



HOUSING AUTHORITY  
OF THE CITY OF AUSTIN  
*Bringing Opportunity Home*

**ANNUAL REPORT  
2024-2025**

# A *Future* YOU CAN COME HOME TO





MISSION

Our Mission is to cultivate sustainable affordable housing communities and partnerships that inspire self-reliance, growth, and optimism.

COMMITMENTS

- Affordable Housing
- Resident Self-Sufficiency
- Quality of Life
- Exceptional Service
- Employee Engagement
- Diversity, Equity, and Inclusion
- Corporate and Environmental Sustainability



VISION

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



A Letter From Our President

*"Our focus this year has been simple: to build a future you can come home to."*

As the Housing Authority of the City of Austin moves into its 88th year of service, our mission remains as vital as ever: to create safe, stable, and deeply affordable housing that helps Austinites thrive—today and for generations to come.

The city we call home continues to evolve. As Austin grows, so do the challenges facing our low-income neighbors. But every challenge brings opportunity, and at HACA, we are seizing those opportunities with conviction and clarity. Our focus this year has been simple: to build a future you can come home to.

This past fall, we proudly marked the completion of Pathways at Chalmers Courts, the final phase of a multi-year redevelopment that has transformed one of Austin's oldest public housing sites into a vibrant, mixed-income community. With nearly 400 modern apartments, an on-site health clinic, and a state-of-the-art Boys & Girls Club, Chalmers is now a beacon of what's possible when public purpose meets thoughtful design.

In January, we raised the first walls at Prospect Heights, a first-of-its-kind partnership between HACA and Habitat

for Humanity. When completed, this unique homeownership initiative will provide 12 affordable homes for sale—right on the historic Rosewood property—giving low-income families a chance to build equity and roots in East Austin.

Momentum continues at Santa Rita Courts, where planning and engagement are well underway for another transformational redevelopment. We are committed to preserving its history while delivering safe, energy-efficient, and opportunity-rich housing to current and future residents.

Through our subsidiary, Austin Affordable Housing Corporation, we continue to expand access to housing across the city. This year, AAHC moved forward with several developments that will bring hundreds of new affordable units online—each one a stepping stone for a family looking to build a better future.

And our commitment to those experiencing homelessness has not wavered. HACA continues to dedicate more than 2,400 rental assistance vouchers monthly to help those most in need find shelter, support, and stability. Thank you for partnering with us!

A handwritten signature in blue ink.

Michael Gerber  
HACA President & CEO



A STEADY VOICE FOR AFFORDABLE HOUSING IN AUSTIN, TEXAS.

Michael Gerber serves as the President and CEO of the Housing Authority of the City of Austin (HACA), where he leads efforts to provide safe, affordable housing and expand opportunities for low-income Austinites. Under his leadership, HACA has gained national recognition for its innovative redevelopment projects and resident-focused programs. Guided by our vision, HACA expands housing opportunities across Austin.





# HACA Board of Commissioners



**Carl S. Richie Jr.**  
Chairman

Carl S. Richie Jr., HACA Board Chairman, was raised in public housing and brings deep insight into housing equity. A government relations attorney, he led HACA to High Performer status and launched a resident scholarship program to support education and opportunity.



**Mary Apostolou**  
Resident Commissioner

Mary Apostolou, Resident Commissioner and former Chalmers Courts resident, brings lived experience and advocacy to the HACA Board. A past Resident Council President, she champions Spanish-speaking families by connecting them to resources, events, and opportunities in community.



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

Dr. Tyra Duncan-Hall, HACA Board Vice-Chair, is a retired Austin Community College provost with decades of experience in education and public service. With degrees from Michigan and UC Berkeley, she's honored for her leadership, mentorship, and lifelong commitment to equity.



**Edwina Carrington**  
Commissioner

Edwina Carrington, HACA Board Commissioner, has a distinguished background in housing policy and finance. Formerly Executive Director of the Texas Department of Housing and Community Affairs, she improved operations. Now Principal of CHK Enterprises, she advances affordable housing and equity.



## In Memoriam: *Charles C. "Chuck" Bailey*

We honor the memory of Charles C. "Chuck" Bailey, who faithfully served as a HACA Commissioner for 25 years, most recently as Vice Chair. A passionate public servant and legal expert, Chuck dedicated his life to strengthening government and uplifting families through compassionate policymaking. His wisdom, wit, and unwavering commitment to justice and opportunity will be deeply missed.



**250** dedicated professionals make up the heart of HACA's mission, working every day to provide safe, affordable housing and essential services to our community.





# ECONOMIC IMPACT

Just steps from the Waterline, soon to be the tallest building in Texas, Pathways at Lakeside proves that affordable housing belongs in the heart of downtown. **HACA serves 3,181 seniors across Austin**—including right on Lady Bird Lake.

Pathways at Lakeside



# Deep Impact: How HACA Strengthens Austin's Economy

Behind every affordable home we build, preserve, or support is a powerful economic engine that benefits the entire Austin community. By helping low-income families stabilize their housing, we reduce public costs, improve workforce retention, and contribute to a healthier, more resilient city. Stable housing creates the foundation for educational success, better health outcomes, and stronger neighborhood connections. Families who no longer have to worry about where they will live can focus on career growth, their children's learning, and active participation in the community.

Whether it's enabling a parent to stay employed, easing the burden on emergency healthcare systems, or helping a senior age in place, the work we do at HACA ripples outward—delivering long-term returns for taxpayers, schools, and businesses alike. This lasting impact extends far beyond the walls of the home, shaping a city where opportunity is within reach for all who call Austin home.

## HACA's Economic Impact in Action

- **\$88 million** distributed annually in local rental assistance, supporting local landlords, and neighborhood economies.
- **22,000+** affordable units preserved or created through the Austin Affordable Housing Corporation.
- **Over 2,000 jobs** supported across development, construction, property management, and resident services.
- Workforce readiness programs—including Family Self-Sufficiency and youth initiatives—**help residents increase earnings and reduce reliance on public services.**
- Housing stability **reduces school disruptions**, improves health outcomes, and increases productivity for thousands of local workers.



19.7 Million

dollars a year is generated for AISD through enrollment of HACA-assisted K–12 students.

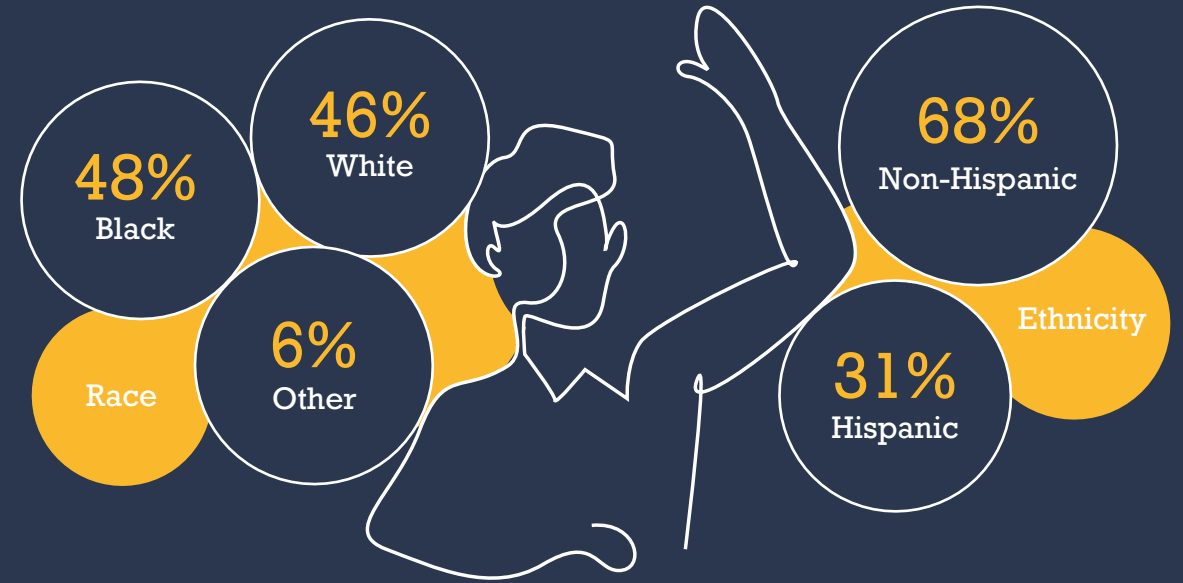


# 27,581

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



Youth Educational Success  
Student Incentive Trip



## \$16,438

Average Household Income for families in the Housing Choice Voucher Program.

### BY THE NUMBERS

## 71.6%

of the households we serve are led by **Female Head of Households** who are primary providers and caregivers.

## 30%

of the residents we serve are **persons with disabilities**, many of whom require accessible housing and services.

## 26%

of the residents we serve are **children under the age of 18**.

## 12%

of the residents we serve are **62 years of age or older**.



# Opening Doors to Economic Mobility

HACA's Assisted Housing Department runs the Housing Choice Voucher and Family Self-Sufficiency (FSS) programs, helping families access affordable housing while building financial independence. The Voucher Program, among the most robust in Texas, **provides over 6,400 families with housing vouchers**. In FY25, we expanded landlord outreach, supported residents using RentCafe, and worked with lawmakers to strengthen voucher protections. Each year, the Inspections Team **completes more than 7,000 unit inspections** to uphold HUD's Housing Quality Standards (HQS), while the Eligibility Team **processes over 18,000 certifications** spanning move-ins, annual reviews, and interim recertifications.

## Assisted Housing Economic Impact

- Each year, HACA distributes **\$93 million in rental subsidies**.
- These **subsidies are delivered through 1,332 participating landlords**, strengthening partnerships that expand housing options citywide.

## Kristella's FSS Journey: From Participant to Partner

The Family Self-Sufficiency program is a voluntary, five-year initiative that helps Housing Choice Voucher holders set and achieve goals in areas like employment, education, and financial health. Participants work with a dedicated case manager and, as their income grows, can build savings through a special escrow account.

For Kristella, a single mom, the program offered something even more valuable: belief in herself. "I've always had goals," she said. "But having someone to hold me accountable, someone who believed in me, made all the difference."

After experiencing housing instability, job loss, and the challenges of parenting alone, Kristella found support

through transitional housing, earned her bachelor's degree, and steadily rebuilt her life. She recently joined HACA as a Family Self-Sufficiency Coach—just as she's preparing to graduate from the same program that helped her grow.

"I'm proud," she reflected. "I wish I could go back to each version of myself and say, 'Do you know where you're going to be? It's going to be amazing!'"

Now working at Santa Rita Courts, Kristella is walking beside other residents as they navigate their own journeys. Her mission is bigger than one household: "**I want to contribute more to the community and the city,**" she said. "**That's what I'm most excited about.**"



Scan to watch Kristella's inspiring story and see the impact of the FSS program.





# Preserving What Matters, Managing What's Next

HACA's Pathways Asset Management Inc. (PAMI) team oversees 20 properties and 2,196 units with an average 98% occupancy rate. In FY25, modernization work focused on maintenance, inspection prep, and capital improvement projects. The successes and improvements made by PAMI this past year reflects HACA's ongoing investment and improvements to these communities.

## Planning & Development Highlights & Milestones



Pathways at  
Thurmond Heights

- Improved parking lots to enhance safety and accessibility for residents and visitors.
- Joined a winter weather resilience initiative to better protect families during extreme cold.
- Upgraded vacant units with new flooring, cabinets, and fixtures to create more modern, comfortable homes.
- Completed preventive maintenance ahead of the January 2025 freeze to reduce the risk of weather-related emergencies.
- Resiliency upgrades helped minimize storm damage and kept homes warm during power outages.



Pathways at  
Georgian Manor

- Launched an exterior painting project to brighten buildings and boost neighborhood pride.
- Installed new signage to improve wayfinding and enhance the property's visual appeal.
- Upgraded plumbing systems with new pressure relief and shutoff valves to prevent water damage.
- Achieved a 99 out of 100 on a rigorous state housing inspection, demonstrating top-tier maintenance.
- These upgrades enhanced curb appeal while strengthening emergency water control and safety systems.



Pathways at  
Booker T. Washington

- Repaved parking lots improved accessibility, safety, and ease of mobility for all residents.
- Repaired and repainted building exteriors to enhance durability and visual appeal.
- Upgraded entry doors across multiple buildings for improved security and insulation.
- Replaced handrails in 216 units to increase safety and support aging-in-place for seniors.
- Curb appeal improvements across the property foster resident pride and preserve long-term value.



# PAMI PROPERTIES

## Central/East Austin Properties

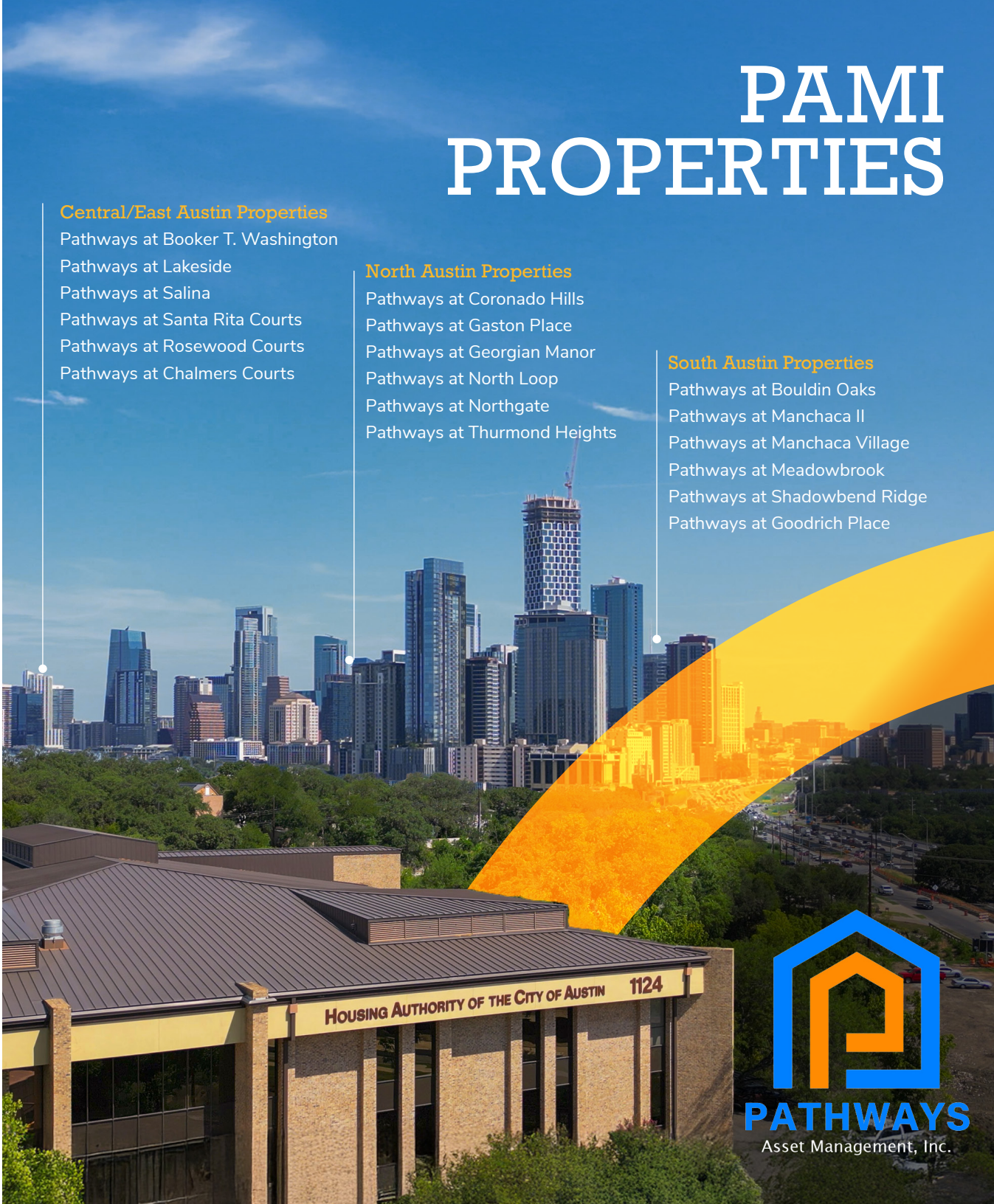
- Pathways at Booker T. Washington
- Pathways at Lakeside
- Pathways at Salina
- Pathways at Santa Rita Courts
- Pathways at Rosewood Courts
- Pathways at Chalmers Courts

## North Austin Properties

- Pathways at Coronado Hills
- Pathways at Gaston Place
- Pathways at Georgian Manor
- Pathways at North Loop
- Pathways at Northgate
- Pathways at Thurmond Heights

## South Austin Properties

- Pathways at Bouldin Oaks
- Pathways at Manchaca II
- Pathways at Manchaca Village
- Pathways at Meadowbrook
- Pathways at Shadowbend Ridge
- Pathways at Goodrich Place





# Every Austinite deserves a future they can come home to.

Affordable housing is more than shelter—it powers the economy. Stable homes keep Texans working and cut costly reliance on shelters, ERs, and justice systems (PAHRC, 2023). Every housing dollar strengthens Austin. Expanding vouchers for all extremely low-income families would **inject \$2.7B into household spending**, fueling stronger communities and a thriving Texas economy (JEC & PAHRC, 2023). HACA supports housing for all.



# Housing That Lifts All of Austin

Across the city, transformative housing investments are creating vibrant, connected communities that honor Austin’s past while building for its future. Through thoughtful redevelopment and community partnerships, we’re delivering more than just homes—we’re expanding opportunity, preserving cultural heritage, and laying the groundwork for generations to thrive. **From the revitalized Chalmers Courts and historic Rosewood to the forward-looking plans at Santa Rita and Prospect Heights, each neighborhood tells a story of progress powered by people, place, and purpose.**

## Chalmers Courts: A Neighborhood Reimagined

- 398 energy-efficient homes delivered across Chalmers East, South, and West—anchored by a health clinic, a Boys & Girls Club, and new outdoor spaces.
- The new Chalmers Greenway connects residents to services, transportation, and opportunity.
- Dozens of families have already returned, with a 72% return rate across our RAD portfolio.

## Rosewood Courts: Honoring the Past, Housing the Future

- A landmark redevelopment that protects cultural history while creating expanded housing opportunities.
- In partnership with E4Youth, the new Welcome Center will preserve resident stories and build digital storytelling skills for local youth.
- Residents will return to modern homes that reflect the dignity of their lived experience and the legacy of the community.

## Santa Rita Courts: Preparing for the Next Chapter

- Engaged residents, neighborhood leaders, and historic preservation officials in shaping redevelopment plans.
- A \$750,000 grant from the St. David’s Foundation will support healthy community design and resident services.
- Planning underway for a Pre-K facility and services that support working families.

## Prospect Heights: Affordable Homeownership Arrives

- Partnered with Habitat for Humanity to begin building 12 affordable homes for sale—creating wealth-building pathways on historic public housing land.
- A first-of-its-kind project that reimagines what public housing land can provide to the broader community.



Construction underway at Pathways at Rosewood Courts



Rendering of Pathways at Santa Rita Courts

Coming Soon

Santa Rita Courts, opened in 1939 as Austin’s first public housing community, shaped affordable housing history. A new chapter begins with reconstruction slated to begin in 2026, continuing its legacy of opportunity and stability.

## Looking Ahead to the Future

The coming year will bring new milestones and deeper community partnerships. From preparing families at Santa Rita Courts for relocation, to bringing residents home to Rosewood, to supporting homebuyers at Prospect Heights—our work continues to demonstrate that when we invest in housing, we invest in Austin’s future.







**+2,170 Units**

were added through 6 new acquisitions,  
expanding access to housing across Austin.

Cady Lofts Ribbon Cutting

# Making Affordable Housing Possible in Austin

The Austin Affordable Housing Corporation (AAHC), a nonprofit subsidiary of HACA, plays a key role in expanding and preserving affordable housing across the city. By acquiring, developing, and operating mixed-income communities, AAHC ensures that working families, seniors, and individuals with low incomes have access to safe, quality housing near jobs, schools, and transportation. Its innovative approach helps prevent displacement and strengthens Austin's long-term affordability and economic stability.

## AAHC by the Numbers

- 3 new construction projects under development, totaling 801 units

## Major Projects in Progress

- The Janson: 328 units
- Urban East Phase II: 137 units
- Bridge at Saffron: 336 units

## New Acquisitions:

- Bridge at Windsor Park (308 units)
- Bridge at Arella Lakeline (354 units)
- Bridge at South Park Landing (308 units)
- Bridge at Avery Ranch (288 units)
- Bridge at Austin City Lights (352 units)
- Bridge at Midtown Commons (562 units)



Bridge at  
Windsor Park



Bridge at  
South Park Landing



Bridge at  
Austin City Limits





# Empowering Families, Strengthening Communities



**Austin Pathways** is HACA's nonprofit subsidiary, focused on empowering residents through education, employment, health, and digital equity programs that create long-term economic mobility. Through education, job training, digital access, and supportive services, we help residents achieve their goals and work toward long-term self-sufficiency.

## Austin Pathways Program Highlights

- **Health & Wellness (Bringing Health Home):** 300+ residents received no-cost vaccines. Mental health indicators improved (GAD-7 and PHQ-9), and new grant funding ensured sustainable Community Health Workers staffing and expansion of culturally competent wellness events.
- **Digital Inclusion:** 308 more households gained free Google internet connection this year, bringing broadband access to 86% of HACA's PBRA properties.
- **Workforce:** Spring Bling STEM event reached 100+ adults. Goodwill and United Way 2-Gen grants connected residents with education, GED, and employment resources.
- **Family Self-Sufficiency:** 32 participants increased income by an average of \$13,522. 14 participants graduated from the FSS program.
- **Youth Education:** 692 gift cards awarded to A/B Honor Roll and perfect attendance achievers. 96 youth celebrated with an end-of-year incentive trip. BGCAA and Saatva summer youth internship enhanced academic and career exposure.
- **Caring for Seniors:** HACA allocated \$250,000 to enhance aging-in-place support through its collaboration with Family Eldercare, ensuring older adults receive critical services where they live.
- **Investing in Youth:** HACA committed over \$850,000 to fund on-site enrichment programs led by Communities in Schools and Boys & Girls Clubs, helping young residents thrive academically and socially.



**\$2 Million**

dollars in scholarships have been awarded to our scholars over 25 years of impact.

Resident Scholarship Ceremony

## Economic Impact Across Programs

From wellness to workforce, Austin Pathways helps residents thrive—while returning millions of dollars in economic value to the greater Austin community.

- **\$500,000 grant** from St. David's Foundation to sustain and restructure Bringing Health Home (BHH).
- **320+ free vaccines delivered**, saving residents tens of thousands in out-of-pocket costs.
- **\$6 million+ estimated value of Google Fiber service provided** at no cost to residents.
- **\$87,316 in FSS escrow savings earned by 37 residents**—up 513% from last year.
- **37 resident scholarships** awarded totaling \$79,500 , with recipients ranging from high school graduating seniors to adults pursuing certification.

Austin Pathways also boosts health and economic outcomes: anxiety and depression scores improved in health literacy cohorts, residents gained confidence to return to school, and increased digital access led to better employment and telehealth usage.





Current Assets	In \$ Millions
Cash and Cash Equivalents - Unrestricted	\$26.8
Cash and Cash Equivalents - Restricted	\$29.9
Investments - Unrestricted	\$94.4
Receivables, Net	\$8.5
Prepaid Expenses and Other Assets	\$1.3
Total Current Assets	\$160.9

Noncurrent Assets	In \$ Millions
Land	\$203.2
Buildings, Equipment & Infrastructure (Note 2)	\$203.2
Construction in Progress	\$1.4
Less: Accumulated Depreciation	-\$139.0
Total Capital Assets, Net	\$268.8
Notes and Mortgages Receivable - noncurrent	\$59.5
Investments in Joint Ventures	\$14.4
Total Noncurrent Assets	\$73.9
Total Assets	\$503.6

Current Liabilities	In \$ Millions
Accounts Payable	\$2.1
Accrued Liabilities	\$1.0
Tenant Security Deposits	\$0.6
Unearned Revenues	\$4.3
Current Portion of Long-term Debt	\$1.3
Current Portion of Long-term Debt - Operating	\$0.0
Other Current Liabilities	\$1.0
Total Current Liabilities	\$10.3

Noncurrent Liabiliities	In \$ Millions
Long-term Debt, Net of Current - Capital	\$80.5
Long-term Debt, Net of Current - Operating	\$0.0
Non-current Liabilities - Other	\$185.8
Accrued Compensated Absences - Non Current	\$3.3
Total Non-Current Liabilities	\$269.6
Total Liabilities	\$279.9

Total Equity / Net Assets	In \$ Millions
Net Investment in Capital Assets	\$180.8
Restricted Net Position	\$26.4
Unrestricted Net Position	\$16.5
Total Equity - Net Assets / Position	\$223.7
Total Liabiliites and Equity - Net Assets / Position	\$503.6

Revenues	In \$ Millions
Net Tenant Revenue	\$16.0
Government Operating and Capital Grants	\$740.5
Other Revenue	\$29.4
Total Revenue	\$785.9

Expenses	In \$ Millions
Administrative	\$31.3
Tenant Services	\$3.4
Utilities	\$3.2
Maintenance	\$8.2
Protective Services - Other Contract Costs	\$0.7
Total Insurance Premiums	\$1.9
Total Other General Expenses	\$1.5
Interest Expense and Amortization Cost	\$3.1
Housing Assistance Payments	\$703.2
Depreciation Expense	\$7.2
Total Expenses	\$763.7
Excess of Revenue Over Expense	\$22.2

Change In Equity / Net Assets	In \$ Millions
Total Equity - Net Assets / Position - Beginning	\$201.5
Total Equity - Net Assets / Position - Ending	\$223.7





## Southwest Housing Compliance Corporation

HACA founded Southwest Housing Compliance Corporation (SHCC) in 2000 to serve as HUD's Performance Based Contract Administrator in Texas. SHCC added Arkansas to its portfolio in 2004 and collectively serves over 135,000 residents in meeting HUD's goal of providing decent, safe and sanitary housing. In this highly specialized work, SHCC has built a reputation for excellence, efficiency and integrity in providing compliance service, customer service, and technical assistance to the project-based Section 8 multifamily housing industry.

In 2024, the economic impact of SHCC's work assisted HUD in infusing over \$600 million in subsidy dollars (\$532 million in Texas; \$70 million in Arkansas) to respective state economies and supported over 3,000 property management/maintenance jobs (2,450 in Texas; 600 in Arkansas). Additionally, revenue generated from SHCC operations supports HACA resident services, including dropout prevention, scholarships, after-school programming, workforce development, and health and wellness programs.



## Blueprint Housing Solutions

Blueprint Housing Solutions is a national affordable housing consulting service company. Established in 2014, Blueprint's mission is to assist clients in delivering exceptional affordable housing and community development solutions. Blueprint provides customized consulting services, trainings, and products with a proven track record of managing and implementing complex housing program requirements.

The organization has provided services to over 180 clients in more than 40 states across the country. Revenue generated from Blueprint operations supports HACA resident services, including school dropout prevention, scholarships, after-school programs, workforce development, and health and wellness programs.



*Beverly A.*  
Resident Council President

## Beverly's Journey: From Resident to Community Ambassador

For HACA resident Beverly, the transformation of Chalmers Courts is more than just new buildings—it's the foundation for a better life.

"I've lived in Rosewood, Santa Rita, and now Chalmers. I've seen what these homes were like before—and believe me, they needed help," Beverly says. "Now, with the air conditioning, the garbage disposals, the community room, everything is right there. Convenient."

After relocating during redevelopment, Beverly returned to a brand-new unit in Chalmers East. What she found wasn't just a home—it was opportunity. "They gave us time to pack, helped us move, gave us options. And they followed through. I even had someone to help me if I couldn't pack myself."



**"Rosewood is being built up—and so are we."**  
Scan to hear Beverly share what a better life looks like in her own words.

Now serving as both Resident Council President and Community Ambassador, Beverly plays a vital role in connecting neighbors. "We host Tuesday morning gatherings where people just come out, sit, and talk. That's what builds community—when you know your neighbors and smile at each other."

For Beverly, the change is more than cosmetic. "We used to say, 'I wish they'd build up our neighborhood.' Now they are. And once people see what's possible here, they'll believe it's possible in other places too."

**Her message to others? "Stay patient. There might be hiccups in the road, but what's waiting on the other side is worth it. HACA didn't just rebuild apartments—they gave us a better life."**







Scan here to learn more  
at [www.hacanet.org](http://www.hacanet.org)

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