

August 5, 2021
10:00 A.M.

The Board of Commissioners will meet via Zoom.
Join the Meeting by using the Link, Meeting ID and Password provided below:
<https://us02web.zoom.us/j/84309207788?pwd=aG9vZWtTeGs3Z1hIV0F1eENPTFVvUT09>

Find your local number at: <https://us02web.zoom.us/j/84309207788?pwd=aG9vZWtTeGs3Z1hIV0F1eENPTFVvUT09>

Meeting ID: 843 0920 7788
Password: 422540

I. CALL TO ORDER / ROLL CALL / CONFIRMATION OF QUORUM

MISSION STATEMENT: The Housing Authority of Travis County, Texas, preserves and develops affordable housing and vibrant communities which enhance the quality of life for all.

II. CONSENT AGENDA

- A. Approval of the Minutes from the June 21, 2021 Special Meeting

III. PUBLIC FORUM / CITIZEN COMMUNICATION

- *Anyone desiring to discuss or comment on items directly related to the HATC is always welcome.*
- *If the item is deemed related to an Agenda item at the current meeting, the presiding officer will inform the citizen that pending action(s) remain.*
- *Speakers must sign-in prior to the start of the Board Meeting by emailing Debbie Honeycutt at Debbie.Honeycutt@traviscountytx.gov*
- *Maximum three-minute limit per speaker*

IV. ACTION ITEM

- A. Discussion and possible action regarding the encouragement of HATC employees and tenants to get the COVID vaccine.

V. CEO / EXECUTIVE DIRECTOR'S REPORT

- A. Voucher Programs/ Homeless Initiatives - *Christina Montes*
 - 1. HCV Program (Conventional)
 - 2. Homeless Initiatives
 - 3. Special Purpose Vouchers
- B. Affordable Housing Programs - *Gabrielle Wright / Carlos Guzman*
- C. Real Estate Development - *Robert Onion / Keith Hoffpauir*
 - 1. Eastern Oaks
 - 2. Manor Town, Phase II
 - 3. SEA RAD Oaks
 - 4. Travis County Facilities Corporation
- D. Finance - *Subra Narayanaier*

VI. BOARD COMMITTEE REPORTS

- B. Real Estate Development Committee
- C. Governance Committee
- D. HR Committee

VII. NEW / UNFINISHED BUSINESS

- A. Discussion and consideration regarding Board of Commissioners issues and concerns.

VIII. EXECUTIVE SESSION

- *The Board of Commissioners may consider any item posted on the Agenda in Executive Session if there are issues that require consideration, and the Board of Commissioners announce that the item will be considered during such time in accordance with one or more of the following:*
 - *Texas Government Code Annotated 551.071, Consulting with Attorney*
 - *Texas Government Code Annotated 551.072, Real Property*
 - *Texas Government Code Annotated 551.074, Personnel Matters*
 - *Texas Government Code Annotated 551.076, Security*
 - *Texas Government Code Annotated 551.087, Economic Development Negotiations*

IX. ADJOURNMENT

**HOUSING AUTHORITY OF TRAVIS COUNTY
BOARD OF COMMISSIONERS
SPECIAL MEETING
502 East Highland Mall Blvd., Suite 106-B
Austin, Texas 78752
June 21, 2021
9:00 a.m.**

MINUTES

The Special Board meeting was conducted via Zoom on the above date.

<https://us02web.zoom.us/j/84309207788?pwd=aG9vZWtTeGs3Z1hIV0F1eENPTFVvUT09>

Find your local number at: <https://us02web.zoom.us/j/kx6eg8tr3>

Meeting ID: 843 0920 7788

Password: 422540

I. CALL TO ORDER

Chair Robbye Meyer, called the meeting to order at 9:23 a.m.

ROLL CALL / CONFIRMATION OF QUORUM

Roll Call of Board Members: Chair Robbye Meyer; Vice Chair John Hernandez; Commissioner Ann Denton; Commissioner Eddie Karam; Commissioner Wilmer Roberts. Staff in Attendance: CEO/Executive Director Patrick Howard; Executive Assistant Omar Nesbit; Director of Real Estate Development Robert Onion; Asset Manager Keith Hoffpauir; Director of Finance Subra Narayanaier.

CEO/Executive Director Patrick Howard certified the quorum.

II. CONSENT AGENDA

- A. Approval of the Minutes from the June 3, 2021 Regular Meeting

Commissioner Wilmer Roberts made a **motion** to approve Item II.A. Commissioner Ann Denton seconded the motion, which **passed** unanimously.

III. PUBLIC FORUM / CITIZEN COMMUNICATION.

There was no citizen communication.

IV. BOARD COMMITTEE REPORTS

- A. Real Estate Development Committee
- B. Governance Committee
- C. HR Committee

A. Real Estate

Real Estate Committee has met with property management and tenants at Rosemont at Oak Valley and will continue to monitor the status of the winter storm damage that occurred at Rosemont.

Winter storm interior repairs are almost complete, and work has started on the patios at Cambridge Villas.

B. Governance Committee

Governance Committee met and sent out the Executive Director Performance Evaluation to all Board members.

C. HR Committee

HR Committee has not formally met but progress has been made on some of the recommendations in the consultant's report in posting for the HR position. Mr. Roberts asked if the HR job description could be sent to all Board members.

VII. EXECUTIVE SESSION

- The Board of Commissioners may consider any item posted on the Agenda in Executive Session if there are issues that require consideration, and the Board of Commissioners announce that the item will be considered during such time in accordance with one or more of the following:
 - Texas Government Code Annotated 551.071, Consulting with Attorney
 - Texas Government Code Annotated 551.072, Real Property
 - Texas Government Code Annotated 551.074, Personnel Matters
 - Texas Government Code Annotated 551.076, Security
 - Texas Government Code Annotated 551.087, Economic Development Negotiations

Ms. Denton made a **motion** to adjourn to Executive Session to discuss Item V.A. under Texas Government Code Annotated 551.074, Personnel Matters. Vice Chairman John Hernandez seconded the motion, which **passed** unanimously.

The Board adjourned to Executive Session at 9:31 a.m.

The Board reconvened at 10:10 a.m.

V. REGULAR AGENDA

A. CEO/Executive Director Performance Evaluation

Mr. Roberts made a **motion** to approve an 8% merit increase for the Executive Director. Ms. Denton seconded the motion, which **passed** unanimously.

VI. NEW / UNFINISHED BUSINESS

A. Discussion and consideration regarding Board of Commissioners issues and concerns

The Why Group report is being reviewed by an Attorney with Naman Howell and will be distributed to the ones that have made that request.

VIII. ADJOURNMENT

Mr. Roberts made a **motion** to adjourn the Board meeting. Commissioner Eddie Karam seconded the motion, which **passed** unanimously.

The Board meeting adjourned at 10:14 a.m.

Respectfully submitted and approved,

Patrick Howard, CEO/Executive Director

HATC Discussion Item V.A.1.

August 5, 2021

Subject: Housing Choice Voucher (HCV) Program (*Conventional*)

Background Information The HCV program is financed by the U.S. Department of Housing and Urban Development (HUD) to provide rent subsidies in the form of housing assistance payments (HAP) to private Landlords on behalf of extremely low, very low-income individuals/families, senior citizens, and persons with disabilities.

Housing Choice Voucher baseline effective 2/01/2020: 632 (Does not include Mainstream)

38 Additional FUP Vouchers effective 11/1/2021

Baseline effective 11/1/2021: 670

As of June 30, 2021, 398 of HATC's HCV allocation were utilized in a conventional fashion.

As of June 30, 2021, the total lease up for the HCV program was **596 of 632**. Occupancy rate was at **94.30%**.

For this reporting period, there were **42** applicants on the waiting list.

Portable In: 103 portable families were served in Travis County.

Cambridge Villas, a Low-Income Housing Tax Credit (LIHTC) project located in Pflugerville, is the recipient of **19** HATC Project-Based Vouchers designated specifically for this development.

As of June 30, 2021, Cambridge had a total lease up of **18** vouchers under contract.

Recommended Action:

For discussion/ information only. No action needed.

Alternate Option:

N/A

Fiscal Impact:

N/A

Attachments:

A. Board Report Data related to each *Voucher-related* program

Prepared by:

Christina Montes, *Director of Voucher Programs and Homeless Initiatives*

Approval:



Patrick B. Howard, *CEO/Executive Director*

HATC Discussion Item V.A. 2.
August 5, 2021

Subject: Homeless Initiatives

Continuum of Care (CoC)

HATC was awarded **\$1,015,071** in new federal funds from the 2019 CoC competition to provide housing for chronically homeless clients with a disability for 2020-2021. **This grant began July 1, 2020.**

As of **June 30, 2021**, HATC, provided housing assistance to **84** Continuum of Care participants.

Homeless Preference (HP HCV)

The adopted homeless preference allocates 1 in every 4 new housing choice vouchers offered to a homeless applicant referred by homeless providing agencies with a current MOU with HATC. These agencies currently include: Foundation Communities, and Front Steps. Also included in this group are current Continuum of Care program participants who are no longer in need of intensive case management services from Integral Care. Effective March 1, 2020, MOU's for Criminal Justice (CJ) and Front Steps (FS) were revised. CJ and FS will provide referrals strictly through the homeless preference.

As of **June 30, 2021**, HP has **52** tenants under contract to include current CJ and FS program participants.

Recommended Action:

For discussion/ information only. No action needed.

Alternate Option:

N/A

Fiscal Impact:

N/A

Attachments:

- A. Board Report Data related to each *Voucher-related* program

Prepared by:

Christina Montes, *Director of Voucher Programs and Homeless Initiatives*

Approval:



Patrick B. Howard, *CEO/Executive Director*

HATC Discussion Item V.A.3.
August 5, 2021

Subject: Special Purpose Vouchers (SPV's assigned by HUD)

Non-Elderly Disabled Vouchers (NED)

HATC has been awarded **75** Housing Choice Vouchers (HCVs) under different special purpose voucher program types to serve non-elderly persons with disabilities. As of June 30, 2021, there were **66** tenants under contract.

Family Unification Program (FUP)

The FUP is a program under which Housing Vouchers are provided to two different populations:

1. *Families for whom the lack of adequate housing is a primary factor in:*
 - a. *The imminent placement of the family's child or children in out-of-home care, or*
 - b. *The delay in the discharge of the child or children to the family from out-of-home care.*

There is no time limitation on FUP family vouchers.

2. *For a period not to exceed 36 months, otherwise eligible youths who have attained at least 18 years and not more than 24 years of age and who have left foster care, or will leave foster care within 90 days, in accordance with a transition plan described in section 475(5)(H) of the Social Security Act and is homeless or is at risk of becoming homeless at age 16 or older.*

Limitation for youth must not exceed 36 months.

HATC was awarded **34** FUP vouchers effective 1/01/2019. As of June 30, 2021, there were **21** tenants under contract.

Mainstream Voucher Program (MVP)

HATC was awarded **30** MVP Housing Choice Vouchers effective 2/01/2020 under different special purpose voucher program types to serve nonelderly persons (18-61) with disabilities. The head of household does not have to be the qualifying disabled applicant. A member of the household must meet the qualifications. Preference for homeless status. Effective 8/01/2020, HATC was awarded 9 additional Mainstream Vouchers. Total MVP: 39. As of June 30, 2021, there were **31** tenants under contract.

VASH

HATC received an allocation of 15 HUD-VASH Vouchers in June 2016 to serve homeless veterans as identified by the local VA clinic. 15 additional vouchers were awarded effective 2/01/2020. Total VASH vouchers: 30. As of June 30, 2021, VASH, has **26** tenants under contract.

Recommended Action:

For discussion/ information only. No action needed.

Fiscal Impact:

N/A

Attachments:

- A. Board Report Data related to each *Voucher-related* program

Prepared by:

Christina Montes, *Director of Voucher Programs and Homeless Initiatives*

Approval:

Patrick B. Howard

Patrick B. Howard, *CEO/Executive Director*

ATTACHMENT

Jun-21				
	Leased on 1st	After First Month	Number of Based Units	Occupied %
*Project Based Vouchers (PBV)	18		19	94.74%
*Housing Choice Vouchers (HCV)	396	2	407	97.79%
Port Outs (PO) HCV	15		15	100.00%
*Non Elderly and Disabled (NED)	65	1	75	88.00%
**VASH- HUD Awarded Vouchers	26		30	86.67%
**Homeless Preference (HP- includes Criminal Justice/ Front Steps/ Echo)	52		52	100.00%
**Family Unification Program (FUP)	21		34	61.76%
Total	593	3	632	94.30%

Total Leased including leased after the first of the month: 596

*Mainstream (MVP) Total:	31	39	79.49%
COC/ Shelter Plus Care Families Served (Last day of month): 84			

Lookers/ Vouchers Searching	Applicants from Waiting List	Tenants not under contract	Total
Housing Choice Vouchers (HCV)	11	7	18
Non Elderly and Disabled (NED)	2		2
Project Based Vouchers (PBV)			0
VASH	2	1	3
Homeless Preference (HP)			0
Family Unification Program (FUP)	4	4	8
Mainstream (MVP)	2		2
TOTAL			33

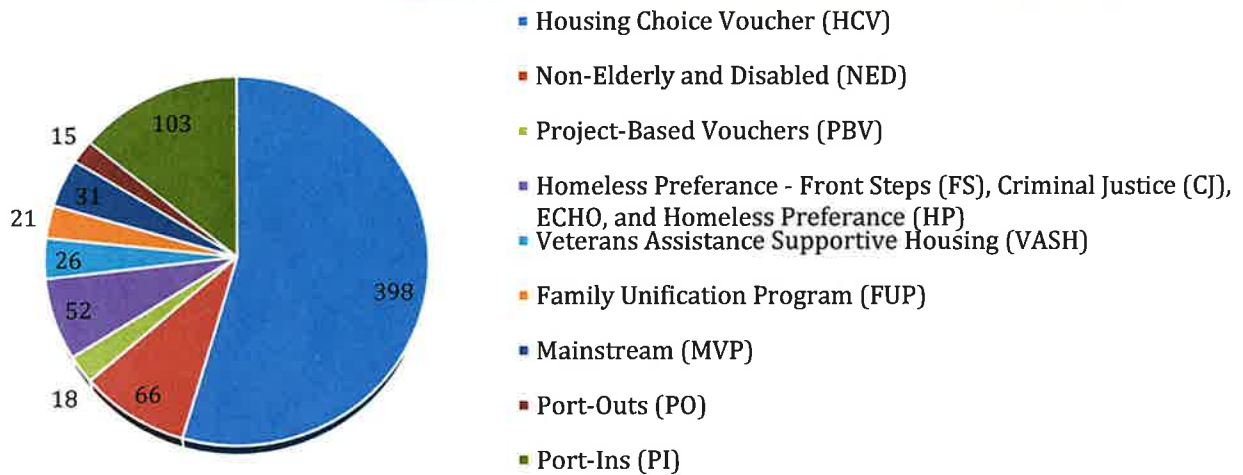
*Waiting List (HCV, Choice PBRA, HP, MVP) :	42
Leased Port Ins (last day of month):	103
PIC Reporting Rate: (HUD minimum 95%)	103.38%

**** Referral only**

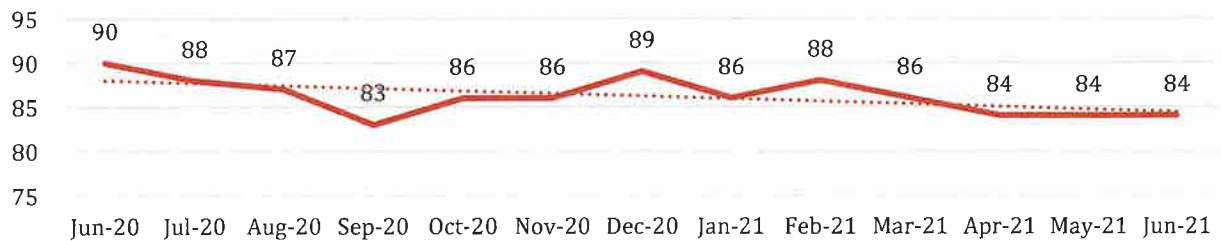
Prepared by Christina Montes/ Director of Voucher Programs & Homeless Initiatives

Attachment 5 A: Graphs

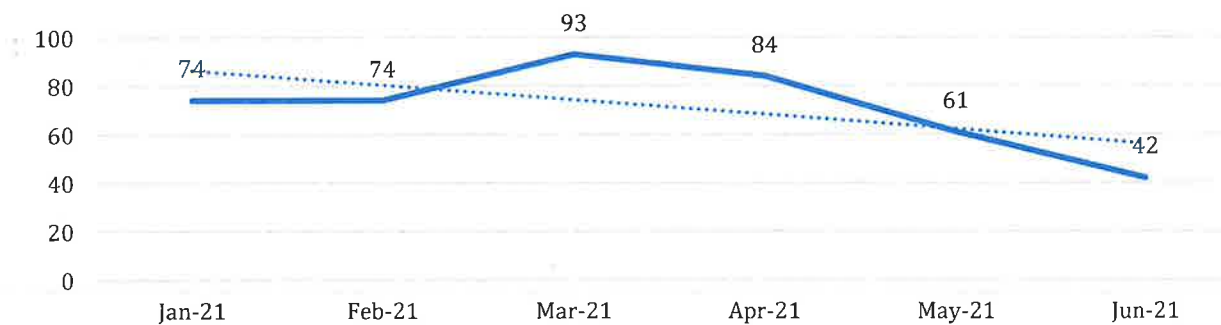
June 2021: 730 Total HCV Households Served



COC Households Served



Applicants on Waiting List



HATC Discussion Item: V.B.

Affordable Housing Program

August 5, 2021

Subject: An overview and summary of the activities within the Affordable Housing Program (consisting of Multifamily Housing Program and Affordable Housing Program).

Background Information:

Property	Address	Unit Count
SEA RAD OAKS	11607 Sierra Nevada Austin, TX. 78759 and 6119 Valiant Circle Austin, TX. 78749	75
SEA RAD APARTMENTS	4922 Nuckols Crossing Austin, TX. 78744	30
Carson Creek Homes	1300 Cool Shadow, Del Valle, TX. 78617	16
Manor Town Apartments	200 W. Carrie Manor St., Manor, TX. 78653	33

Zero-Income Renters, Interim Changes and EIV (*HUD Handbook 4350.3, Rev 1*)

HUD handbook 4350.3, Rev-1 describes the occupancy requirements and procedures governing the HUD-subsidized multifamily housing programs. The handbook also addresses the procedures by which households apply for housing and the rights and responsibilities of in-place tenants and property owners.

According to Handbook 4350.3, Rev.1, The total tenant payment is the amount a tenant is expected to contribute for rent and utilities. When the TTP is less than the utility allowance, the tenant receives a utility reimbursement to assist in meeting utility costs. The tenant will pay no tenant rent. Tenants may request an interim recertification due to any changes occurring since the last recertification that may affect the TTP or tenant rent and assistance payment for the tenant. A tenant may report the following: decreases in income, increases in allowances, or other changes affecting the calculation of family's annual or adjusted income. The effective date of the change is depended upon whether it's either a rent increase or decrease. An interim adjustment that increases the tenant rent is effective the first of the month after the 30-day notice to the tenant; consequently, an adjustment which results in a rent decrease must be implemented effective the first rent period following the completion of the recertification.

In the effort to prevent fraud or under reporting of income, the owner is required to screen the household's request for the interim change with HUD's Enterprise Income Verification System (EIV). EIV system is a web-based application which provides owners with employment, wage, unemployment compensation and Social Security benefit information for tenants participating in HUD's assisted housing programs.

Upon receiving a tenant request for an interim recertification, owners must process a recertification of family income and composition within a reasonable time, which is only the amount of time needed to verify the information provided by the tenant. Generally, this should not exceed 4 weeks.

Under the eviction moratorium enacted by the CARES ACT, tenants were encouraged to request an interim change if they suffered a job loss, furlough or reduction in pay because of the pandemic. Multifamily property owners were encouraged to make the request effectively immediately. The CARES ACT eviction moratorium expires on June 31, 2021.

A table of HATC Zero Income rents is included in this report. It is noteworthy that the number of zero income renters has only increased by one tenant since the eviction moratorium was enacted in March of 2020. This highlights our tenants' efforts to either continue to pay their rents or being successful at finding assistance to pay monthly rents. The table serves to inform Board members of the number of zero income renters and amount of utility allowance (UA) reimbursement. Also, HUD provides for HATC's zero income renters through the housing assistance payment (HAP) contract. The assistance payment for each zero-income renter is increased by the UA amount and included in the monthly subsidy voucher. The UA reimbursement amount is mailed to the tenant on the 15th of each month.

Occupancy and Vacancy

Occupancy rate and vacancy loss are indicators of a property's potential and/or unrealized income, respectively. Both the occupancy and vacancy rate are current as of July 26, 2021. The current occupancy status of each property is as follows: **SEA OAKS:** Vacancies (4) will be filled from the Multifamily Housing Waitlist. **Carson Creek:** 100% occupied. **Manor Town:** Vacancies (2) will be filled from the Manor Town Waitlist. **SEA RAD:** Due to rehabilitation, vacancies are left unoccupied.

Rent Charged and Subsidy

Rent charged is the tenant paid portion of the monthly rent while the housing assistance payment (HAP) is the amount received from HUD for each household. The total amount of rent charged and subsidy equals the current contract rent amount for each bedroom size; however, a number (12) of "market renters" pay more than contract rents. Market rents are households that have experienced an income increase after their initial certification but continue to qualify for the program. In addition, tenants who fail to provide required documents for recertifications and interim certification may pay contract rent for noncompliance.

Market Rate and Zero Income Renters

At any given time, our programs will have 10 to 17 households whose annual income does meet or exceeds the maximum allowable limit set annually by HUD. In this case, the 140% rule protects these tenants. The 140% Rule protects tenants whose income exceeds the current applicable income limit at recertification but still falls within 140% of the limit and the Available Unit Rule provides guidance when tenant's annual household income goes over 140% of the limit. If properly followed, these rules allow the over-income tenants to remain in their units and the units to stay in compliance.

When a resident's Total Tenant Payment (TTP) is less than the utility allowance (i.e. rent is zero), the PHA must make a monthly utility reimbursement equal to the difference of the TTP and UA. HUD provides for the UA reimbursement in the Housing Assistance Payment (HAP) monthly subsidy.

Lease-up and Release

A monthly snapshot of each property's vacancies and the staff's efforts to lease-up the units. The report primarily looks at the date the unit became vacant, make ready start date, and date of the unit offer.

Eastern Oaks

Eastern Oaks was awarded additional funding with the City of Austin Direct Loan Program which started the process of renovating Eastern Oaks. January 2020 residents were relocated to temporary apartments near Eastern Oaks. Shortly after, F&H begin the full interior renovations of Eastern Oaks. Since the discussion of renovating the apartments, there have been 10 vacancies, 3 are 1-bedroom units and 7 are 2-bedroom units. HATC is approaching the completion of the interior renovations which is projected to be completed July 2021. In preparation of filling the vacancies, staff will conduct virtual orientation on April 21st and 28th. Following orientation, staff will screen the applicant's information for eligibility. Eligibility includes criminal background checks, rental history verification, income/asset verification, and family composition verification. On average, it takes about 30 days to complete the screen. According to HUD Handbook 4350.3 REV-1, "*verifications are valid for 120 days from the date of receipt by the owner*".

Recommended Action:

For discussion/information only. No action needed.

Alternate Option:

N/A

Fiscal Impact:

N/A

Attachments:

- A. Property Occupancy, Vacancy, Subsidy, Income Limits
- B. Property Statistics

Prepared by:

Gabrielle Jones, Housing Manager

Approval:

Patrick B. Howard

Patrick B. Howard, *President/ CEO*

Attachment A To Discussion Item V.B

PROPERTY DATA – Page 1 of 2

Occupancy/Vacancy/Subsidy/Market Rate/Zero Income

Property	Occupancy Total Leased / Total Units	Vacancy Rate (%)	Tenant Rent	Current HAP Subsidy	Other Revenue	From Business Activities	Current Vacancy Loss (\$)	Pending Evictions
SEA OAKS APARTMENTS	71/75	94.67%	\$14,090.00	\$22,772.00		\$ -	\$ 2,270.00	1
SEA RAD APARTMENTS	17/30	56.67%	\$ 3,470.00	\$ -		\$ -	\$ 2,072.00	1
MANOR TOWN APARTMENTS	31/33	93.94%	\$17,663.00	\$ -	\$ -	\$ -	\$ 2,050.00	0
CARSON CREEK HOMES	16/16	100.00%	\$12,857.00	\$ -	\$ -	\$ -	\$ -	0
TOTALS		86.32%	\$48,080.00	\$22,772.00			\$ 6,392.00	2

Market Rate Renters

Property	Address	Bedroom Size	Household Size	Allowable Max (2018)	Annual Income (Initial)	Annual Income (Current)	Monthly Rent	Contract Rent
SEA RAD OAKS	11607 Sierra Nevada #2	2	4	\$41,280	\$15,036	\$30,236	\$654	\$512
	11607 Sierra Nevada #5	1	1	\$36,120	\$22,100	\$21,988	\$443	\$406
	11607 Sierra Nevada #6	1	1	\$36,120	\$24,830	\$20,007	\$409	\$406
	11607 Sierra Nevada #9	1	1	\$36,120	\$16,340	\$24,616	\$507	\$406
	11607 Sierra Nevada #10	1	1	\$36,120	\$23,343	\$23,351	\$467	\$406
	11607 Sierra Nevada #11	1	1	\$36,120	\$26,674	\$28,036	\$594	\$406
	6001 Valiant Circle A	2	1	\$36,120	\$30,682	\$38,227	\$723	\$512
	6005 Valiant Circle A	2	4	\$51,600	\$29,412	\$29,546	\$512	\$512
	6102 Valiant Circle A	1	2	\$30,100	\$14,148	\$28,042	\$572	\$512
SEA RAD APARTMENTS	4922 Nuckols Crossing #37	2	3	\$23,330	\$1,936	\$42,090	\$856	\$512

4922 Nuckols Crossing #40	2	3	\$23,330	\$26,313	\$29,640	\$578	\$512
4922 Nuckols Crossing #53	2	3	\$38,700	\$29,616	\$41,661	\$890	\$512

Zero Income Renters

Project	Address	Amount
SEA RAD APARTMENTS	4922 Nuckols Crossing, 32, Austin, TX 78744	(\$38.00)
	4922 Nuckols Crossing, 33, Austin, TX 78744	(\$68.00)
	4922 Nuckols Crossing, 34, Austin, TX 78744	(\$177.00)
	4922 Nuckols Crossing, 38, Austin, TX 78744	(\$117.00)
	4922 Nuckols Crossing, 39, Austin, TX 78744	(\$117.00)
	4922 Nuckols Crossing, 44, Austin, TX 78744	(\$67.00)
	4922 Nuckols Crossing, 46, Austin, TX 78744	(\$52.00)
	5600 Valiant Cove, B, Austin, TX 78749	(\$138.00)
	5602 Valiant Cove Austin, TX 78749	(\$92.00)
	6000 Valiant Circle, B, Austin, TX 78749	(\$32.00)
	6003 Valiant Circle, A, Austin, TX 78749	(\$116.00)
	6005 Valiant Circle, B, Austin, TX 78749	(\$73.00)
	6009 Valiant Circle, B, Austin, TX 78749	(\$108.00)
	6012 Valiant Circle, A, Austin, TX 78749	(\$116.00)
	6012 Valiant Circle, B, Austin, TX 78749	(\$116.00)
	6100 Valiant Circle, A, Austin, TX 78749	(\$184.00)
	6104 Valiant Circle, B, Austin, TX 78749	(\$71.00)
	6106 Valiant Circle, A, Austin, TX 78749	(\$10.00)
	6110 Valiant Circle, A, Austin, TX 78749	(\$116.00)
	6123 Valiant Circle, A, Austin, TX 78749	(\$82.00)
	6123 Valiant Circle, B, Austin, TX 78749	(\$82.00)
	11607 Sierra Nevada, 8, Austin, TX 78759	(\$66.00)
	11607 Sierra Nevada, 13, Austin, TX 78759	(\$83.00)
	11607 Sierra Nevada, 15, Austin, TX 78759	(\$46.00)
	11607 Sierra Nevada, 17, Austin, TX 78759	(\$66.00)
	11607 Sierra Nevada, 21, Austin, TX 78759	(\$116.00)

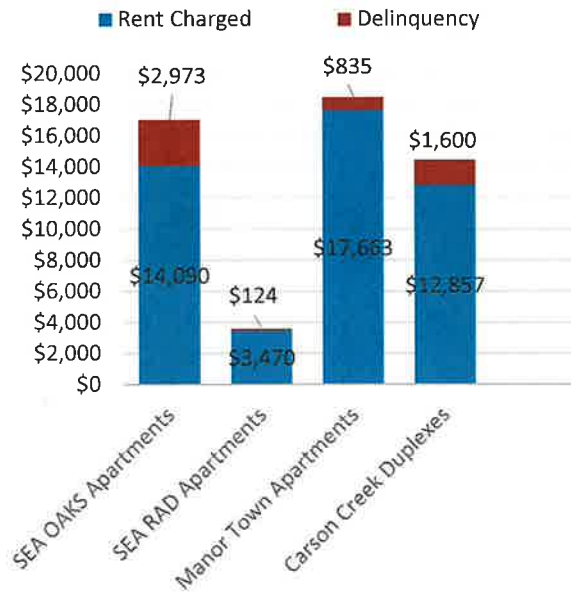
PROPERTY DATA – Page 2 of 2

Unit Lease-Up and Release

PROPERTY NAME	# UNITS	# UNITS UNLEASED AND UNOCCUPIED	VACANT UNIT NUMBER	DATE UNIT BECAME VACANT	DATE MAKE-READY COMPLETED	DATE WAITING LIST NOTIFIED	# OFFERS TO LEASE MADE	DATE OFFER ACCEPTED	MOVE IN DATE	# REMAINING ON WAITING LIST
SEA RAD Oaks	75	3	22	07/31/2020	08/18/2020	N.D.	0	0	N/A	499
			6000A	12/07/2020	2/15/2021	N.D.	0	0	N/A	N/A
			6009A	3/31/2021		N.D.	0	0	N/A	
Eastern Oaks	30	13	25	06/10/2020	REHAB	7/9/21	1		8/8/21	312
			26	08/30/2019	REHAB	7/9/21	N/A	N/A	N/A	312
			27	05/04/2021	REHAB	7/9/21	N/A	N/A	N/A	312
			29	04/13/2020	REHAB	7/9/21	N/A	N/A	N/A	312
			30	4/13/2020	REHAB	7/9/21	N/A	N/A	N/A	312
			36	3/14/2021	REHAB	7/9/21	1		8/8/21	312
			41	07/26/2019	REHAB	7/9/21	N/A	N/A	N/A	312
			42	02/27/2020	REHAB	7/9/21	N/A	N/A	N/A	312
			47	11/23/2020	REHAB	7/9/21	1		8/12/21	312
			48	03/31/2019	REHAB	7/9/21	N/A	N/A	N/A	312
			49	05/19/2020	REHAB	7/9/21	N/A	N/A	N/A	312
			51	03/31/2019	REHAB	7/9/21	N/A	N/A	N/A	312
			54	03/01/2020	REHAB	7/9/21	N/A	N/A	N/A	312
Manor Town Apts.	33	2	204	08/11/2020	9/17/2020	N/A	N/A	N/A	N/A	72
			209	12/22/2020	2/5/2021	N/A	N/A	N/A	N/A	N/A
Carson Creek	16	0	0	N/A	N/A	N/A	N/A	N/A	N/A	42
TOTALS	154									

[illegible]

Aged Delinquencies

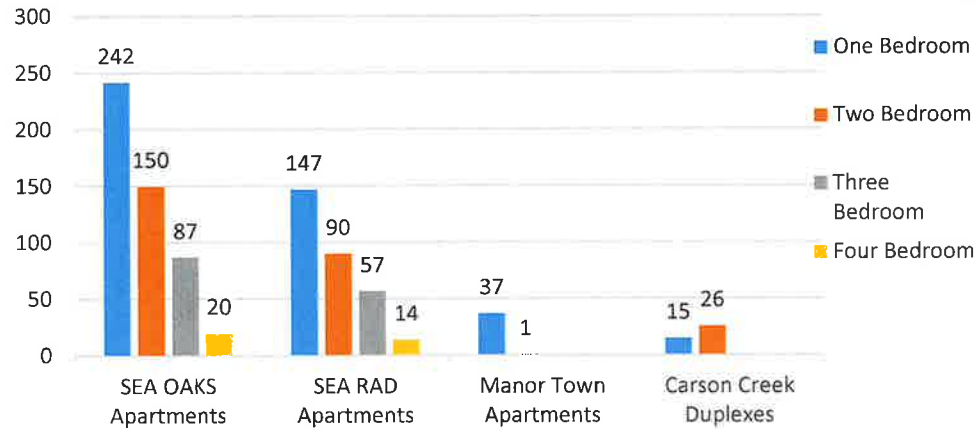


UNCOLLECTED RENT:

Property	Tenant Account	Delinquent Amount	Aged Delinquency	Comments
Carson Creek	9504B	\$800/\$800	31/60+	Dwelling Rent
	9510A	\$800/\$800/\$800/\$3,900	31/60/90/90+	Dwelling Rent
Manor Town	112	\$445/\$445/\$445/\$5,460	31/60/90/90+	Dwelling Rent
	205	\$390	31	Dwelling Rent
SEA RAD APTS	50	\$124/\$124/\$124/\$3,796	30/60/90/90+	Evicted; appealed
SEA RAD OAKS	18	\$124/\$124/\$124/\$1,820	31/60/90/90+	Paid to District Court
	5606B	\$840/\$840/\$840/\$5,686	31/60/90/90+	Dwelling Rent
	9	\$412	31	Dwelling Rent
	6122B	\$406/\$300/\$300/\$2,115	30/60/90/90+	Repayment Agreement
	3	\$309/\$225/\$225/\$618	31/60/90+	Dwelling Rent
	6008A	\$678/\$678/\$678/\$5,918	31/60/90/90+	Dwelling Rent
	5604B	\$694/\$988	31/60	Dwelling Rent

Waiting List

Applicants on Waiting List



Work Orders

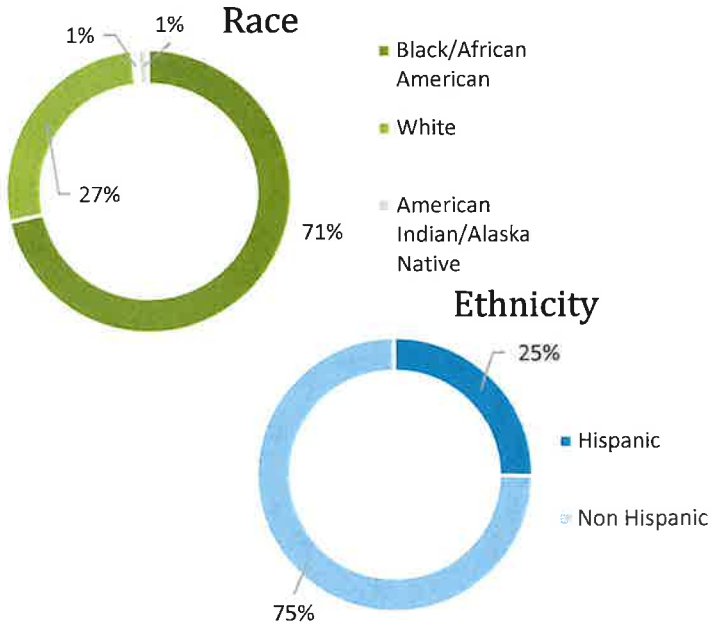
Project	***W. O.***			***Emergencies***						***Non-Emergency***				
	Total	Done	Open	Total	Done	Open	Open > 24 Hrs	PHAS Grade	PHAS Pct	Total	Done	Open	PHAS Grade	Avg Day to Close
Carson Creek	4	4	0	3	3	0	0	A	100.00%	1	1	0	A	
Manor Town Apartments	5	5	0	4	4	0	0	A	100.00%	1	1	0	A	
SEA OAKS APARTMENTS	12	10	2	11	10	1	0	B	100.00%	1	1	0	A	
Total All Projects Listed:	21	19	2	18	17	1	0	A	100.00%	3	3	0	A	

Attachment B To Discussion Item V.B.

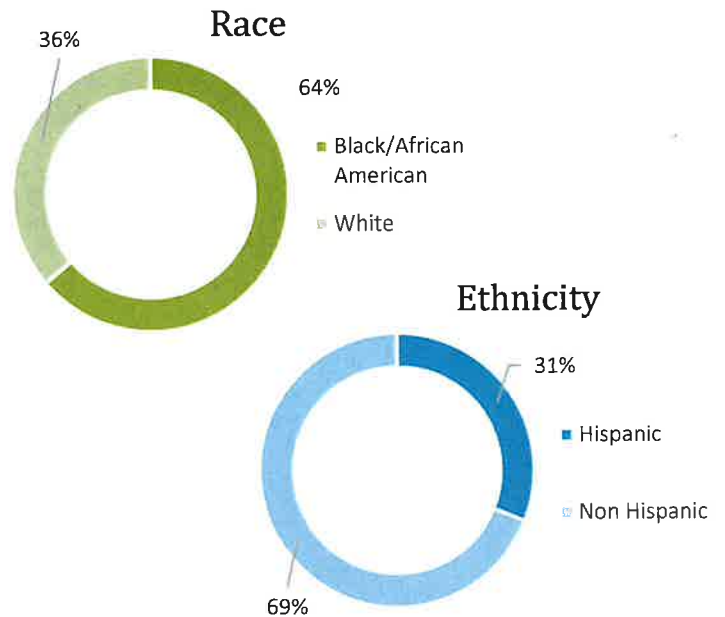
PROPERTY STATISTICS – Page 1 of 1

(Information current as of July 26, 2021)

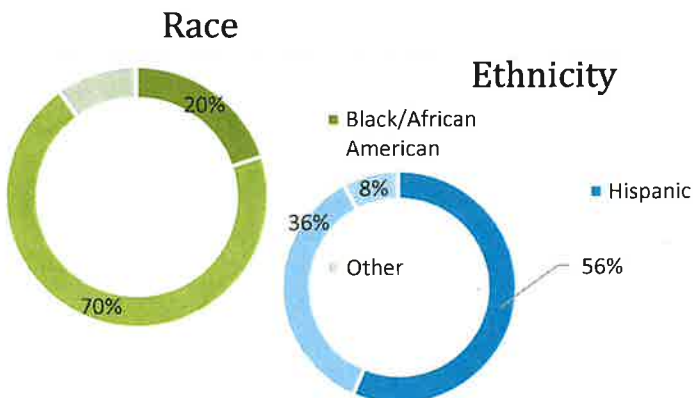
SEA RAD OAKS



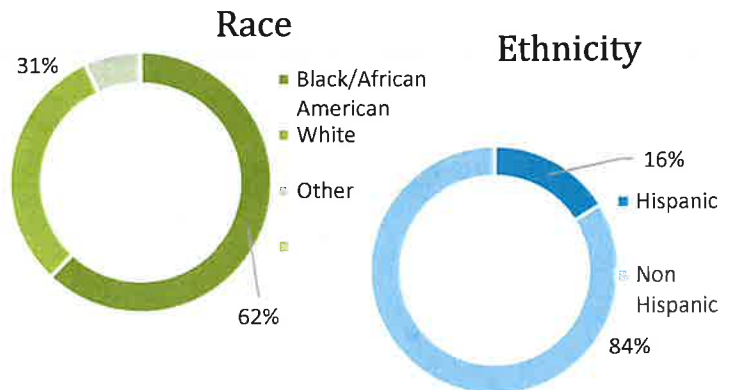
SEA RAD



Carson Creek



Manor Town



Discussion Item V.C.1.
August 5, 2021

Subject: Eastern Oaks

Background Information: Eastern Oaks Apartments is a 30-unit duplex community owned by the HATC. The property is preparing to undergo significant rehabilitation utilizing \$1,000,000 in funding from the City of Austin, \$2,000,000 from the Texas Department of Housing and Community Affairs, and an \$800,000 equity contribution from the Housing Authority.

Relocation Budget: Accompanying this report is a breakdown of the key expense items associated with the relocation process to date. It is broken down by month with totals expended to date included.

Construction: Construction Draw #7 was submitted on 7/13/21. The rehabilitation has reach 90% completion. A Punch List inspection has been performed and a Walk-through is scheduled for 7/30/21.

Recommended Action:
For discussion/ information only. No action needed.


Alternate Option:
N/A

Fiscal Impact:
N/A

Attachment:
N/A

Prepared by:
Keith Hoffpauir, Asset Manager

Approval:


Patrick B. Howard, *Executive Director*

HATC Discussion Item V.C.2.
August 5, 2021

Subject: Manor Town Apartments Phase II

Background Information: Manor Town Apartments is a 33-unit Seniors community located in Manor, Texas. It is the first multifamily property to be developed within the city limits of Manor. The HATC has completed the planning and design phases of developing an additional 20 units of Senior housing on the property.

Architecture: Final plans completed for building. Awaiting plans from Landscape Architect. Prime Architect is registering project with the City of Manor.

Funding: The \$3,000,000 funding application to the Texas Department of Housing and Community Affairs (TDHCA) has been approved. TDHCA will now begin the process of preparing an Award Letter and the loan documents. The Federal Home Loan Bank (FHLB) funding application in the amount of \$295,000 has been completed and submitted for consideration.

Construction – Cost Estimate exceeded current funding for project by approximately 2.5 million dollars. Project is on hold until staff can secure additional funding.

Recommended Action:
For discussion/ information only. No action needed.


Alternate Option:
N/A

Fiscal Impact:
N/A

Attachment:
N/A

Prepared by:
Keith Hoffpauir, Asset Manager

Approval:


Patrick B. Howard, *Executive Director*

**HATC Discussion Item V.C.4.
Real Estate Development**

August 5, 2021

Subject: Travis County Facilities Corporation

Background Information: The Housing Authority of Travis County formed the Travis County Facilities Corporation (TCFC) to serve as a financing tool for development opportunities that were not of a financial structure compatible the Strategic Housing Finance Corporation or an ownership structure compatible with the requirements of the Housing Authority of Travis County. Currently the TCFC is participating in a Public-Private partnership with Embrey Development to build a new multifamily community known as Tech Ridge Apartment Homes. The purpose of the TCFC's involvement in the development is to provide Workforce Housing by utilizing the property tax exemption afforded it by law. A summary of the property is provided below. Also, a Revenue Projection is being provided as an attachment.

Update Summary:

TECH RIDGE APARTMENT HOMES

Location: IH-35 & Tech Ridge Blvd., Austin, TX
Total Number of Units: 311
Affordability Breakdown: 155 units at 80% of median income adjusted for family size
156 units at market rate
Unit Mix Breakdown: 201 – 1br, 91 – 2br, 16 – 3br
Development Status: Under Construction
Completion Percentage: 41% as of 7/17/21
Anticipated Completion: May, 2023

Potential Partnerships:

SOUTH FIRST APARTMENTS

The TCFC has also entered into discussions with the Marcus Organization regarding the development of a multifamily community that is tentatively known as South First Apartments. Below is the current information on the proposed development.

Location: South First & Eberhart Lane, Austin, TX
Total Number of Units: 251
Affordability Breakdown: To be determined
Unit Mix Breakdown: To be determined
Development Status: Discussion

LAMAR AT KOENIG

Location: 5916 N. Lamar, Austin, TX
Total Number of Units: 291
Affordability Breakdown: To be determined
Unit Mix Breakdown: To be determined
Development Status: Discussion

Recommended Action:

For discussion/ information only. No action needed.

Alternate Option:

N/A

Fiscal Impact:

N/A


Attachment:

Cash Flow Projections

Prepared by:

Keith Hoffpauir – Asset Manager

Approval:



Patrick B. Howard, *Executive Vice President*

Projected for 2021

[illegible]

HATC Discussion Item V.D.
Finance
August 5, 2021

Subject: HATC June 2021 Monthly Finance Report

The Monthly Finance Report presented is for the period ending June 30, 2021. This report reflects 12 months into fiscal year 2021 (which was been extended to 18 months) ending December 31, 2021.
Please refer to comments throughout the financial report that highlights significant variances.

Recommended Action:

For discussion/information only. No action needed.

Alternate Option:

N/A

Fiscal Impact:

N/A

Attachment:

A. HATC Finance Report

Prepared by:

Subra Narayanaier, CPA, Director of Finance

Approval:

Patrick B. Howard

Patrick B. Howard, CEO/Executive Director



**Housing Authority of Travis County
Finance Report - June 2021**

Schedule

No	Report
1	Business Activities - Operating Statements
2	Housing Choice Voucher Program - Operating Statements HCV Covid19 Administrative Fee Award - Detail
3	Mainstream Program
4	Continuum of Care
4A	MTW - Policy Research & Development Grant
4B	Eastern Oaks - Rehabilitation Costs Detail
6	SEA RAD PBRA - Eastern Oaks - Operating Statements
7	Manor Town - Operating Statements
8	Carson Creek - Operating Statement
9	HATC - Travis County Facilities Corp (TCFC)
9A	TCFC - Set Aside Funds for Deeply Affordable Units
10	HATC Foundation - Operating Statements
10-A	St. David's Foundation Grant
10-B	Austin Community Foundation-Transit Empowerment Grant
11	SEA OAKS LP - Operating Statements
13	Investment Register for HATC

Housing Authority of Travis County

Business Activities

Schedule 1

Budget Line Item	FY21 Approved Annual Budget	YTD Budget June 2021	YTD Actual June 2021	MTD Actual June 2021	
Revenues					
Mgmt Fees from HATC owned Properties	23,834	23,834	20,966	1,462	
Management Fees from SEA OAKS LP	21,973	21,973	27,231	1,862	
In-House Make Ready Services	15,000	15,000	5,181		
Interest Income	-		5,483	197	
Other Revenues	-		2,472	193	
Total Revenues	60,807	60,807	61,333	3,714	
Expenses					
Salaries & Benefits-Executive Staff	348,633	348,633	312,720	32,991	A
-Finance Staff	232,058	232,058	197,888	15,140	A
-Affordable Hsg Staff	153,627	153,627	131,408	5,742	
-SHFC Staff	35,730	35,730	35,502	2,922	
Administrative - Audit Fees	9,900	9,900	9,900		
- Office Rent	63,828	63,828	65,258	6,098	
- Computer & Software	26,500	26,500	39,661	3,666	C
- Consultants	35,000	35,000	23,700		B
- Training & Travel	37,800	37,800	9,171	2,379	
Other Administrative Expenses	46,400	46,400	46,329	11,476	
Insurance	5,901	5,901	7,511	542	
Capital Expenditures	15,000	15,000	-		
Contribution to HATC Properties	89,182	89,182	89,180	7,430	
Total Expenses	\$ 1,099,559	\$ 1,099,559	\$ 968,228	\$ 88,386	
Excess/Deficiency Rev over Exp	\$ (1,038,752)	\$ (1,038,752)	\$ (906,895)	\$ (84,672)	
Contribution from SHFC	1,038,752	1,038,752	1,038,752	86,562	
Provision for Reserve	\$ -	\$ -	\$ 131,857	\$ 1,890	

A - Salaries and benefits expenses are under-budget because 3 positions (Accountant, OnBoarding Specialist and Executive Assistant) were vacant for a couple of weeks at the start of the fiscal year, but were recently filled. The accounting position was reclassified which resulted in some cost savings.

B - related to HR Consultant costs, **C** - purchase of computer, monthly IT support

**Housing Authority of Travis County
Housing Choice Voucher**

Schedule 2

Budget Line Item	FY21 Approved Annual Budget	YTD Budget June 2021	YTD Actual June 2021	MTD Actual June 2021
Revenues				
HUD HCV Rental Subsidy	6,611,766	6,611,766	6,368,768	522,729
Covid-19 HCV Administrative Fees	NA	NA	156,225	479
Estimated HCV Administrative Fees	522,742	522,742	504,540	42,726
Est Collection Loss - Port In HAP & AF			(41,783)	(13,110) D
Other revenues - Port In Fees, Inspection	56,000	56,000	40,254	5,408
Revenues eligible for Admin Expenses	578,742	578,742	659,236	35,503
Total Revenues	\$ 7,190,508	\$ 7,190,508	\$ 7,028,004	\$ 558,232
Expenses				
Salaries & Benefits - Direct S8 Staff	420,082	420,082	423,507	31,559 B
Administrative -Audit	30,800	30,800	26,903	B
-Office Rent	45,591	45,591	46,613	4,356
- Computer & Software	29,000	29,000	32,280	2,653 B
- Training	5,600	5,600	4,680	780
Other Administrative Expenses	43,050	43,050	52,914	4,092 C
Covid19-Directly Related Expenses	NA	NA	29,937	479
Insurance	4,719	4,719	4,345	356
Administrative Expenses	578,842	578,842	621,179	44,275
Rental Assistance	6,611,766	6,611,766	6,368,768	522,729
Total Expenses	\$ 7,190,608	\$ 7,190,608	\$ 6,989,947	\$ 567,004
Excess/Deficiency Rev over Exp	(100)	(100)	38,057	(8,772)
Admin Reserves - 06/30/2020 Balance	6,572	NA	4,466	
Provision for Administrative Reserve	\$ 6,472	\$ (100)	\$ 42,523	\$ (8,772)

B - Accrued leave through 6/30. Filevision consultation & implementation, **C** - Consulting Fee for MTW application unbudgeted

HUD reconciled CY2020 HCV Administrative Fee calculation and HAP funding. Proration for AF was at 81% - and HATC earned \$529,712 in AF for leasing 7,356 vouchers over 12 month (or averaging leasing 613 vouchers a month) with total HAP disbursement of \$6.43M. For CY2021, HATC has been appropriated \$6.84M for HAP (100% funded with 6.34% inflation factor).

D - Port-In Receivable - \$41,762 as of 6/30/2021 (these are receivable from other HA that needs to reimburse HATC for clients who moved to TC with a HCV voucher. HATC pays the landlord and bills the other HA for HAP and a portion of the AF). Collection is being pursued, however, to be conservative we booked an estimated uncollectible allowance/collection loss.

**Housing Authority of Travis County
Mainstream Program
Schedule 3**

Budget Line Item	FY21 Approved Annual Budget	YTD Budget June 2021	YTD Actual June 2021	MTD Actual June 2021
Revenues				
Rental Assistance	387,122	387,122	253,944	27,767
Estimated Administrative Fees	28,096	28,096	20,338	2,181
Total Revenues	\$ 415,218	\$ 415,218	\$ 274,282	\$ 29,948
Expenses				
Administrative Salaries & Benefits	26,031	26,031	18,139	2,309
Other Administrative Expenses	1,380	1,380	-	
Rental Assistance	387,122	387,122	253,944	27,767
Total Expenses	\$ 414,533	\$ 414,533	\$ 272,083	\$ 30,076
Provision for Reserve	\$ 685	\$ 685	\$ 2,199	\$ (128)

A - The Mainstream program was awarded in February 2020 - with initial award of 30 vouchers. Subsequently 9 more vouchers were awarded totaling to 39 Mainstream Vouchers

**Housing Authority of Travis County
Continuum of Care Grant TX0037L6J031811
July 1, 2020 - June 30, 2021
Schedule 4**

Budget Line Item	FY21 Approved Annual Budget	YTD Budget June 2021	YTD Actual June 2021	MTD Actual June 2021
Grant Revenues	1,015,071	1,015,071	1,009,771	92,932
Expenses				
Housing Assistance	911,126	911,126	913,437	82,278
Direct Salaries & Benefits	53,578	53,578	45,966	7,414
Total Rental Assistance & Direct Salaries	964,704	964,704	959,403	89,692
Administrative Costs	50,367	50,367	50,367	3,240
Total Expenses	\$ 1,015,071	\$ 1,015,071	\$ 1,009,771	\$ 92,932
	\$ -	\$ -	\$ -	

Housing Authority of Travis County
MTW - Policy Development & Research Grant
Feb 16, 2021 -
Schedule 4A

Budget Line Item	FY21 Approved Annual Budget	YTD Budget June 2021	YTD Actual June 2021	MTD Actual June 2021
Grant Revenues	25,000	6,250	-	
Expenses				
MTW conversion - Software & Hardware	25,000	6,250	-	
Total Expenses	\$ 25,000	\$ 6,250	\$ -	
	\$ -	\$ -	\$ -	

Housing Authority of Travis County
SEA RAD - Eastern Oaks Rehabilitation Costs Detail
Schedule 4B

Eastern Oaks - Rehab Costs Detail	Revised Budget	Actual through 06/30/2021	Balance through 6/30/2021
Construction Hard Costs	3,002,465	2,322,243	680,222
Relocation Costs	451,637	497,884	(46,247)
Predev & Other Costs	304,541	237,575	66,966
Contingencies	41,357	-	41,357
	3,800,000.00	3,057,702.00	742,298.00

Housing Authority of Travis County
SEA RAD - Eastern Oaks
Schedule 6

Budget Line Item	FY21 Approved Annual Budget	YTD Budget June 2021	YTD Actual June 2021	MTD Actual June 2021
Gross Potential Rent (Contract Rent)	192,336	192,336	184,698	15,648
Vacancy Loss	(28,850)	(28,850)	(58,136)	(5,314)
Revenues				
Dwelling Rent	49,046	49,046	35,682	2,834
HUD Subsidy	114,440	114,440	90,880	7,500
Collection Losses	(981)	(981)	(1,370)	
Other Revenues	-	-	206	31
Total Revenues	162,505	162,505	125,398	10,365
Expenses				
Administrative Salaries & Benefits	26,930	26,930	26,947	2,366
Other Administrative Expenses	5,210	5,210	3,788	64
Management Fees	8,125	8,125	4,262	
Maintenance Salaries & Benefits	39,228	39,228	41,029	2,496
Maintenance Materials	7,743	7,743	358	
Maintenance Contracts	30,720	30,720	7,987	620
Utilities	21,940	21,940	7,777	298
Insurance	6,523	6,523	6,075	504
Contribution to Repl Reserve	16,400	16,400	16,404	1,367
Total Expenses	162,819	162,819	114,627	7,715
Excess/Deficiency Rev over Exp	(314)	(314)	10,771	2,650
Contribution from Business Activities	314	314	314	26
Provision for Reserve	\$ -	\$ -	\$ 11,085	\$ 2,676

A- In April 2021- EO has 19 relocated tenants. There is a shortfall in dwelling rent and HUD subsidy compared to budget. FY2021 budget and HUD subsidy was based on 24 unit/80% occupancy for July-Dec 2020 (during relocation & rehab), and 27 unit/90% occupancy from Jan-June 2021. Budget was based on EO-rehab being completed at the end of Dec 2020, and tenants being moved back to the property on or before Jan 2021. Construction was delayed related to Covid and other factors - rehab is currently underway with completion expected in July 2021. HUD Subsidy from Sept 2020 and onwards is estimated as the funds have not been released by HUD - it is pending HUD review of related matter.

B-The property is currently vacant and is under rehab/capital improvement. Expenditures on maintenance materials and contracts are greatly reduced.

Through 6/30/2021: Rehab: Relocation expenses - \$497,884 ; Predevelopment Costs - \$237,575; Construction Hard Costs: \$2,322,243

Housing Authority of Travis County
Manor Town
Schedule 7

Budget Line Item	FY21 Approved Annual Budget	YTD Budget June 2021	YTD Actual June 2021	MTD Actual June 2021	
Revenues					
Dwelling Rent	171,708	171,708	201,440	17,663	B
Collection Losses	(3,500)	(3,500)	(5,986)	(1,095)	C
Other Tenant Revenues	NA	NA	95		
Other Revenues (Laundry Commissions, etc)	3,000	3,000	4,826	479	
Total Revenues	171,208	171,208	200,375	17,047	
Expenses					
Administrative Salaries & Benefits	27,369	27,369	28,880	2,615	
Other Administrative Expenses	7,235	7,235	6,153	294	
Management Fees	8,560	8,560	9,388	852	
Maintenance Salaries & Benefits	42,655	42,655	44,892	2,798	
Maintenance Materials	12,641	12,641	12,472	1,119	E
Maintenance Contracts	30,719	30,719	43,526	3,804	F
Security/Protective Services	NA	NA	8,460		F
Utilities	19,100	19,100	19,028	1,460	
Insurance	9,537	9,537	8,916	740	
Maintenance Reserve-\$500 unit/year	16,500	16,500	16,500	1,375	
Debt Service - Principal & Interest	85,758	85,758	85,752	7,146	
Total Expenses	260,074	260,074	283,967	22,203	
Excess/Deficiency Rev over Exp	(88,866)	(88,866)	(83,592)	(5,156)	
Contribution from Business Activities	88,866	88,866	88,863	7,404	
Provision for Reserve	\$ -	\$ -	\$ 5,271	\$ 2,248	

B - Budgeted occupancy-27 units, current average lease-up 31 units - accounts for the higher dwelling rent revenues. **C** - Collection loss is estimated for tenant receivable balances over 90 days

Total Manor Town Phase II Pre-Development costs through 5/31/2021 - \$176,327

E & F - Non-Routine expenses incurred in March 2021 as a result of the Snow-storm - Plumbing materials & repair \$1,541 & \$6,460 in flooding repair and apt cleanup, \$2550 in Elevator repair in 12/2020. \$2629 repair in 04/2021 related to Sprinkler system snow storm damages. Security costs related to Snowstorm

Wells Fargo Loan Balance - 06/30/2021 - \$576,652 : TDHCA Loan Balance 6/30/2021 - \$204,312

Maintenance Reserve Balance 6/30/2021 - \$33,000

Housing Authority of Travis County
Carson Creek
Schedule 8

Budget Line Item	FY21 Approved Annual Budget	YTD Budget June 2021	YTD Actual June 2021	MTD Actual June 2021
Revenues				
Dwelling Rent	145,844	145,844	152,382	12,857
Collection Losses/Collection on Write-Off	(2,918)	(2,918)	(4,679)	
Other Tenant Revenues	NA	NA	138	
Other Revenues	NA	NA	693	75
Total Revenues	142,926	142,926	148,534	12,932
Expenses				
Administrative Salaries & Benefits	20,594	20,594	16,616	1,245
Other Administrative Expenses	5,725	5,725	5,102	35
Management Fees - 5% of Revenues	7,148	7,148	7,316	610
Maintenance Salaries & Benefits	20,774	20,774	21,824	1,307
Maintenance Materials	8,486	8,486	2,496	122
Maintenance Contracts	23,221	23,221	9,095	605
Utilities	600	600	170	
Insurance	3,016	3,016	2,832	234
Maintenance Reserve-\$500 unit/year	8,000	8,000	8,004	667
Total Expenses	97,564	97,564	73,455	4,825
Excess/Deficiency Rev over Exp	45,362	45,362	75,079	8,107
Provision for Reserve	\$ 45,362	\$ 45,362	\$ 75,079	\$ 8,107

Maintenance Reserve balance 06/30/2021 - \$16,008

Collection losses are estimated on Tenant Accounts Receivable balances over 90 days.

HATC - Travis County Facilities Corporation (TCFC) - Fund 12

Schedule 9

Budget Line Item	FY21 Approved Annual Budget	YTD Budget June 2021	YTD Actual June 2021	MTD Actual June 2021
Revenues				
Other Revenues - Embry Tech Ridge	626,128	626,128	1,846,908	576,855
Total Revenues	626,128	626,128	1,846,908	576,855
Expenses				
Contribution TCFC Set-Aside-50% Tech Ridge	NA	NA	923,455	288,428
Total Expenses	\$ -	\$ -	\$ 923,455	\$ 288,428
Excess/Deficiency Rev over Exp			923,454	288,427
Provision for Reserve	\$ 626,128	\$ 626,128	\$ 923,454	\$ 288,427

B - 50% of proceeds from Tech Ridge is set aside for deeply affordable housing units

\$655,680 is tentatively committed to Manor Town Phase II

TCFC Embry Tech Ridge - Revenue Stream

Date Rec'd	Description	% Hard Cost completion	Fees Received	Fee Balance
	Dev Fee			\$ 5,000,000
9/9/2020	Fees at Closing		400,000	4,600,000
2/23/2021	Construction Draw #1-#4	7.06%	324,768	4,275,232
3/17/2021	Draw #5	1.70%	78,113	4,197,119
4/14/2021	Draw #6	2.19%	100,922	4,096,197
6/15/2021	Draw #7	7.44%	342,475	3,753,722
6/15/2021	Draw #8	5.09%	234,380	3,519,342
	Total Dev. Fees	23.48%	1,480,658	
2/23/2021	Construction Fee		116,250	348,750
9/9/2020	Structuring Fee		250,000	NA
		Total	\$ 1,846,908	
	HATC Set Aside Fund - 50%		923,454	
	Unrestricted TCFC Funds		923,454	
	Total		1,846,908	

HATC - Travis County Facilities Corporation (TCFC) - Fund 18

Set Aside Funds - Deeply Affordable Units

Schedule 9B

Budget Line Item	FY21 Approved Annual Budget	YTD Budget June 2021	YTD Actual June 2021	MTD Actual June 2021
Revenues				
Contribution SHFC-10% All Dev Fees	NA	NA	112,142	74,318
Contribution SHFC - 50% bond only transactions	NA	NA	232,500	
Contribution TCFC-Tech Ridge - 50% proceeds	NA	NA	923,454	288,427
Interest			618	435
Total Revenues	-	-	1,268,714	363,180
Provision for Reserve	\$ -	\$ -	\$ 1,268,714	\$ 363,180

HATC - Foundation - Fund 56

Schedule 10

Budget Line Item	FY21 Approved Annual Budget	YTD Budget June 2021	YTD Actual June 2021	MTD Actual June 2021
Revenues				
HATC Foundation Balance from 06/30/20	61,000	61,000	60,996	5,083
Donations & Other Revenues	11,000	11,000	-	
Total Revenues	72,000	72,000	60,996	5,083
Expenses				
Administrative Salaries & Benefits	43,245	43,245	35,814	
Other Administrative Expenses	4,345	4,345	2,681	74
Tenant Services/Scholarships	24,000	24,000	10,310	
Insurance	410	410	218	
Total Expenses	72,000	72,000	49,023	74
Provision for Reserve	\$ -	\$ -	\$ 11,973	\$ 5,009

HATC Foundation - St. David Grant - Fund 57

Grant Period: July 1, 2020 - June 30, 2021

Schedule 10A

Budget Line Item	Grant Awarded	YTD Budget June 2021	YTD Actual June 2021	MTD Actual June 2021
Revenues				
Grant Award (received July 2020)	40,000	40,000	38,800	2,400
Total Revenues	\$ 40,000	\$ 40,000	\$ 38,800	\$ 2,400
Expenses				
Financial Literacy Program Participants	40,000	40,000	38,800	2,400
Total Expenses	\$ 40,000	\$ 40,000	\$ 38,800	\$ 2,400
Provision for Reserve	\$ -	\$ -	\$ -	

A - Funds was awarded totaling to \$40,000. Financial Literacy classes are currently on-going, and funds is being distributed as tenants/participants complete the program.

HATC Foundation

Austin Community Foundation - Transit Empowerment Grant - Fund 59

Grant Period: Ends 12/31/2021

Schedule 10B

Budget Line Item - Fund 59	Grant Awarded	YTD Budget June 2021	YTD Actual June 2021	MTD Actual June 2021
Revenues				
Grant Award (received Nov 2020)	25,000	NA	13,213	9,043
Total Revenues	\$ 25,000	\$ -	\$ 13,213	\$ 9,043
Expenses				
Transportation Incentive	25,000	NA	13,213	9,043
Total Expenses	\$ 25,000	\$ -	\$ 13,213	\$ 9,043
Provision for Reserve	\$ -	\$ -	\$ -	\$ -

A - Funds was awarded totaling to \$25,000. Transportation initiatives and incentives are currently being developed on an individual client basis. Funds will be disbursed on an individual client based on their needs - gas card, bus pass etc.

SEA RAD LP
CY 2021 Monthly Operating Statement
Schedule 11

	CY2021 Budget	Budget YTD	Actual YTD	MTD June 2021
Revenues				
Rental Income	185,568	92,784	88,001	16,184
Vacancies	(23,196)	(11,598)	(12,518)	(2,376)
HUD Subsidy	278,352	139,176	139,758	23,025
Retroactive Subsidy/Rent Adjustments	NA	NA	(12,074)	
Other Tenant Revenue	2,500	1,250	716	273
Collection Loss Estimate	(5,000)	(2,500)	(1,107)	
Other Revenue	500	250	863	136
Total Operating Revenues	438,724	219,362	203,639	37,242
Expenses				
Legal & Eviction Fees	4,000	2,000	242	
Other Administrative Costs	19,100	9,550	5,972	506
Management Fee	21,936	10,968	9,731	1,862
Audit & Tax Fees	10,000	5,000	4,626	771
Payroll and Benefits			-	
Manager	35,925	17,963	13,516	2,209
Maintenance	47,726	23,863	24,924	1,900
Taxes and Benefits	22,881	11,441	10,759	1,314
Repairs and Maintenance			-	
Extermination	3,000	1,500	1,730	415
Grounds	15,000	7,500	5,598	933
Make Ready	4,500	2,250	-	
Maintenance Materials	15,000	7,500	15,973	2,667
Other Routine Contract Costs	15,000	7,500	9,886	3,607
Utilities	29,900	14,950	17,679	4,266
Trash	35,000	17,500	20,005	3,391
Property Insurance	29,194	14,597	15,698	2,653
Other Insurance - Liability & Workers Comp	1,170	585	1,350	225
Total Operating Expenses	309,332	154,666	157,689	26,719
Net Operating Income/(Loss) - NOI	129,392	64,696	45,950	10,523
Other Income/Expenses				
Contribution to Replacement Reserve	22,838	11,419	11,250	1,875
NOI less Reserves	106,554	53,277	34,700	8,648
Debt Service - Principal & Interest	65,703	32,852	32,910	5,485
Debt Service Coverage Ratio	1.62	1.62	1.05	1.58
Operating Cash Flow	40,851	20,426	1,790	3,163
Other Expenses/Outflows				
Asset Management Fee	6,900	3,450	3,666	688
Non Routine & Capital Expenditures	17,500	8,750	41,746	

Repl Reserve Balance - 06/30/2021 \$33,750
IBC Loan Balance - 6/30/2021 \$1,111,412

A-Feb 2021 - replace pumps (including labor to replace and clean pumps) totaling \$6,125 - item was capitalized.

Feb 2021 - \$8,900 in repairs related to vehicle running into the building - booked as non-routine expense. Reimbursement is being pursued.

March 2021: \$16,836 in drainage Improvement at Summit Oaks - item capitalized

March 2021: \$3,225 - tree removal and debris clean-up from snow-storm booked as non-routine expense

April 2021: Purchase of onsite storage Unit \$2201 (50% initial downpayment)-Capitalized

April 2021 : Non-Routine Plumbing expense \$4469 - sewer clean & repair pipe breakage

B-April 2021: Purchase of \$1000 replacement appliance and \$1750 key cards for residents

HATC

Schedule 13

Investment Register

Investment Type	Maturity Date	Rate	Amount	Funding Source
Certificate of Deposit (CD)	Aug 7, 2021	0.50%	\$ 1,033,360	Investment under TCFC using funds from SHFC-\$300K, HATC Business Activities - \$700K, guarantee to IBC for completion of RAD rehab
Certificate of Deposit (CD)	July 29, 2021	1%	\$ 400,000	HATC CD at Lone Star National Bank

IBC bank accounts are currently earning 0.50% interest, therefore it is better to leave excess funds in the accounts rather than transfer to TexPool (which currently only earns 0.30% interest).