richie, Jr.; Vice-Chairperson- Dr. Tyra Duncan-Hall; 2nd Vice-Chairperson-Mary Apostolou. **Commissioner Duncan-Hall** seconded the motion. The motion Passed (3-Ayes and 0-Nays).

**Newly elected Vice-Chairperson Duncan-Hall presiding over meeting,**

**ACTION ITEMS**

**The Board recessed from 9:15 am to 9:30 am.**

**APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS**

**ITEM 3: Presentation, Discussion, and Possible Action on Resolution No. 02885 by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) to take the following actions with regard to Prospect Heights (the “Development”) in Austin, Texas: (i) lease the development site to the owner of the Development; and (ii) such other actions necessary or convenient to carry out this resolution**

In July of 2023, HACA entered into a Memorandum of Understanding with Austin Habitat for Humanity (AHFH) to develop a portion of the Rosewood site for affordable homeownership. AHFH began work on the twelve duplex-style townhomes, called Prospect Heights, in the fall of 2024.

AAHC Prospect Heights, LLC, an AAHC subsidiary formed in March of 2023, will ground lease the land from HACA and form a condominium regime for the construction, sale and operation of the twelve homeownership units. Construction follows the AHFH model, using volunteers and home buyers to build the homes. These homes will be available to families making less than 80% of the area median income, with priority given to current or former HACA residents.

**2<sup>nd</sup> Vice-Chairperson Apostolou** moved the Approval of Resolution No. 02885 by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) to take the following actions with regard to Prospect Heights (the “Development”) in Austin, Texas: (i) lease the development site to the owner of the Development; and (ii) such other actions necessary or convenient to carry out this resolution. **Commissioner Carrington** seconded the motion. The motion Passed (3-Ayes and 0-Nays).

**ITEM 4: Presentation, Discussion, and Possible Action on Resolution No. 02886 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 Bridge at Kenzie (the “Development”) in Austin, Texas: (i) Acquire the site of the Development; (ii) Lease the Development site to the owner of the Development; and (iii) such other actions necessary or convenient to carry out this resolution**

Austin Affordable Housing Corporation (AAHC) was presented with an opportunity to partner with Belveron Partners to purchase a 279-unit multi-family rental property called The Kenzie at the Domain Apartments. The development is located at 3201 Esperanza Crossing, Austin, Texas 78758. This would be the nineteenth (19th) asset AAHC and Belveron Corporation have purchased together. This asset is located in the heart of the Domain and surrounded by some of Austin’s largest employers including Amazon, Indeed, Meta, Apple, IBM and more. The property is also within walkable distance to the Q2 soccer stadium.

AAHC’s proposed partner, Belveron Corporation prides itself on long-term preservation of workforce housing. Located out of San Francisco, Belveron is a privately held investment firm with a current portfolio of more than 30,000 units across the United States. Founded in 2006, Belveron has invested in more than 220 properties in 32 states. AAHC works with the Managing Partner, Paul Odland, and Senior Portfolio Manager, Josh Plattner.

The Kenzie at the Domain was completed in 2014. The property sits on 2.89 acres. Some of the property amenities include a resort-style swimming pool with lounge seating and cabanas, elegant clubhouse with gathering spaces and full conference room, a 24-hour fitness center and spin room, a billiards lounge with full kitchen and coffee bar, and a business center. Residents can also enjoy the spacious courtyards with grilling areas and a gathering pavilion, sand volleyball courts, a lighted jogging trail and a gated dog park. The property feeds into the Austin Independent School District Summit Elementary School, Murchison

Middle School, and Anderson High School.

This is an important transaction to HACA and AAHC as we have seen this part of Austin having some of the highest rents in the City. Very little if any affordability exists in the Domain and this partnership will preserve this asset and add deeper affordability for our current voucher holders and the residents that reside in this area. Being surrounded by retail, hospitality and many employers, AAHC and Belveron will create new affordable housing to those stakeholders in the area.

The purchase price for Kenzie at the Domain is \$83,515,000. Belveron will be investing approximately \$22,000,000 as a down payment. In addition, \$2,000,000.00 for future capital needs will be set aside. Bellwether will be providing a Fannie Mae permanent loan with a not to exceed loan amount of \$63,000,000 at a rate of approximately 5.50% 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 97% occupied. AAHC and Belveron are committed to providing 10% of the affordable units at 60% AMI, 40% of the units at 80% AMI and leasing units to all qualified housing choice voucher holders.

Apartment Management Professionals will manage the property. The new name for the property will be Bridge at Kenzie Apartments.

**2<sup>nd</sup> Vice-Chairperson Apostolou** moved the Approval of Resolution No. 02886 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 Bridge at Kenzie (the “Development”) in Austin, Texas: (i) Acquire the site of the Development; (ii) Lease the Development site to the owner of the Development; and (iii) such other actions necessary or convenient to carry out this resolution. **Commissioner Carrington** seconded the motion. The motion Passed (3-Ayes and 0-Nays).

**Items were presented out of order.**

**ITEM 7: Presentation, Discussion, and Possible Action regarding Resolution No. 02889 by the Board of Commissions of the Housing Authority of the City of Austin (the “Authority”) authorizing the Authority to terminate the Annual Contributions Contract and complete the transition to Project Based Rental Assistance**

Motion to authorize the Housing Authority of the City of Austin to terminate its remaining Public Housing issued by HUD under Section 1437g of the 1937 Act and any other actions necessary or convenient to carry out the termination of HACA’s Public Housing program.

The Annual Contributions Contract (ACC) is a written contract between HUD and a public housing authority (PHA) that initially established the terms and conditions of the public housing grant program under the 1937 Act. The ACC is the mechanism through which a PHA receives funding. It defines the agency’s obligations, and outlines remedies for breaches of contract. Through the Rental Assistance Demonstration (“RAD”) program, the ACC for HACA’s multifamily portfolio has been replaced by Housing Assistance Payments (“HAP”) contracts for each of the former public housing properties. The Project Based Rental Assistance (“PBRA”) that is provided through the HAP contract is a more reliable form of subsidy that allows for redevelopment and renovation of former public housing properties, as well as regular funding increases. Conversion to PBRA has helped ensure the long-term viability of this critical resource and will allow HACA to continue to serve extremely low-income families for decades to come.

HACA closed our last RAD transaction in November 2020, converting the last of our public housing units to PBRA. The last step to complete the transition to project based rental assistance is to terminate the ACC in accordance with HUD Notice PIH 2019-13. Staff gathered the items required by the notice and prepared the following resolution for approval by the Board. This resolution, along with a legal opinion, are the final items required to complete our request to HUD.

The closeout of the public housing ACC has no impact to HACA’s ACC with HUD for the administration of the Housing Choice Voucher (HCV) program.

**Commissioner Carrington** moved the Approval of Resolution No. 02889 by the Board of Commissions of the Housing Authority of the City of Austin (the “Authority”) authorizing the Authority to terminate the Annual Contributions Contract and complete the transition to Project Based Rental Assistance. **2<sup>nd</sup> Vice-Chairperson Apostolou** seconded the motion. The motion Passed (3-Ayes and 0-Nays).

**ITEM 6: Discussion and Adoption of Resolution No. 02888: Awarding a one-year contract for Agency-wide Trash, Recycling and Composting Services (HACA-25-B- 0261) to Waste Management of Texas, Inc.**

The City of Austin has a goal to reach Zero Waste by 2040. The Universal Recycling Ordinance (URO) requires all commercial properties and multifamily properties with five units or more to provide convenient access to recycling and composting for their employees, commercial tenants, and multifamily residents. All trash, recycle, and composting disposal services provided under this contract shall be of first-class quality. Contractor will provide all materials and labor to comply with this contract. Collections will take place in the days and frequencies for each property based on the number of units and the space available to

comply with the City of Austin recycling ordinance.

An Invitation for Bid (HACA-25-B-0261) was advertised in the Austin American Statesman on Sunday, February 2, 2025, and again on February 9, 2025. The Invitation for Bid was also advertised on the HACA website and in the Housing Agency Marketplace e-procurement website. Twelve invitations were downloaded, and one proposal was electronically submitted by the deadline of February 21, 2025 at 11:00 AM local time. One proposal was received after the deadline and was rejected in accordance with our Procurement Policy.

HACA staff recommends the award of Agency-wide Trash, Recycle and Composting Services to Waste Management of Texas, Inc. based on prior performance and responsiveness to HACA's needs. This justification complies with the City of Austin's recycling ordinance. HACA, with the assistance of the City of Austin and Waste Management, will provide awareness of the importance of recycling to residents through our newsletters, events such as National Night Out, Resident Council Meetings and other events.

**Commissioner Carrington** moved the Approval of Resolution No. 02888: Awarding a one-year contract for Agency-wide Trash, Recycling and Composting Services (HACA-25-B- 0261) to Waste Management of Texas, Inc. **2<sup>nd</sup> Vice-Chairperson Apostolou** seconded the motion. The motion Passed (3-Ayes and 0-Nays).

**ITEM 5: Presentation, Discussion, and Possible Action regarding Resolution No. 02887: Operating Budget for the Fiscal Year April 1, 2025 to March 31, 2026**

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 Annual operating Budget.

**Commissioner Carrington** moved the Approval of Resolution No. 02887: Operating Budgets for the Fiscal Year April 1, 2025 to March 31, 2026. **2<sup>nd</sup> Vice-Chairperson Apostolou** seconded the motion. The motion Passed (3-Ayes and 0-Nays).

**EXECUTIVE SESSION**

The Board did not recess into Executive Session.

**REPORTS**

The Board accepts the following reports from the President:

●**Mike Gerber**, HACA President & CEO, shared that the next Board Meeting will be May 29<sup>th</sup> at noon. There will be no meeting in June.

**Commissioner Carrington** moved to adjourn the meeting. **2<sup>nd</sup> Vice-Chairperson Apostolou** seconded the motion. The motion Passed (3-Ayes and 0-Nays).

The meeting adjourned at 11:59 am.

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**Michael G. Gerber, Secretary**

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**Chairperson**



## HOUSING AUTHORITY OF THE CITY OF AUSTIN

### BOARD ACTION REQUEST

#### Austin Pathways ITEM 2.

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<b>MEETING DATE:</b>	May 29, 2025
<b>STAFF CONTACT:</b>	Leilani Lim-Villegas, Senior Director of Community Development
<b>ITEM TITLE:</b>	Presentation, Discussion, and Possible Action regarding Resolution No. 02900: Approval of \$300,000 to provide HACA Down Payment Assistance for the Prospect Heights Homeownership Program for up to 12 eligible HACA Families at \$25,000 each
<b>BUDGETED ITEM:</b>	No
<b>TOTAL COST:</b>	\$300,000

#### ACTION

Presentation, Discussion, and Possible Action regarding Resolution No. 02900: Approval for \$300,000 to provide HACA Down Payment Assistance for the Prospect Heights Homeownership Program to 12 eligible HACA Families at \$25,000 each

#### SUMMARY

##### Background:

The Rosewood redevelopment at Prospect Heights includes 12 townhomes available for homeownership. Austin Pathways has identified HACA first-time homeowners who can benefit from a \$25,000 down payment assistance or other homeownership success programs to ensure a successful closing. These funds will only benefit HACA families.

##### Process:

Austin Pathways staff, Daniel Ruiz who is serving as the Family Opportunity Manager, is leading the initiative to outreach and evaluate current and previous Rosewood residents, Section 8 families, and residents in East Austin. Austin Pathways has partnered with community organizations to guide families during this long-term financial journey. HACA is collaborating with Habitat for Humanity to identify 12 families to qualify them for homeownership at Prospect Heights.

##### Staff Recommendation:

Austin Pathways Staff recommends the Board to approve \$300,000 towards HACA down payment assistance or other homeownership success programs for 12 HACA families at

Prospect Heights.

**ATTACHMENTS:**

250529 Austin Pathways Homeownership Presentation to the HACA Board

250515 Austin Pathways Homeownership Program- Down Payment Assistance

**RESOLUTION NO. 02900**

**Approval for \$300,000 to provide HACA Down Payment Assistance for the Prospect Heights Homeownership Program for up to 12 Families at \$25,000 each**

**WHEREAS**, the mission of Austin Pathways, a nonprofit subsidiary of the Housing Authority of the City of Austin (HACA) is to assist low-income families achieve family self-sufficiency.

**WHEREAS**, HACA previously provided a down payment assistance program in 2004 under Austin Affordable Housing Corporation and was transitioned to Austin Pathways in 2022.

**WHEREAS**, to meet this purpose, Austin Pathways restarted a first time Homeownership Program and has identified 12 HACA families who are eligible to purchase affordable housing townhomes at Prospect Heights redevelopment at Rosewood Courts.

**WHEREAS**, Austin Pathways has partnered with Habitat for Humanity and other community partners to assist families with financial education, credit repair, and job stability.

**WHEREAS**, a \$25,000 down payment assistance or other homeownership success programs will ensure a successful bank loan closing and these funds will only benefit HACA families.

**NOW, THEREFORE, BE IT RESOLVED** that the HACA Board of Commissioners approve up to \$300,000 to provide 12 HACA first-time homeowners at \$25,000 each to provide funding for the HACA Homeownership Down Payment Assistance Program.

**PASSED, APPROVED, AND ADOPTED this May 29, 2025.**

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Michael G. Gerber, Secretary

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Carl S. Richie, Jr., Chairperson



## **Presentation to the HACA Board: May 29, 2025**

**Contact: Leilani Lim-Villegas, Sr. Director of Community Development**

### **AGENDA ITEM**

Presentation, Discussion, and Possible Action regarding Resolution No. 02900: Approval of \$300,000 to provide HACA Down Payment Assistance for the Prospect Heights Homeownership Program to 12 HACA Families at \$25,000 each

### **BACKGROUND**

The Rosewood redevelopment at Prospect Heights includes 12 townhomes available for homeownership. Austin Pathways has identified HACA first-time homeowners who need assistance with down payment assistance or other homeownership success programs to reduce rents, meet the qualifying bank loan thresholds, and to ensure a successful closing.

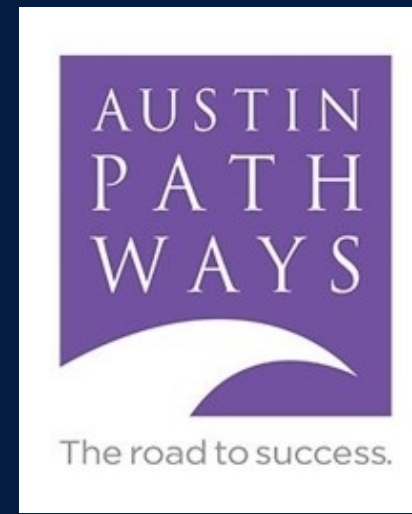
### **PROCESS**

Austin Pathways staff, Daniel Ruiz who is serving as the Family Opportunity Manager, is leading the initiative to outreach and evaluate current and previous Rosewood residents, Section 8 families, and residents in East Austin. Austin Pathways has partnered with community organizations to guide families during this long-term financial journey. HACA is collaborating with Habitat for Humanity to identify 12 families to qualify them for homeownership at Prospect Heights.

### **STAFF RECOMMENDATION**

Austin Pathways Staff recommends the Board to approve \$300,000 towards HACA down payment assistance or other homeownership success programs for 12 families at Prospect Heights.





# AUSTIN PATHWAYS HOMEOWNERSHIP PROGRAM

Down Payment Assistance Analysis  
Presentation to HACA Board

Leilani Lim-Villegas, Senior Director of Community Development

Daniel Ruiz, Family Opportunity and Homeownership Manager

May 29, 2025





# OVERVIEW

01

Program Details

02

Outreach Overview

03

Demographics

04

DPA

05

Benefits

06

Proposal



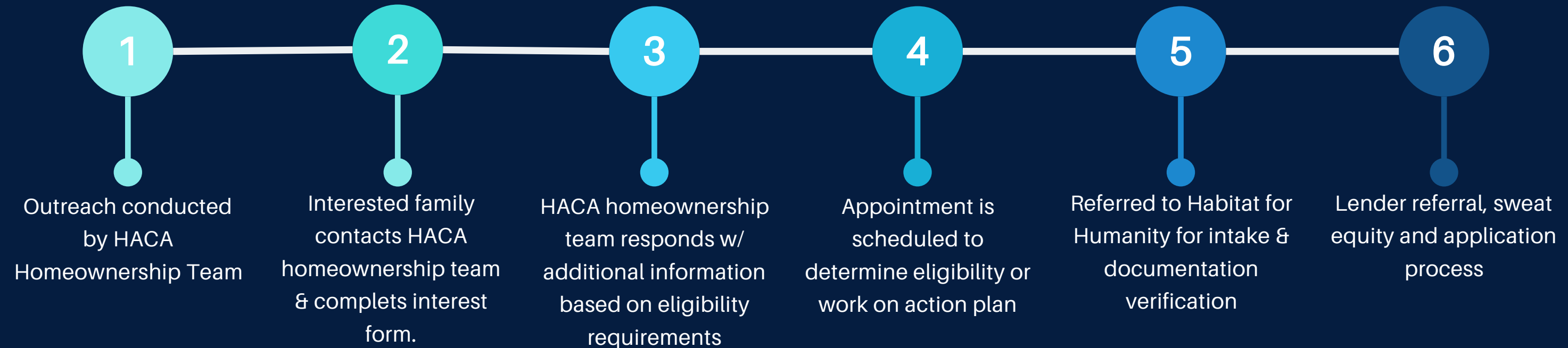
# OUTREACH OVERVIEW

SUBMIT

1543

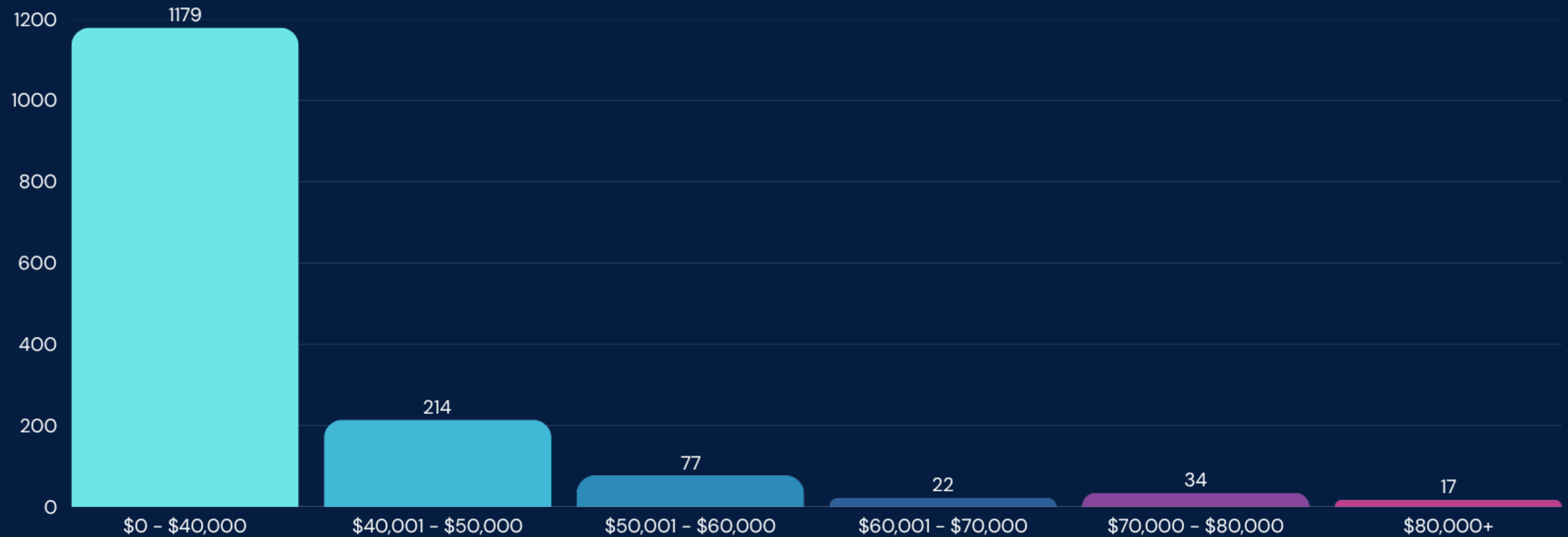
Interest Forms Received

- Outreach began in March 2022
- Outreach conducted via mail outs, emails, CWAB & RC visitations, follow ups
- Massive Mailout (6000+) to all HCV households & emails to PBRA
- Follow up with higher income families & FSS Graduates



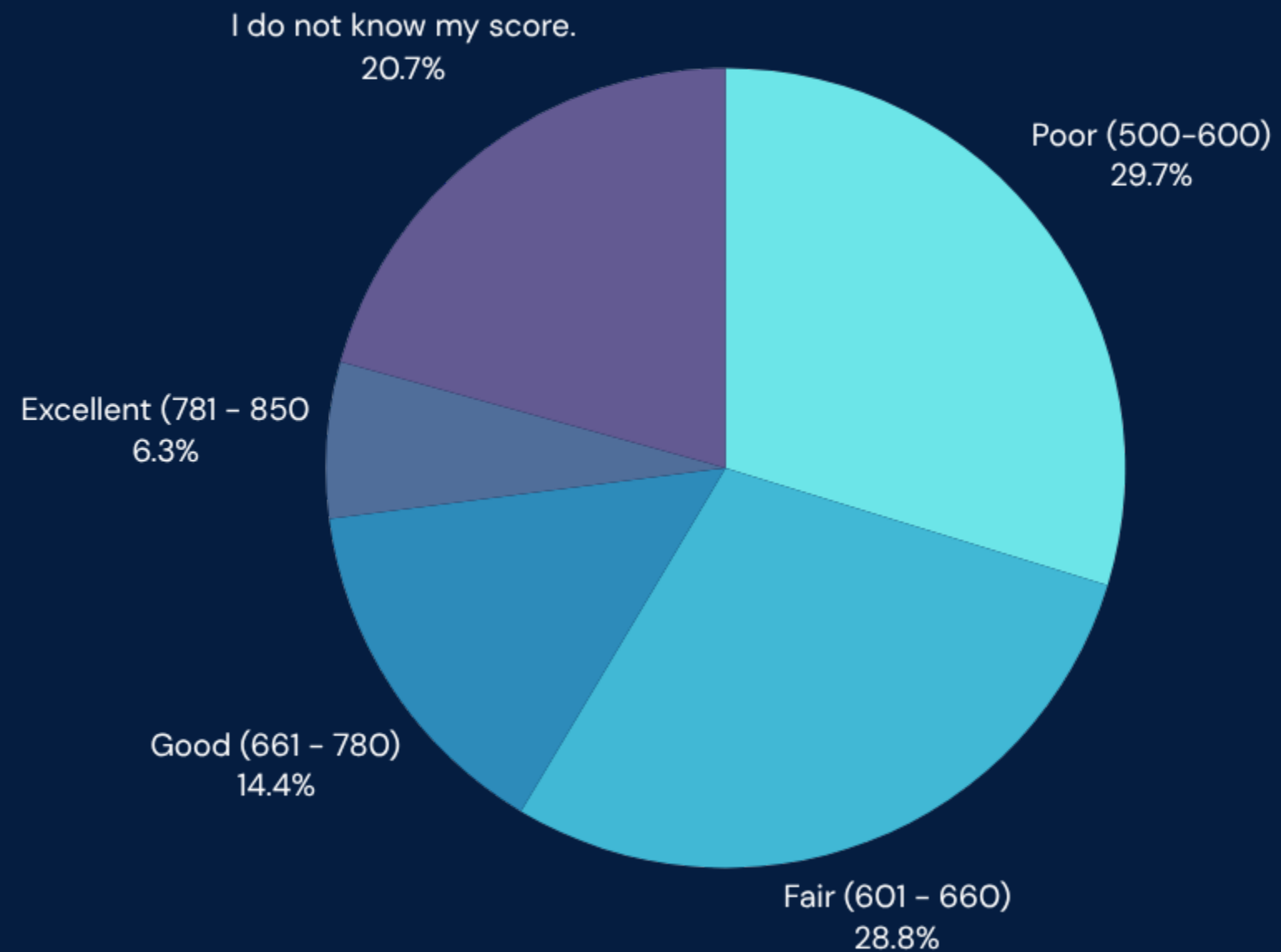
# DEMOGRAPHICS

## AVERAGE INCOME OF INTERESTED HACA HOMEOWNERSHIP HOUSEHOLD

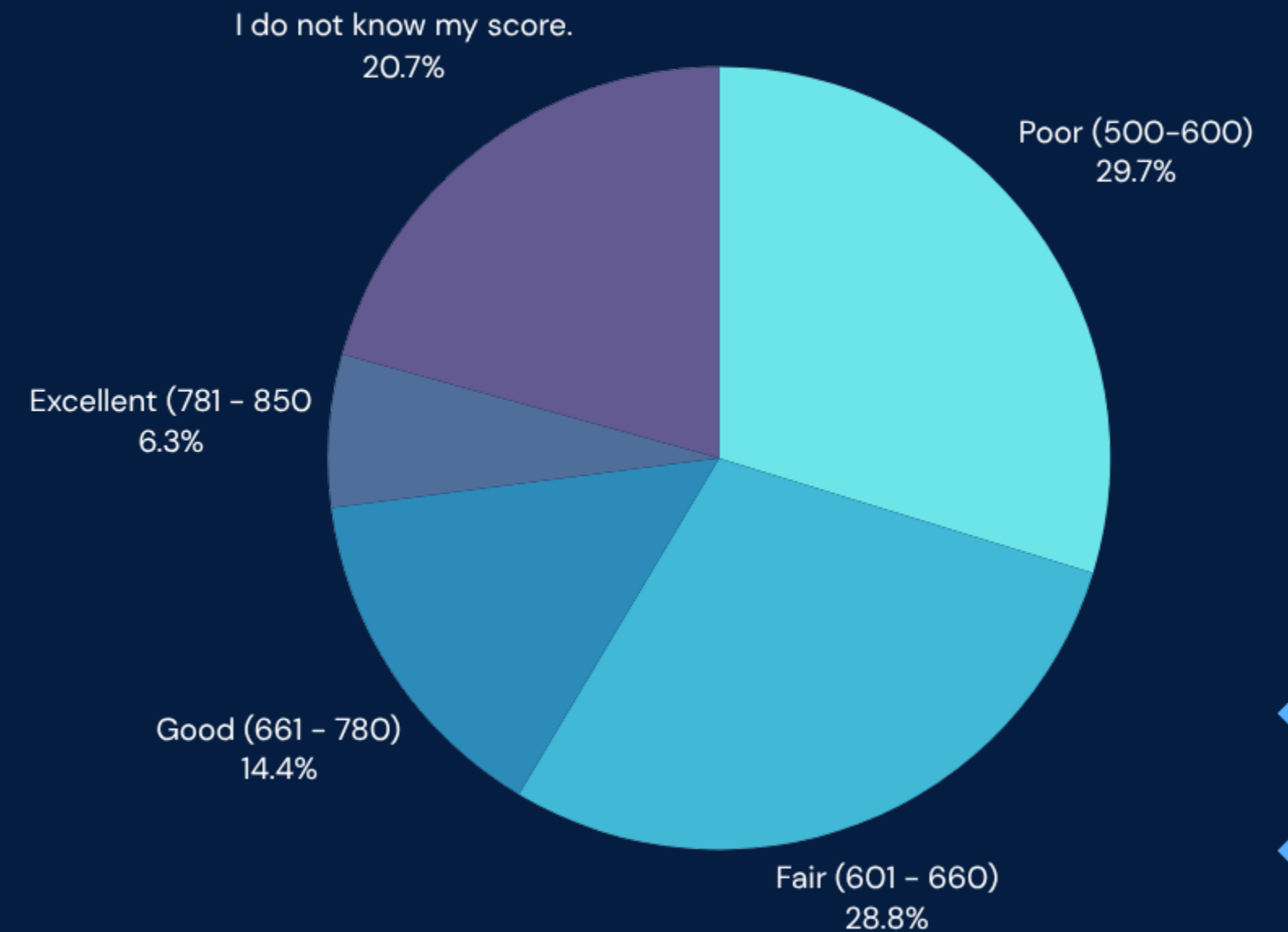


# DEMOGRAPHICS

AVERAGE HOUSEHOLD OF INCOME OF  
INTERESTED HACA HOMEOWNERSHIP FAMILY



AVERAGE HOUSEHOLD OF INCOME OF  
INTERESTED HACA HOMEOWNERSHIP FAMILY





A wooden toy house is in the foreground on the left. In the background, a family (a woman, a man, and a child) is sitting on a couch, playing with colorful toys. The background is blurred.

# PROSPECT HEIGHTS HACCA FAMILIES FIRST TIME HOMEBUYERS

## 47 Families Referred to Habitat for Humanity

- 7 – In Progress
- 4 – Credit Counseling
- 5 – Action Plan
- 6 – Sent to Lending
- 3 – Pre-Qualified
- 6 – Lot Selection
  
- 8 – Change In Circumstances
- 8 – No Longer Qualifies



# PROSPECT HEIGHTS HACCA FAMILIES

## Careers of Households

- Case Manager
- Caregiver
- Account Associate
- Information Specialist
- Customer Service Representative
- Real Estate Agent



# DOWN PAYMENT ASSISTANCE CONSIDERATIONS

**\$50**

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Typically, every \$10,000 in assistance results in a \$50 decrease.

**5 YEARS**

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Offered as a forgivable loan, recorded as a second lien. Forgiven after 5 years. No monthly payments.

**3**

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Prospect Heights Families are currently dependent on DPA

City of Austin



# MORTGAGE LOAN WITH DPA

(BASED ON 5% INTEREST)

Town Home Layout	Price Point	Monthly Payment (No DPA)	Monthly Payment (With DPA)	Monthly Difference
3 Bedroom Town Home	\$156,600	\$1609	\$1467	\$142
4 Bedroom Town Home	\$182,700	\$1819	\$1677	\$142

# DPA BENEFITS



**\$142**

Lowers monthly payment by \$142. This comes out to \$1704/year!



**\$22K+**

Potential interest cut over the life of the loan.



**2-3%**

Lowers DTI & helps borrowers qualify event if they have high(er) existing debts



**\$1400**

Decreases Minimum Income Qualifications to \$48.6K

## IMMEDIATE EQUITY

Buyers gain financial cushion for long-term benefits, protecting against market shifts, and increasing borrowing power.

A background image showing a hand holding a set of keys over another hand, symbolizing a transaction or recommendation.

# STAFF RECOMMENDATIONS

Austin Pathways staff recommends for the HACA Board to approve up to \$300,000 in funding to help 12 Prospect Heights HACA families with \$25,000 in down payment assistance. This assistance will help lower their monthly mortgage payments, assisting in their transition to homeownership.

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**Thank you!**



# HOUSING AUTHORITY OF THE CITY OF AUSTIN

## BOARD ACTION REQUEST

### Assisted Housing ITEM 3.

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<b>MEETING DATE:</b>	May 29, 2025
<b>STAFF CONTACT:</b>	Laura Bodai, Vice-President of Assisted Housing
<b>ITEM TITLE:</b>	Presentation, Discussion, and Possible Action regarding Resolution No. 02901: Approval of the Fiscal Year 2024 - 2025 Section 8 Management Assessment Program Certification (SEMAP)
<b>BUDGETED ITEM:</b>	N/A
<b>TOTAL COST:</b>	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, 2024 to March 31, 2025.

### 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. There are thirteen (13) key performance indicators that apply to HACA's HCV program and one (1) bonus Deconcentration indicator. Each indicator is as follows:

1. Selection & Admission from the Waiting List; 15 points
2. Rent Reasonableness, 20 points
3. Determination of Adjusted Income, 20 points
4. Utility Allowance Schedule, 5 points
5. HQS Quality Control Inspections, 5 points
6. HQS Enforcement, 10 points
7. Expanding Housing Opportunities, 5 points
8. FMRs and Payment Standards, 5 points
9. Annual Recertifications, 10 points
10. Tenant Rent Calculations, 5 points
11. Pre-Contract HQS Inspections, 5 points
12. Annual HQS Inspections, 10 points

13. Lease-Up (budget utilization), 20 points
14. Bonus Indicator - Deconcentration, 5 points

In order to receive the deconcentration bonus, worth up to 5 points, one of the following must 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 FY2023.

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's end. The HUD Field Office will then issue a score within 120 days of the end of the fiscal year.

**Process:**

HACA's Quality Control Division completed quality control sample audits for indicators #1, #2, and #3. The Director of the HCV program completed the quality control sample for indicator #6, HACA's Landlord Outreach Specialist compiles all the data for indicator #7. Indicators #8-13 are evaluated using data HACA submitted throughout the year to HUD's Public and Indian Housing Information Center (PIC).

Although HUD does not provide HACA's official SEMAP score until up to 120 days after the end of our fiscal year, based on HACA's evaluation of all required indicators, full points were received, resulting in a perfect score of 100%. As of 5/16/2025, the TMI department is still currently gathering the data for the de-concentration bonus indicator. If bonus points for this indicator are received, the final SEMAP score is anticipated to be 104%. In both scenarios, the score denotes HACA as a high performer.

**Staff Recommendation:**

Staff recommends that the Board approve the submission of the SEMAP Certification to HUD for the 2024/2025 Fiscal Year.

**ATTACHMENTS:**

Form 52648 (less bonus indicator)

**RESOLUTION NO. 02901**

**APPROVAL TO SUBMIT FY 2024-2025 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, 2024 through March 31, 2025; and

**WHEREAS**, the results of the SEMAP Certification review indicates that the Housing Authority of the City of Austin earned a perfect SEMAP assessment score for the 2024/2025 Fiscal Year.

**NOW, THEREFORE, BE IT RESOLVED** that the Housing Authority of the City of Austin's Board of Commissioners approve the submission of the Housing Authority of the City of Austin's SEMAP (Section 8 Management Assessment Program) Certification for the Fiscal Year 2024/2025.

**PASSED, APPROVED, AND ADOPTED** on this 29th day of May 2025.

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Michael G. Gerber, Secretary

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Carl S. Richie, Jr., 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. 12/31/2026)

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)
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**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 payment standards schedule(s) in accordance with § 982.503.

**PHA Response** Yes ☐ No ☐

Enter 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. Initial HQS Inspections. Newly leased units pass HQS inspection within the time period required. This includes both initial and turnover inspections for the PBV program. (24 CFR 982.305; 983.103(b)-(d)).

**PHA Response** Yes ☐ No ☐

12. Periodic HQS Inspections. The PHA has met its periodic inspection requirement for its units under contract (982.405 and 983.103(e)).

**PHA Response** Yes ☐ No ☐

13. Lease-Up. The PHA executes housing assistance contracts for the PHA's number of baseline voucher units, or expends its annual allocated budget authority.

**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 under penalty of perjury that, to the best of my knowledge, the above responses are true and correct 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:** Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 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.

2020 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

## BOARD ACTION REQUEST

### Quality Control ITEM 4.

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<b>MEETING DATE:</b>	May 29, 2025
<b>STAFF CONTACT:</b>	Kelly Crawford, Director of Compliance Oversight
<b>ITEM TITLE:</b>	Presentation, Discussion and Possible Action Regarding Resolution No. 02902: Approval to Submit Revisions to the 2025 Public Housing Authority (PHA) Annual Plan and 2025-2029 Five-Year Plan to the U.S. Department of Housing and Urban Development
<b>BUDGETED ITEM:</b>	N/A
<b>TOTAL COST:</b>	No

### ACTION

The Board is being asked to approve, adopt and submit the revisions to the 2025 PHA Plan and the 2025-2029 Five-Year Plan to the U.S. Department of Housing and Urban Development.

### SUMMARY

#### Background:

The Five-Year and Annual PHA Plans provide a ready source for interested parties to locate basic housing authority policies, rules and requirements concerning its operations, programs, and services, including changes to these policies. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low-income, very low-income, and extremely low-income families. PHAs with no public housing, such as HACA, that administer only Housing Choice Voucher (HCV) programs utilize Form HUD-50075-HCV and HUD-50075-5Y to submit changes to its PHA Plans.

The Revised 2025 PHA Annual Plan incorporates proposed changes to the Housing Choice Voucher Administrative Plan along with the agency's 2025-2029 Five-Year Goals and Objectives.

#### Process:

A 45-day public comment period commencing at 8:00 a.m. on Friday, April 4, 2025, and concluding on Monday, May 19, 2025, was held to solicit comments regarding the revisions to the 2025 PHA Plan and the 2025-2029 Five-Year Plan. Notices regarding the announcement of the public comment period for these plans were posted on the HACA website and advertised in

the Austin American Statesman. Additionally, a public hearing was held on April 22, 2025.

No written comments were received.

**Staff Recommendation:**

Staff is asking the Board of Commissioners to approve, adopt and submit revisions to the 2025 Public Housing Authority (PHA) Annual Plan and 2025-2029 Five-Year Plan to the U.S. Department of Housing and Urban Development.

**ATTACHMENTS:**

5 Year Plan Revised , Annual PHA Plan Revised

**RESOLUTION NO. 02902**

**APPROVAL TO SUBMIT THE 2025 PUBLIC HOUSING AUTHORITY (PHA) ANNUAL PLAN AND THE 2025-2029 FIVE-YEAR PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

**WHEREAS**, to be in compliance with the Quality Housing Work Responsibility Act of 1998, the Housing Authority of the City of Austin (HACA) has completed revisions to the 2025 Public Housing Authority (PHA) Annual Plan and the 2025-2029 Five-Year Plan;

**WHEREAS**, to meet the requirements for public notification, HACA advertised the announcement of the draft plan revisions through the local media and conducted a public hearing;

**WHEREAS**, to meet the requirements for the public comment period, HACA made available copies of the draft plan at its Administration Building and on the agency's internet site for a forty-five-day public comment period ending May 19, 2025;

**WHEREAS**, HACA received no written comments during the public comment period; and

**WHEREAS**, HACA has completed the requirements to submit the revised 2025 PHA Annual Plan and the 2025-2029 Five-Year Plan effective May 29, 2025.

**NOW, THEREFORE, IT IS HEREBY RESOLVED** that the Housing Authority Board of Commissioners approves and adopts the agency's revised 2025 PHA Annual Plan and the 2025-2029 Five-Year Plan effective May 29, 2025.

**PASSED, APPROVED AND ADOPTED** this 29th day of May 2025.

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Michael G. Gerber, Secretary

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Carl S. Richie, Jr., Chairperson

## Housing Authority of the City of Austin

# Revised Submission 2025-2029 PUBLIC HOUSING AUTHORITY FIVE-YEAR PLAN



A 45-Day Public Comment Period for the Revised 2025 PHA Annual Plan and Revised 2025-2029 Five-year Plan commenced on Friday, April 4, 2025 and concluded on Monday, May 19, 2025. A Public Hearing was held April 22, 2025 at noon to receive public input for the draft Revised 2025 Annual Plan and Revised 2025-2029 Five Year Plan. The final draft will be presented to the HACA Board of Commissioners for approval at the May 29, 2025 Board of Commissioners meeting.

<b>5-Year PHA Plan</b> <b>(for All PHAs)</b>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires: 03/31/2024</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																
A.1	<div> <div> <b>PHA Name:</b> <u>Housing Authority of the City of Austin</u> <b>PHA Code:</b> <u>TX001</u> </div> <div> <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>04/2025</u>  <b>The Five-Year Period of the Plan (i.e. 2019-2023):</b> <u>2025-2029</u>  <b>PHA Plan Submission Type:</b> <input type="checkbox"/> 5-Year Plan Submission           <input checked="" type="checkbox"/> Revised 5-Year Plan Submission         </div> </div> <p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><b>Availability of Information: A 45-Day Public Comment Period for the Amendment to the 2025 PHA Annual Plan commenced on April 4, 2025 and concluded Monday May 19, 2025. A Public Hearing was held on April 22, 2025. The final draft will be presented to the HACA Board of Commissioners for approval at the May 29, 2025 Board of Commissioners meeting.</b></p> <p><b>Copies of the DRAFT Amendment to the 2025 PHA Annual Plan are available on the HACA website, <a href="http://www.hacanet.org">www.hacanet.org</a>. All supporting documentation is available at the HACA Central Office or via the HACA website.</b></p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program																									
		PH	HCV																														
Lead PHA:																																	

<b>B.</b>	<b>Plan Elements.</b> Required for <u>all</u> PHAs completing this form.
<b>B.1</b>	<p><b>Mission.</b> State the PHA's mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA's jurisdiction for the next five years.</p> <p><b>The Housing Authority of the City of Austin's mission is to cultivate sustainable affordable housing communities and partnerships that inspire self-reliance, growth, and optimism.</b></p>
<b>B.2</b>	<p><b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.</p> <p><b>Goal 1: Expand affordable housing opportunities and preserve existing assets to ensure long-term sustainability.</b></p> <ul style="list-style-type: none"> <li>Expand HACA's/AAHC's number of units to 25,000 with an emphasis on high opportunity areas.</li> <li>Conduct a review of HACA's portfolios to ensure long-term sustainability.</li> <li>Explore investment opportunities to create additional revenue streams to meet HACA's current and future operational needs.</li> <li>Explore development strategies for HACA's RAD PBRA portfolio and implement the strategies as opportunities arise, to ensure long-term sustainability and optimize resident quality of life.</li> <li>Explore ways to transition families from subsidized housing to other affordable housing opportunities.</li> </ul> <p><b>Goal 2: Optimize the reach and impact of opportunities for residents and clients to improve their quality of life, achieve self-sufficiency, and reach their full potential.</b></p> <ul style="list-style-type: none"> <li>Launch PBRA Family Self Sufficiency program to connect families to resources in their journey to self-sufficiency.</li> <li>Improve resident engagement and program sustainability across all PBRA programs, including youth, seniors, and persons with disabilities.</li> <li>Expand awareness and make connections to existing services to serve FSS (Family Self-Sufficiency) and non-FSS HCV (Housing Choice Voucher) Clients</li> <li>Launch ROSS program to connect families to resources in their journey to self-sufficiency.</li> </ul> <p><b>Goal 3: Attract, support, develop and retain a talented and impactful workforce that prioritizes HACA's values.</b></p> <ul style="list-style-type: none"> <li>Develop a recruitment plan that catalyzes hiring and personalizes HACA's story.</li> <li>Regularly review salaries, benefits, and the work environment to remain competitive.</li> <li>Create a systematic approach to onboard new employees and train new supervisors to enhance the respect, value, and support of all staff.</li> <li>Develop and implement a continuity and succession plan to grow employee knowledge and competencies.</li> </ul> <p><b>Goal 4: Support organizational efficiency that prioritizes agency resilience, sustainability, and the safety of residents and staff.</b></p> <ul style="list-style-type: none"> <li>Develop a method to assess program and process changes in a way that is most efficient and effective and streamlines processes.</li> <li>Implement initiatives to promote energy efficiency and resiliency.</li> <li>Implement steps to provide secure and reliable technology with 99% availability for clients, residents, and staff.</li> <li>Assess the safety of residents, staff, and clients, and then implement an action plan with benchmarks and review annually.</li> <li>Review, update and test HACA's business continuity plan.</li> <li>Successfully adopt HUD-updated physical inspection protocols across all of HACA's housing programs.</li> <li>Successfully implement housing policies in response to HOTMA regulations.</li> </ul> <p><b>Goal 5: Foster exceptional customer service and enhance communications with stakeholders to nurture strong partnerships and increase community awareness.</b></p> <ul style="list-style-type: none"> <li>Rebrand HACA to reflect a fresh, modern design that builds on the history and reputation of the agency.</li> <li>Redesign HACA's website to streamline information, reflect new branding and improve the user experience for residents, staff, and stakeholders.</li> <li>Engage in a celebration of HACA's 90<sup>th</sup> Anniversary.</li> <li>Develop and implement a Communications Plan to enhance customer service and increase awareness of HACA's programs and community impact.</li> <li>Launch an assisted housing portal(s) to improve customer service for HCV landlords and participants.</li> </ul>



<p><b>B.3</b></p>	<p><b>Progress Report.</b> Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <ol style="list-style-type: none"> <li> <p><b>1. Expand affordable housing opportunities and preserve existing assets to ensure long-term sustainability.</b> HACA continues to revitalize our assets, seek additional rental assistance vouchers, and advance innovative affordable housing solutions. HACA has broken ground on the development of Pathways at Rosewood Courts to provide new construction of units as well as a culture center, a community green space, and 12 townhouse-style homes that will be available for sale to low-income, first-time homebuyers. Our next redevelopment project, currently in planning, is Pathways at Santa Rita in 2025. Through our subsidiary, Austin Affordable Housing Corporation (AAHC), additional properties that are either developed and/or acquired accept voucher holders, providing greater choice within our service area. In the past year, AAHC added more than 2,000 units to its portfolio, with over 570 additional units currently under construction.</p> </li> <li> <p><b>2. Optimize the reach and impact of opportunities for residents and clients to improve their quality of life, achieve self-sufficiency, and reach their full potential.</b> HACA promotes individual responsibility and high expectations and fosters results-based community partnerships and programs focused on our 5 pillars of health and wellness, homeownership, digital inclusion, workforce development, and youth educational success. Scholarships are provided to eligible students to assist with the cost of higher education and to improve self-sufficiency. Among many resident-oriented programs, HACA launched the Project Based Rental Assistance Family Self Sufficiency program to build upon our Housing Choice Voucher Family Self Sufficiency program to connect families to resources on their journey to self-sufficiency.</p> </li> <li> <p><b>3. Attract, support, develop and retain a talented and impactful workforce that prioritizes HACA's values.</b> HACA invests in our staff, ensures accountability and effective communication, and promotes an innovative, healthy and safe work environment with training and leadership development strategies. This is accomplished through a generous benefit package, wellness programs, tuition reimbursement programs, employee referral program to aid in recruitment, family scholarships, and a hybrid/telecommuting policy. We also periodically conduct salary studies to ensure we are competitive in the local employment market.</p> </li> <li> <p><b>4. Support organizational efficiency that prioritizes agency resilience, sustainability, and the safety of residents and staff.</b> HACA undertakes initiatives to assess program and process changes necessary with focus on ongoing development of energy conservation efforts, a secure technology infrastructure, improving business continuity to be adaptable to the ever-changing situations that can interrupt operations, as well as evaluation and promotion of safety measures to further protect residents and staff. One recent project involved water conservation programs for several properties that will result in significant savings over the next two years. More work will be performed to review portfolio energy consumption data to explore more opportunities for conservation and other methods for operating cost reduction and sustainability.</p> </li> <li> <p><b>5. Foster exceptional customer service and enhance communications with stakeholders to nurture strong partnerships and increase community awareness.</b> HACA pursues opportunities to implement best practices that enhance communications with customers and stakeholders and promotes awareness of our services within the community. On the horizon is a redesign of HACA's website to streamline information, reflect new branding and improve the user experience for residents, staff, and stakeholders.</p> </li> </ol>
<p><b>B.4</b></p>	<p><b>Violence Against Women Act (VAWA) Goals.</b> Provide a statement of the PHA's goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p><b>HACA has adopted multiple policies including:</b></p> <ul style="list-style-type: none"> <li>• Emergency Transfer Move Plan</li> <li>• Notice to Housing Choice Voucher Owners and Managers</li> <li>• VAWA Policy and Standard Operating Procedures to follow upon an applicant, resident or participant claim</li> <li>• VAWA Notice of Occupancy Rights under the Violence Against Women Act</li> <li>• Extensive coverage in HACA's Housing Choice Voucher Program's Administrative Plan</li> </ul>

<b>C.</b>	<b>Other Document and/or Certification Requirements.</b>
<b>C.1</b>	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p><b>The Housing Authority of the City of Austin defines the following circumstances will constitute as a significant amendment/modification to this agency's PHA plan:</b></p> <ul style="list-style-type: none"> <li>• Changes made to the admissions policies, organization of the waiting list and/or tenant rent payments;</li> <li>• Addition of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan) or changes in use of replacement reserve funds under the Capital Fund in the amount of 20% or more of the annual grant;</li> <li>• Any changes with regard to demolition or disposition, designation, homeownership programs or conversion activities.</li> </ul> <p>A substantial deviation may be defined as a loss and/or inadequate funding for a program, reallocation of funding to sustain programs and/or a change in regulatory requirements governing a program, thus requiring the PHA to amend its agency plan.</p> <p>As part of the Rental Assistance Demonstration (RAD), HACA is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items per PIH Notice 2012-32, Rev-2:</p> <ol style="list-style-type: none"> <li>The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance;</li> <li>Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;</li> <li>Changes to the construction and rehabilitation plan for each approved RAD conversion; and</li> <li>Changes to the financing structure for each approved RAD conversion.</li> </ol>
<b>C.2</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y    N  <input type="checkbox"/>   <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<b>C.3</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD-50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.4</b>	<p><b>Required Submission for HUD FO Review.</b></p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y    N  <input type="checkbox"/>   <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>

**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

**U.S. Department of Housing and Urban  
Development**  
Office of Public and Indian Housing  
OMB No. 2577-0226  
**Expires 03/31/2024**

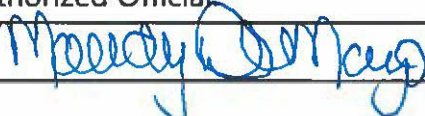
**Certification by State or Local Official of PHA Plans  
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Mandy DeMayo, the Interim Director certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal year 2025 of the TX001 - Austin Housing Authority is consistent with the Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the City of Austin pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

City of Austin (COA) Consolidated Plan Priority: Homeless/Special Needs Assistance provides services to the City's most vulnerable populations, including persons experiencing homelessness, persons living with HIV/AIDS, senior, youth, children and families. HACA continues to provide preferences in both the Project Based Rental Assistance and Housing Choice Voucher programs for assistance to homelessness, persons living with HIV/AIDS, seniors, youth, children and families through onsite programming to special assistance vouchers, Tenant Based Rental Assistance vouchers, Veteran Affairs Supportive Housing vouchers, Mainstream vouchers, Continuum of Care vouchers and Family Unification vouchers. COA Consolidated Plan Priority: Housing Development Assistance includes Housing Department programs that offer assistance to non-profit and for-profit developers to build affordable housing for low and moderate-income families. HACA, through its non-profit subsidiary, Austin Affordable Housing Corporation (AAHC) has acquired/developed over 16,116 units in its portfolio to provide affordable housing with an additional 3,473 units under construction. AAHC continues to grow with more units in the pipeline for possible future acquisition and/or development to preserve affordable housing units throughout the Austin area.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **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)

Name of Authorized Official:	<b>Mandy DeMayo</b>	Title:	<b>Interim Director</b>
Signature:		Date:	<b>5/20/25</b>

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and

<b>D.</b>	<b>Affirmatively Furthering Fair Housing (AFFH).</b>
<b>D.1</b>	<p><b>Affirmatively Furthering Fair Housing.</b> (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <div data-bbox="215 590 1471 653"> <p><b>Fair Housing Goal:</b> Explore the feasibility to create a regional resource network for down payment assistance programs that are affirmatively marketed to under-represented homeowners.</p> </div> <div data-bbox="215 653 1471 840"> <p><u><b>Describe fair housing strategies and actions to achieve the goal</b></u></p> <p>HACA, as one of 10 regional partners, participated in the Central Texas Regional Housing Working group on a Regional Fair Housing Plan. HACA aligns with the City of Austin to address impediments where able/applicable.</p> </div> <div data-bbox="215 863 1471 905"> <p><b>Fair Housing Goal:</b> Implement Displacement Mitigation Strategies that are related to Disproportionate Housing Needs.</p> </div> <div data-bbox="215 905 1471 1171"> <p><u><b>Describe fair housing strategies and actions to achieve the goal</b></u></p> <p>HACA is currently redeveloping several properties on the east side of Austin, where displacement is of concern. Those properties will not only provide updated facilities and amenities; HACA is increasing the number of units to allow for more affordable units to help keep more of the impacted populations in place. HACA created a Resident Protection Team that ensures residents faced with relocation are supported and protected, and to minimize disruption and harm during the relocation period.</p> </div> <div data-bbox="215 1199 1471 1262"> <p><b>Fair Housing Goal:</b> Encourage developers and landlords who benefit from public funding and development incentives to adopt reasonable policies on tenant criminal history and not discriminate based on source of income.</p> </div> <div data-bbox="215 1262 1471 1734"> <p><u><b>Describe fair housing strategies and actions to achieve the goal</b></u></p> <p>HACA will continue to educate prospective landlords in the Housing Choice Voucher programs regarding the benefit of participating in providing housing to our voucher holders. The Housing Choice Voucher program employs a dedicated Landlord Outreach Specialist to enroll landlords of properties in census tracts with limited affordable housing, as providers of affordable housing through the Housing Choice Voucher program. HACA utilizes the U.S. Census and yearly American Community Survey (ACS) updates to determine and review in which areas of Austin there is little affordable housing, and low minority and socioeconomic status distribution. HACA's Landlord Outreach Specialist then seeks landlords in these areas to participate in the Housing Choice Voucher program in an effort to deconcentrate poverty, diversify areas of the city, and ensure that affordable housing is available across the community and is accessible to areas of high job concentration and high performing schools. Additionally, HACA's Family Self Sufficiency (FSS) Coordinators maintain extensive information on local social service providers, childcare providers, and transportation routes that FSS participants are likely to utilize, so that FSS participants can make informed housing choices.</p> <p>Additionally, our subsidiary, AAHC's properties accept voucher holders at all their developed and/or acquired properties. This provides greater choice for voucher holders who may otherwise not qualify based on the 3 times of rent income requirements.</p> </div>

## Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs

### A. PHA Information. All PHAs must complete this section. (24 CFR § 903.4)

- A.1** Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table.

### B. Plan Elements.

- B.1 Mission.** State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. (24 CFR § 903.6(a)(1))
- B.2 Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. (24 CFR § 903.6(b)(1))
- B.3 Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5- Year Plan. (24 CFR § 903.6(b)(2))
- B.4 Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. (24 CFR § 903.6(a)(3)).

### C. Other Document and/or Certification Requirements.

- C.1 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32, REV 2.

#### C.2 Resident Advisory Board (RAB) comments.

- (a) Did the public or RAB have comments?
- (b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR § 903.17(b), 24 CFR § 903.19)

#### C.3 Certification by State or Local Officials.

[Form HUD-50077-SL](#), *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

#### C.4 Required Submission for HUD FO Review.

Challenged Elements.

- (a) Did the public challenge any elements of the Plan?
- (b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

### D. Affirmatively Furthering Fair Housing.

(Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

**D.1 Affirmatively Furthering Fair Housing.** The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) .... Strategies and actions must affirmatively further fair housing ...." Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.



## Housing Authority of the City of Austin

# Revised Submission 2025 PUBLIC HOUSING AUTHORITY ANNUAL PLAN



A 45-Day Public Comment Period for the Revised 2025 PHA Annual Plan and Revised 2025-2029 Five-year Plan commenced on Friday, April 4, 2025 and concluded on Monday, May 19, 2025. A Public Hearing was held April 22, 2025 at noon to receive public input for the draft Revised 2025 Annual Plan and the draft Revised 2025-2029 Five Year Plan. The final draft will be presented to the HACA Board of Commissioners for approval at the May 29, 2025 Board of Commissioners meeting.

<b>Streamlined Annual PHA Plan (HCV Only PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 03/31/2024</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** The Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																									
A.1	<p> <b>PHA Name:</b> <u>Housing Authority of the City of Austin</u>      <b>PHA Code:</b> <u>TX001</u>  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>04/2025</u>  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Housing Choice Vouchers (HCVs)</b> <u>6,689 HCV and 488 Mainstream Vouchers. Total combined 7,177</u>  <b>PHA Plan Submission Type:</b>   <input type="checkbox"/> Annual Submission      <input checked="" type="checkbox"/> Revised Annual Submission </p> <p> <b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. </p> <p> <b>Availability of Information: A 45-Day Public Comment Period for the Amendment to the 2025 PHA Annual Plan commenced on April 4, 2025 and concluded Monday May 19, 2025. A Public Hearing was held on April 22, 2025. The final draft will be presented to the HACA Board of Commissioners for approval at the May 29, 2025 Board of Commissioners meeting.</b> </p> <p> <b>Copies of the DRAFT Amendment to the 2025 PHA Annual Plan are available on the HACA website, <a href="http://www.hacanet.org">www.hacanet.org</a>. All supporting documentation is available at the HACA Central Office or via the HACA website.</b> </p> <p> <input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a joint Plan and complete table below) </p> <table border="1"> <thead> <tr> <th>Participating PHAs</th><th>PHA Code</th><th>Program(s) in the Consortia</th><th>Program(s) not in the Consortia</th><th>No. of Units in Each Program</th></tr> </thead> <tbody> <tr> <td>Lead HA:</td><td></td><td></td><td></td><td></td></tr> <tr> <td></td><td></td><td></td><td></td><td></td></tr> <tr> <td></td><td></td><td></td><td></td><td></td></tr> <tr> <td></td><td></td><td></td><td></td><td></td></tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	Lead HA:																			
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Lead HA:																										



<b>B.</b>	<b>Plan Elements.</b>																								
<b>B.1</b>	<p><b>Revision of Existing PHA Plan Elements.</b></p> <p>a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y   N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p> <p><b>Housing Choice Voucher (HCV) Administrative Plan Proposed Changes to:</b> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions:</p> <p>MAIN HCV LIST – Proposed change to preference as detailed below:</p> <p>2. Weights for each preference are as follows: (Proposed Changes denoted in red)</p> <table border="1"> <tr><td>Elderly</td><td>2</td></tr> <tr><td>Disabled</td><td>2</td></tr> <tr><td>Involuntarily Displaced</td><td>2</td></tr> <tr><td>Homeless</td><td>3</td></tr> <tr><td>Families with Minor Children</td><td>2</td></tr> <tr><td>Residency</td><td>1</td></tr> <tr><td>RAD Choice Mobility</td><td>3</td></tr> <tr><td>FUP/FYI Youth</td><td>3</td></tr> <tr><td>RAD or PBRA Relocation</td><td>4</td></tr> <tr><td>PBV Right to Move</td><td>4</td></tr> <tr><td>Other HACA Voucher Holder</td><td>5</td></tr> <tr><td>HACA VAWA Emergency</td><td>6</td></tr> </table> <p>Changes to HACA’s 2025 Public Housing Authority Annual Plan and 2025-2029 Five Year Plan – updated goals</p>	Elderly	2	Disabled	2	Involuntarily Displaced	2	Homeless	3	Families with Minor Children	2	Residency	1	RAD Choice Mobility	3	FUP/FYI Youth	3	RAD or PBRA Relocation	4	PBV Right to Move	4	Other HACA Voucher Holder	5	HACA VAWA Emergency	6
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<b>B.2</b>	<b>New Activities.</b> – Not Applicable																								

<b>B.3</b>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in its 5-Year PHA Plan.</p> <ol style="list-style-type: none"> <li> <p><b>1. Expand affordable housing opportunities and preserve existing assets to ensure long-term sustainability.</b></p> <p>HACA continues to revitalize our assets, seek additional rental assistance vouchers, and advance innovative affordable housing solutions. HACA has broken ground on the redevelopment for Pathways at Rosewood Courts to provide new construction of units as well as a culture center, a community green space, and 12 townhouse-style homes that will be available for sale to low-income, first-time homebuyers. Our next redevelopment project, currently in planning, is Pathways at Santa Rita in 2025. Through our subsidiary, Austin Affordable Housing Corporation (AAHC), additional properties that are either developed and/or acquired accept voucher holders, providing greater choice within our service area. In the past year, AAHC added more than 2,000 units to its portfolio, with over 570 additional units currently under construction.</p> </li> <li> <p><b>2. Optimize the reach and impact of opportunities for residents and clients to improve their quality of life, achieve self-sufficiency, and reach their full potential.</b></p> <p>HACA promotes individual responsibility and high expectations and fosters results-based community partnerships and programs focused on our 5 pillars of health and wellness, homeownership, digital inclusion, workforce development, and youth educational success. Scholarships are provided to eligible students to assist with the cost of higher education and to improve self-sufficiency. Among many resident-oriented programs, HACA launched the Project Based Rental Assistance Family Self Sufficiency program to build upon our Housing Choice Voucher Family Self Sufficiency program to connect families to resources on their journey to self-sufficiency.</p> </li> <li> <p><b>3. Attract, support, develop and retain a talented and impactful workforce that prioritizes HACA’s values.</b></p> <p>HACA invests in our staff, ensures accountability and effective communication, and promotes an innovative, healthy and safe work environment with training and leadership development strategies. This is accomplished through a generous benefit package, wellness programs, tuition reimbursement programs, employee referral program to aid in recruitment, family scholarships, and a hybrid/telecommuting policy. We also periodically conduct salary studies to ensure we are competitive in the local employment market.</p> </li> <li> <p><b>4. Support organizational efficiency that prioritizes agency resilience, sustainability, and the safety of residents and staff.</b></p> <p>HACA undertakes initiatives to assess program and process changes necessary with focus on ongoing development of energy conservation efforts, a secure technology infrastructure, improving business continuity to be adaptable to the ever-changing situations that can interrupt operations, as well as evaluation and promotion of safety measures to further protect residents and staff. One recent project involved water conservation programs for several properties that will result in significant savings over the next two years. More work will be performed to review portfolio energy consumption data to explore more opportunities for conservation and other methods for operating cost reduction and sustainability.</p> </li> <li> <p><b>5. Foster exceptional customer service and enhance communications with stakeholders to nurture strong partnerships and increase community awareness.</b></p> <p>HACA pursues opportunities to implement best practices that enhance communications with customers and stakeholders and promotes awareness of our services within the community. On the horizon is a redesign of HACA’s website to streamline information, reflect new branding and improve the user experience for residents, staff, and stakeholders.</p> </li> </ol>
<b>B.4</b>	<p><b>Capital Improvements. – Not Applicable</b></p>
<b>B.5</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y   N   N/A  <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<b>C.</b>	<p><b>Other Document and/or Certification Requirements.</b></p>
<b>C.1</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y   N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<b>C.2</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

**U.S. Department of Housing and Urban  
Development**  
Office of Public and Indian Housing  
OMB No. 2577-0226  
**Expires 03/31/2024**

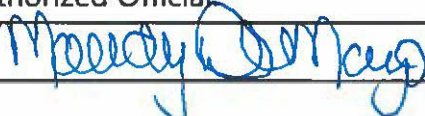
**Certification by State or Local Official of PHA Plans  
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Mandy DeMayo, the Interim Director certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal year 2025 of the TX001 - Austin Housing Authority is consistent with the Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the City of Austin pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

City of Austin (COA) Consolidated Plan Priority: Homeless/Special Needs Assistance provides services to the City's most vulnerable populations, including persons experiencing homelessness, persons living with HIV/AIDS, senior, youth, children and families. HACA continues to provide preferences in both the Project Based Rental Assistance and Housing Choice Voucher programs for assistance to homelessness, persons living with HIV/AIDS, seniors, youth, children and families through onsite programming to special assistance vouchers, Tenant Based Rental Assistance vouchers, Veteran Affairs Supportive Housing vouchers, Mainstream vouchers, Continuum of Care vouchers and Family Unification vouchers. COA Consolidated Plan Priority: Housing Development Assistance includes Housing Department programs that offer assistance to non-profit and for-profit developers to build affordable housing for low and moderate-income families. HACA, through its non-profit subsidiary, Austin Affordable Housing Corporation (AAHC) has acquired/developed over 16,116 units in its portfolio to provide affordable housing with an additional 3,473 units under construction. AAHC continues to grow with more units in the pipeline for possible future acquisition and/or development to preserve affordable housing units throughout the Austin area.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. 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)

Name of Authorized Official:	<b>Mandy DeMayo</b>	Title:	<b>Interim Director</b>
Signature:		Date:	<b>5/20/25</b>

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq. and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and

C.3	<p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>			
C.4	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y    N  <input type="checkbox"/>   <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>			
D.	<p><b>D. Affirmatively Furthering Fair Housing (AFFH).</b></p>			
D.1	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p> <p><b>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</b></p> <table border="1" data-bbox="180 768 1451 1835"> <tr> <td data-bbox="180 768 1451 989"> <p><b>Fair Housing Goal:</b> Explore the feasibility to create a regional resource network for down payment assistance programs that are affirmatively marketed to under-represented homeowners.</p> <p><u><b>Describe fair housing strategies and actions to achieve the goal</b></u></p> <p>HACA, as one of 10 regional partners, participated in the Central Texas Regional Housing Working group on a Regional Fair Housing Plan. HACA aligns with the City of Austin to address impediments where able/applicable.</p> </td></tr> <tr> <td data-bbox="180 1014 1451 1255"> <p><b>Fair Housing Goal:</b> Implement Displacement Mitigation Strategies that are related to Disproportionate Housing Needs.</p> <p><u><b>Describe fair housing strategies and actions to achieve the goal</b></u></p> <p>HACA is currently redeveloping several properties on the east side of Austin, where displacement is of concern. These properties will not only provide updated facilities and amenities; HACA is increasing the number of units to allow for more affordable units to help keep more of the impacted populations in place. HACA created a Resident Protection Team that ensures residents faced with relocation are supported and protected, and to minimize disruption and harm during the relocation period.</p> </td></tr> <tr> <td data-bbox="180 1281 1451 1835"> <p><b>Fair Housing Goal:</b> Encourage developers and landlords who benefit from public funding and development incentives to adopt reasonable policies on tenant criminal history and not discriminate based on source of income.</p> <p><u><b>Describe fair housing strategies and actions to achieve the goal</b></u></p> <p>HACA will continue to educate prospective landlords in the Housing Choice Voucher programs regarding the benefit of participating in providing housing to our voucher holders. The Housing Choice Voucher program employs a dedicated Landlord Outreach Specialist to enroll landlords of properties in census tracts with limited affordable housing, as providers of affordable housing through the Housing Choice Voucher program. HACA utilizes the U.S. Census and yearly American Community Survey (ACS) updates to determine and review in which areas of Austin there is little affordable housing, and low minority and socioeconomic status distribution. HACA's Landlord Outreach Specialist then seeks landlords in these areas to participate in the Housing Choice Voucher program in an effort to deconcentrate poverty, diversify areas of the city, and ensure that affordable housing is available across the community and is accessible to areas of high job concentration and high performing schools. Additionally, HACA's Family Self Sufficiency (FSS) Coordinators maintain extensive information on local social service providers, childcare providers, and transportation routes that FSS participants are likely to utilize, so that FSS participants can make informed housing choices.</p> <p>Additionally, our subsidiary, AAHC's properties accept voucher holders at all their developed and/or acquired properties. 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# Instructions for Preparation of Form HUD-50075-HCV

## Annual PHA Plan for HCV-Only PHAs

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### A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

- A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **Number of Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan.

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

### B. Plan Elements. All PHAs must complete this section. (24 CFR §903.11(c)(3))

#### B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR 5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR § 903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. (24 CFR §903.7(b))

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

☐ **Rent Determination.** A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. (24 CFR §903.7(d))

☐ **Operation and Management.** A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. (24 CFR §903.7(e)).

☐ **Informal Review and Hearing Procedures.** A description of the informal hearing and review procedures that the PHA makes available to its applicants. (24 CFR §903.7(f))

☐ **Homeownership Programs.** A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))

☐ **Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.** A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA’s partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA’s partnerships with other entities, and activities subject to Section 3 of the Housing and Community Development Act of 1968 (24 CFR Part 135) and under requirements for the Family Self-Sufficiency Program and others. Include the program’s size (including required and actual size of the FSS program) and means of allocating assistance to households. (24 CFR §903.7(l)(i)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. (24 CFR §903.7(l)(iii)).

☐ **Substantial Deviation.** PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan.

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.



**B.2 New Activities.** This section refers to new capital activities which is not applicable for HCV-Only PHAs.

**B.3 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.11(c)(3), 24 CFR §903.7(r)(1))

**B.4 Capital Improvements.** This section refers to PHAs that receive funding from the Capital Fund Program (CFP) which is not applicable for HCV-Only PHAs

**B.5 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 CFR §903.7(p))

**C. Other Document and/or Certification Requirements.**

**C.1 Resident Advisory Board (RAB) comments.** If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

**C.2 Certification by State of Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

**C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations, impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o)).

**C.4 Challenged Elements.** If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

**D. Affirmatively Furthering Fair Housing (AFFH).**

**D.1 Affirmatively Furthering Fair Housing.** The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) .... Strategies and actions must affirmatively further fair housing ...." Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual PHA Plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 6.02 hour 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. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

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# HOUSING AUTHORITY OF THE CITY OF AUSTIN

## BOARD ACTION REQUEST

### Assisted Housing ITEM 5.

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<b>MEETING DATE:</b>	May 29, 2025
<b>STAFF CONTACT:</b>	Laura Bodai, Vice-President of Assisted Housing
<b>ITEM TITLE:</b>	Presentation, Discussion and Possible Action Regarding Resolution No. 02903: Approval of Revisions to the Housing Choice Voucher Administrative Plan
<b>BUDGETED ITEM:</b>	N/A
<b>TOTAL COST:</b>	N/A

### ACTION

The Board is being asked to approve Resolution No. 02903: Adopting revisions to the Housing Choice Voucher Administrative Plan.

### SUMMARY

#### Background:

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

#### Summary of Changes:

An additional preference was added to both the regular voucher waiting list and the Mainstream voucher waiting list. The new preference for both programs is defined as *"a preference for current participants of other HACA voucher programs who have to exit their current program due to regulatory or budgetary reasons."*

This preference is needed to ensure continuity of service regarding the Emergency Housing Voucher (EHV) program. The preference was added in anticipation of all funding for the EHV program ending in late 2026. This proposed preference will allow HACA maximum flexibility to provide continuity of housing service to as many EHV clients as possible while maintaining compliance with HUD requirements.

**Process:**

Proposed changes to the Housing Choice Voucher (HCV) Administrative Plan went out for public comment for 45 days beginning on April 4, 2025 through May 19, 2025. No comments were received.

HACA held a public hearing on April 22, 2025. HACA held a presentation to the Housing Choice Voucher Advisory Board on May 1, 2025, with five attending in person and six attending via zoom. The participants asked questions to further their understanding of the proposed changes but no comments were provided. Participants were advised of the deadline and manner in which they should provide public comments if they chose to do so after the presentation.

The proposed changes to the HCV Administrative Plan are summarized in Attachment 1.

**Staff Recommendation:**

Staff is asking the Board of Commissioners to approve said revisions to HACA's Housing Choice Voucher Administrative Plan. Once approved and adopted, the proposed revisions will go into effect immediately.

**ATTACHMENTS:**

HCV Administrative Plan SUMMARY of changes May 2025



**RESOLUTION NO. 02903**

**Approval of the adoption of the revised Housing Choice Voucher Program Administrative Plan**

**WHEREAS**, the Housing Authority of the City of Austin (HACA) is responsible for administering the Housing Choice Voucher Program and

**WHEREAS**, the Housing Choice Voucher Program, as mandated by the Department of Housing and Urban Development (HUD), is required to adopt a Housing Choice Voucher Administrative Plan establishing its policies as required under federal regulations and

**WHEREAS**, the Housing Authority of the City of Austin posted the proposed revisions to the HCV Administrative Plan for public comment beginning on April 4, 2025, ending at 5:00 p.m. on May 19, 2025; no comments were received; and

**WHEREAS**, The Housing Authority of the City of Austin's Housing Choice Voucher Program seeks to formally adopt the revised Housing Choice Voucher Administrative Plan.

**NOW, THEREFORE, BE IT RESOLVED**, that the Housing Authority of the City of Austin's Board of Commissioners approves and adopts the revised Housing Choice Voucher Administrative Plan.

**PASSED, APPROVED AND ADOPTED** on this 29th day of May, 2025.

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Michael G. Gerber, Secretary

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Carl S. Richie, Jr., Chairperson

**The Housing Authority of the City of Austin's Summary of Revisions  
Housing Choice Voucher Program (HCV) Administrative Plan**

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**Summary of proposed changes to the Housing Choice Voucher (HCV) Administrative Plan, 5/29/2025.**

<b>CHAPTER 4: APPLICATIONS, WAITING LIST AND TENANT SELECTION INTRODUCTION, Part III: SELECTION FOR HCV ASSISTANCE</b>	Page 110	Added a waiting list preference "Other HACA Voucher Holder."
<b>CHAPTER 4: APPLICATIONS, WAITING LIST AND TENANT SELECTION INTRODUCTION, Part III: SELECTION FOR HCV ASSISTANCE</b>	Page 113	Added the definition of "Other HACA Voucher Holder" waiting list preference.  <i>"Other HACA Voucher Holder Preference: HACA will provide a preference for current participants of other HACA voucher programs who have to exit their current program due to regulatory or budgetary reasons."</i>
<b>Chapter 19: SPECIAL PURPOSE VOUCHERS Part IV.D: WAITING LIST ADMINISTRATION</b>	Page 558	Added a similar waiting list preference to the Mainstream waiting list;  <i>"HACA will provide a preference for a HACA voucher holders who have to exit their current voucher program due to regulatory budgetary reasons."</i>



# HOUSING AUTHORITY OF THE CITY OF AUSTIN

## BOARD ACTION REQUEST

### AAHC ITEM 6.

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**MEETING DATE:** May 29, 2025  
**STAFF CONTACT:** Suzanne Schwertner, Director of Development  
**ITEM TITLE:** Presentation, Discussion, and Possible Action regarding Resolution No. 02904: 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 Treeline Apartments) Series 2025; 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. 02904: 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 Treeline Apartments) Series 2025; 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 Housing Corporation is being presented with an opportunity to partner with JCI Residential on a certain 11.33 acre tract of land located at 12201 Heatherly Drive, Austin, Texas 78747. This would be the eighth (8th) asset AAHC and JCI have partnered on together. Two of the eight are also LIHTC/Bond projects successfully constructed and completed: Bridge at Granada and Bridge at Turtle Creek. The Board saw this property for the first time in September 2024 where an Inducement Resolution was approved.

AAHC's proposed partner, JCI Residential has a proven record of accomplishment with

numerous projects completed in and around the Austin area. JCI has an experienced development team in place and has been an excellent partner on our previous transactions. JCI is a privately held development firm with a current development pipeline of more than 200 projects. AAHC works with the Managing Partner, Sam Kumar, and President, Kurt Goll. JCI Residential will also manage the property.

The project (Bridge at Treeline) will consist of 294 family units. 100% of the units will be affordable to people earning 60% AMI or below. This site sits just a few minutes from South of downtown with quick access to major thoroughfares IH35 and SH 45. The property feeds into the Austin Independent School District and Blazier Elementary School, Paredes Middle School and Akins High School. 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 add deeper affordability for our current voucher holders and the residents that reside in this area. Being so close to many major employers in and around this location, AAHC and JCI can provide some stable and affordable housing to those stakeholders that are threatened with rising rent costs. This property will provide a home to many individuals and families who work in and around the area with no current affordability in place. The nearest property in AAHC's current portfolio is Bridge at Three Hills right next door. This is also a partnership between AAHC and JCI as a workforce housing property.

#### **Process:**

The development will use a mixture of 4% tax credits and bonds to finance the development with a total project cost of approximately \$70,700,000. HACA, through its Public Facility Corporation will issue tax-exempt bonds in an amount not to exceed \$40,000,000. Regions Bank will carry the debt under the HUD 221(d)(4) program at a loan amount not to exceed \$51,000,000. Regions Bank will also provide the tax credit equity and bridge loan not to exceed \$16,000,000.

The planned development will consist of 55 studio units, 32 one bedroom and one bath units, 121 two bedroom and one bath units, and 86 two bedroom and two bath units. All units will be marketed to HACA's Housing Choice Voucher residents. This approval will allow us to close on the bonds and construction financing in July 2025.

#### **Unit Breakdown with proposed AMIs:**

Area Median Income	Studios	1 Bdrm/1 Bath	2 Bdrm/1 Bath	2 Bdrm/2 Bath	Total
	550 sq. ft.	625 sq. ft.	900 sq. ft.	950 sq. ft.	
60% AMI	55	32	121	86	294

#### **Staff Recommendation:**

Staff recommends approval of Resolution No. 02904.

**ATTACHMENTS:**

None

## **RESOLUTION NO. 02904**

**Resolution approving issuance by Austin Affordable PFC, Inc. of the Austin Affordable PFC, Inc. multifamily housing revenue bonds (Bridge At Treeline Apartments), series 2025; 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**, the 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”); and

**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**, the Board of Directors of the Issuer (the “Board”) has determined to authorize the issuance, sale and delivery of the Issuer’s Multifamily Housing Revenue Bonds (Bridge at Treeline Apartments), Series 2025 (the “Bonds”), pursuant to and in accordance with the terms of a Trust Indenture (the “Trust Indenture”), between the Issuer and BOKF, NA, as trustee; and

**WHEREAS**, the Board adopted a resolution on the date hereof authorizing the issuance of the Bonds (the “Issuer Resolution”); and

**WHEREAS**, the proceeds of the sale of the Bonds will be used for the purpose of lending the funds to Bridge at Treeline LP, a Texas limited partnership (the “Borrower”), to provide financing for the acquisition, construction and equipping of a multifamily rental housing development identified on Exhibit A of the Issuer Resolution to be known as the Bridge at Treeline Apartments (the “Project”), all in accordance with the Constitution and laws of the State of Texas; 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 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 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 an indebtedness or pledge of the Sponsor, the City of Austin, Travis County, or the State of Texas, within the meaning of any constitutional or statutory provision, and the owners 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, Travis County, or the State of Texas except those revenues assigned and pledged by the Issuer in the Trust Indenture.

Section 3. The activities and expenditures authorized and contemplated by the Issuer Resolution are hereby in all respects approved.

Section 4. The 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 5. This Resolution was considered and adopted at a meeting of the Board of Commissioners of the Sponsor that was noticed, convened, and conducted in full compliance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code.

Section 6. This Resolution shall be in full force and effect from and upon its adoption.

**PASSED, APPROVED AND ADOPTED** this 29th day of May, 2025.

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CHAIRPERSON

ATTEST:

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SECRETARY



## HOUSING AUTHORITY OF THE CITY OF AUSTIN

### BOARD ACTION REQUEST

#### AAHC ITEM 7.

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**MEETING DATE:** May 29, 2025  
**STAFF CONTACT:** Suzanne Schwertner, Director of Development  
**ITEM TITLE:** Presentation, Discussion, and Possible Action On Resolution No. 02906: 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 Bridge at Mesa Verde (the "Development") in Austin, Texas: (i) acquire the site of the Development; (ii) lease the Development site to the owner of the Development; and (iii) such other actions necessary or convenient to carry out this Resolution  
**BUDGETED ITEM:** N/A  
**TOTAL COST:** N/A

#### ACTION

The Board is being asked to approve Resolution No. 02906 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 Bridge at Mesa Verde (the "Development") in Austin, Texas: (i) acquire the site of the Development; (ii) lease the Development site to the owner of the Development; and (iii) such other actions necessary or convenient to carry out this Resolution.

#### SUMMARY

##### **Background:**

Austin Affordable Housing Corporation (AAHC) has been presented an opportunity to partner with Belveron Partners to purchase a 358-unit multi-family rental property called Mesa Verde Apartments. The development is located at 3201 Duval Road, Austin, Texas 78759. This would be the twentieth asset AAHC and Belveron Corporation have purchased together. This asset is directly across from The Domain with direct access to the 7-mile Northern Walnut Creek Trail.

AAHC's proposed partner, Belveron Corporation prides itself on long term preservation of workforce housing. Located out of San Francisco, Belveron is a privately held investment firm with a current portfolio of more than 30,000 units across the United States. Founded in 2006, Belveron has invested in more than 230 properties in 32 states. AAHC works with the Managing Partners, Paul Odland, and Josh Plattner.



The Mesa Verde Apartments were developed in 1994 by North America Properties. The property sits on 20.06 acres. The previous owner has spent over \$6.4 million on capital improvements including replacement of all 358 HVAC units and full exterior paint. Some of the property amenities include two resort-style swimming pools with lounge seating and cabanas, elegant clubhouse with gathering spaces and full conference room with business center and co-working nooks, fitness center, and a full kitchen and coffee bar. Residents can also enjoy the spacious courtyards with grilling areas and a gathering pavilion. The property feeds into the Austin Independent School District Summit Elementary School, Murchison Middle School, and Anderson High School.

This is an important transaction for HACA and AAHC as this part of Austin continues to keep some of the highest rents in the Austin market with virtually no affordable housing. This partnership will preserve this asset and add deeper affordability for our current voucher holders and the residents that reside in this area. Being so close to the rail and bus stations adjacent to the property, AAHC and Belveron can provide some stable and affordable housing to those stakeholders in the area.

Below is a breakdown of the many variations of unit sizes. The property is currently 95% occupied and rents currently range from \$1,609 for a 1 bedroom to \$2,427 for a two bedroom.

240 1-bedroom/1-bath	658 square feet to 850 square feet
118 2 bedroom/2-bath	1,070 square feet to 1,222 square feet

**Process:**

The purchase price for Mesa Verde Apartments is \$77,750,000. Belveron will be investing approximately \$20,000,000 as a down payment. In addition, \$3,000,000.00 for future capital needs will also be set aside. Berkadia will be providing a Fannie Mae permanent loan with a not to exceed loan amount of \$62,200,000 at a rate of approximately 5.75% 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, 40% of the units at 80% AMI and marketing units to all voucher holders.

Apartment Management Professionals will manage the property. The new name for the property will be Bridge at Mesa Verde Apartments.

**Staff Recommendation:**

Staff recommends approval of Resolution No. 02906.

**ATTACHMENTS:**

None

**RESOLUTION NO. 02906**

**Presentation, Discussion, And Possible Action on Resolution No. 02906 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 Bridge at Mesa Verde (the “Development”) in Austin, Texas: (i) acquire the site of the Development; (ii) lease the Development site to the owner of the Development; and (iii) such other actions necessary or convenient to carry out this resolution.**

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

**WHEREAS**, in connection therewith, the Housing Authority of the City of Austin (“HACA”) has agreed to acquire certain real property in the full purpose jurisdiction of the City of Austin, Texas with an address of 3201 Duval Rd., Austin, Travis County, Texas 78759 (the “Land”), which constitutes the site for the Development, and to simultaneously lease the Land to MV Apartments Borrower, LP, a Delaware limited partnership, whose managing member is controlled by an affiliate of AAHC (the “Owner”), under a long-term ground lease (the “Ground Lease”);

**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 Land and enter into the Ground Lease with the Owner.
2. Review, execute and approve the Ground Lease and all such other documents necessary to effectuate the acquisition of the Land, execution of the Ground Lease and Owner’s acquisition of the Development, including but not limited to such security instruments and estoppel certificates as any lender involved with the Development may require, 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 29th day of May, 2025.

ATTEST:

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Michael G. Gerber, Secretary

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Carl S. Richie, Jr., Chairperson