

October 7, 2021
10:00 A.M.

The Board of Commissioners will meet at 502 E. Highland Mall Blvd., 106-B Austin, Texas 78752 and via Zoom.
Join the Meeting by using the Link, Meeting ID and Password provided below:

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

Dial by your location: <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. 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 Omar Nesbit at Omar.Nesbit@traviscountytexas.gov
- Maximum three-minute limit per speaker

III. REGULAR AGENDA

- A. Discussion / update on the status of the Strategic Planning Process

IV. 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](#)
- E. HATC Foundation – [Eric Lindholm](#)

V. BOARD COMMITTEE REPORTS

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

VI. NEW / UNFINISHED BUSINESS

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

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*

VIII. ADJOURNMENT

HATC Discussion Item IV.A.1.
October 7, 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 August 31, 2021, 442 of HATC's HCV allocation were utilized in a conventional fashion.

As of August 31, 2021, the total lease up for the HCV program was **637 of 632**. Occupancy rate was at **101.27%**.

For this reporting period, there were **34** applicants on the waiting list.

Portable In: 53 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 August 31, 2021, Cambridge had a total lease up of **19** 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

Patrick B. Howard, *CEO/Executive Director*

HATC Discussion Item IV.A. 2.
October 7, 2021

Subject: Homeless Initiatives

Continuum of Care (CoC)

HATC was awarded **\$1,126,479** in new federal funds from the **2020 CoC** competition to provide housing for chronically homeless clients with a disability for 2021-2022. **This grant began July 1, 2021.**

As of **August 31, 2021**, HATC, provided housing assistance to **77** 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. MOU with FS and FC will terminate effective 10/15/2021.

As of **August 31, 2021**, HP has **49** tenants 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

Patrick B. Howard, *CEO/Executive Director*

HATC Discussion Item IV.A.3.
October 7, 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 August 31, 2021, there were 65 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 August 31, 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 August 31, 2021, there were 29 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 August 31, 2021, VASH, has 28 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, *CEO/Executive Director*

HATC

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ATTACHMENT

Aug-21				
	Leased on 1st	After First Month	Number of Based Units	Occupied %
*Project Based Vouchers (PBV)	19		19	100.00%
*Housing Choice Vouchers (HCV)	440	2	409	108.07%
Port Outs (PO) HCV	16		16	100.00%
*Non Elderly and Disabled (NED)	65		75	86.67%
**VASH- HUD Awarded Vouchers	28		30	93.33%
**Homeless Preference (HP- includes Criminal Justice/ Front Steps/ Echo)	49		49	100.00%
**Family Unification Program (FUP)	20	1	34	61.76%
Total	637	3	632	101.27%
Total Leased including leased after the first of the month: 640				
*Mainstream (MVP) Total:		29	39	74.36%

COC/ Shelter Plus Care Families Served (Last day of month): 77

Lookers/ Vouchers Searching	Applicants from Waiting List	Tenants not under contract	Total
Housing Choice Vouchers (HCV)	8	7	15
Non Elderly and Disabled (NED)	4		4
Project Based Vouchers (PBV)			0
VASH			0
Homeless Preference (HP)		2	2
Family Unification Program (FUP)	4	3	7
Mainstream (MVP)	3	2	5
TOTAL			33

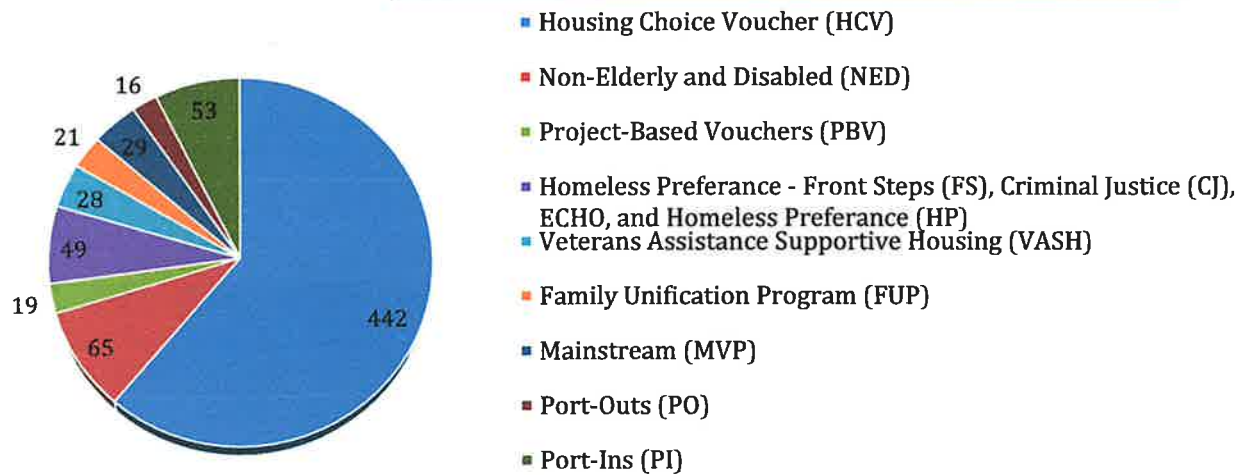
*Waiting List (HCV, Choice PBRA, HP):				34
Leased Port Ins (last day of month):				53

**** Referral only**

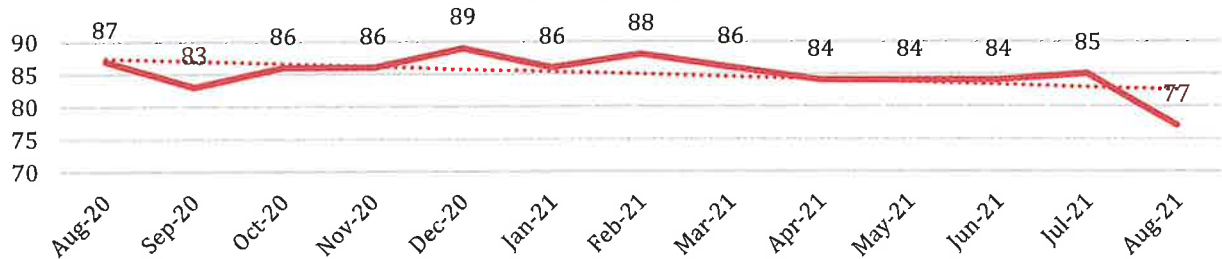
Prepared by: Christina Montes/ Director of Voucher Programs & Homeless Initiatives

Attachment 5 A: Graphs

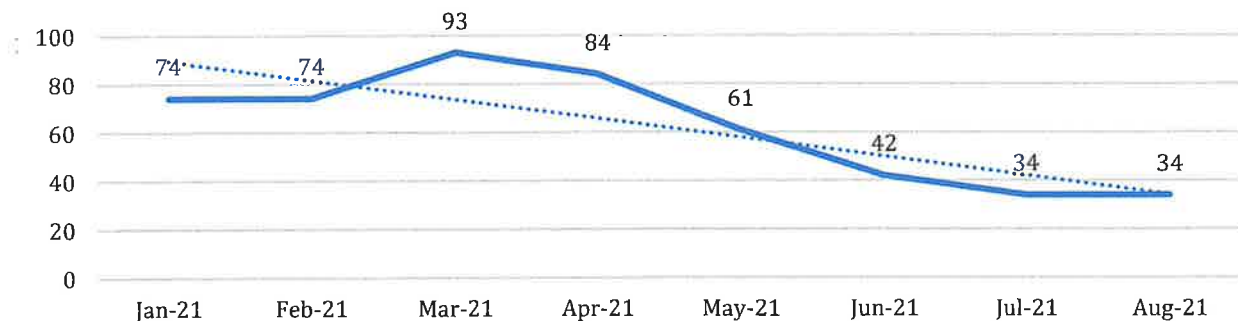
August 2021: 722 Total HCV Households Served



COC Households Served



Applicants on Waiting List



HATC Discussion Item: IV.B.

Affordable Housing Program

October 7, 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 September 30, 2021. The current occupancy status of each property is as follows: **SEA OAKS:** Vacancies (6) will be filled from the Multifamily Housing Waiting list. **Carson Creek:** 100% occupied. **Manor Town:** Vacancies (3) will be filled from the Manor Town Waitlist. **SEA RAD:** Vacancies (11) will be filled from the Multifamily Housing-Eastern Oaks Waiting list.

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, 2 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 September 2021. In preparation of filling the vacancies, staff will conduct virtual orientation on July 21st. Following orientation, staff is screening 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 IV.B.

PROPERTY DATA – Page 1 of 2

Occupancy/Vacancy/Subsidy/Market Rate/Zero Income

Dwelling Rent								
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	69/75	92.00%	\$13,278.00	\$22,488.00		\$ -	\$ 3,082.00	1
SEA RAD APARTMENTS	19/30	63.33%	\$ 3,208.00	\$ -		\$ -	\$ 2,522.00	1
MANOR TOWN APARTMENTS	30/33	90.91%	\$17,663.00	\$ -	\$ -	\$ -	\$ 2,050.00	0
CARSON CREEK HOMES	16/16	100.00%	\$12,857.00	\$ -	\$ -	\$ -	\$ -	0
TOTALS		86.56%	\$47,008.00	\$22,488.00			\$ 7,654.00	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 #7	1	1	\$36,120	\$0	\$18,798	\$406	\$406
	11607 Sierra Nevada #8	1	1	\$36,120	\$12,055	\$20,532	\$422	\$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	\$38,120	\$30,682	\$38,227	\$723	\$512
	6005 Valiant Circle A	2	4	\$51,600	\$29,412	\$29,546	\$512	\$512
	6101 Valiant Circle B	2	3	\$36,120	\$8,521	\$44,740	\$463	\$512

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	6102 Valiant Circle A	1	2	\$30,100	\$14,148	\$28,042	\$572	\$512
	6122 Valiant Circle B	1	2	\$36,120	\$4,050	\$24,761	\$490	\$406
SEA RAD APARTMENTS	4922 Nuckols Crossing #37	2	3	\$23,330	\$1,936	\$39,745	\$828	\$512
	4922 Nuckols Crossing #40	2	3	\$23,330	\$28,313	\$31,488	\$624	\$512
	4922 Nuckols Crossing #53	2	3	\$38,700	\$29,616	\$46,788	\$1,019	\$512

Zero Income Renters

Project	Address	Amount
SEA RAD APARTMENTS	4922 Nuckols Crossing, 32, Austin, TX 78744	(\$82.00)
	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, 46, Austin, TX 78744	(\$52.00)
	6008 Valiant Circle, A, Austin, TX 78749	(\$184.00)
	6009 Valiant Circle, B, Austin, TX 78749	(\$116.00)
	6012 Valiant Circle, A, Austin, TX 78749	(\$116.00)
	6012 Valiant Circle, B, Austin, TX 78749	(\$116.00)
	6102 Valiant Circle, B, Austin, TX 78749	(\$82.00)
	6106 Valiant Circle, A, Austin, TX 78749	(\$7.00)
	6108 Valiant Circle, B, Austin, TX 78749	(\$40.00)
	6110 Valiant Circle, A, Austin, TX 78749	(\$62.00)
	6123 Valiant Circle, A, Austin, TX 78749	(\$82.00)
	6123 Valiant Circle, B, Austin, TX 78749	(\$82.00)
	11607 Sierra Nevada, 15, Austin, TX 78759	(\$46.00)
	11607 Sierra Nevada, 16, Austin, TX 78759	(\$6.00)
	11607 Sierra Nevada, 17, Austin, TX 78759	(\$18.00)
	11607 Sierra Nevada, 21, Austin, TX 78759	(\$117.00)

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	6	4	3/2/2021	4/2/2021	N.D.	0	0	N/A	499
			12	8/12/2021	N.D.	0	0	0	N/A	499
			22	07/31/2020	08/18/2020	N.D.	0	0	N/A	499
			5606A	08/08/2021	N.D.	N. D.	1	0	N/A	499
			6000A	12/07/2020	2/15/2021	N.D.	0	0	N/A	499
			6109B	8/18/2021	N.D.	N.D.	0	0	N/A	499
Eastern Oaks	30	11	26	08/30/2019	REHAB	7/9/21	N/A	N/A	N/A	312
			27	05/04/2021	REHAB	7/9/21	1	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
			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
			45	03/31/2020	REHAB	7/9/21	N/A	N/A	N/A	312
			48	03/31/2019	REHAB	7/9/21	N/A	N/A	N/A	312
			49	05/19/2020	REHAB	7/9/21	1	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	3	204	08/11/2020	9/17/2020	9/15/2021	1	9/15/2021	10/01/2021	72
			209	12/22/2020	2/5/2021	N/A	N/A	N/A	N/A	72
			107	09/13/2021	N.D.	9/13/2021	1	N/A	N/A	72
Carson Creek	16	0	0	N/A	N/A	N/A	N/A	N/A	N/A	42
TOTALS	154	20								



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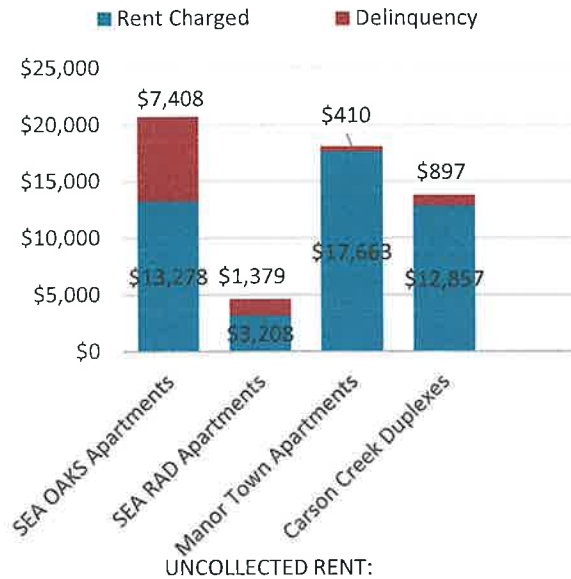
Repayment Agreements

PROPERTY NAME	UNIT #	# DAYS PAST DUE	MONTHLY RENT AMOUNT PAST DUE	MONTHLY TENANT PAID RENT AMOUNT	ADDITIONAL MONTHLY PAYMENT AGREED TO	TOTAL AMOUNT OWING	RENT TO BE CURRENT BY WHAT DATE?	WHAT ARE THE TERMS?	RENT TO BE CURRENT BY WHAT DATE?
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SEA RAD Oaks	6122 B	180	\$2,415	\$406	\$100	\$2,415	1/15/2023	\$100 monthly	1/15/2023
Eastern Oaks	35	90	\$895	\$523	\$89.5	\$918	7/15/2022	\$89.5 monthly	7/15/2022
Manor Town Apts.	0								
Carson Creek	0								

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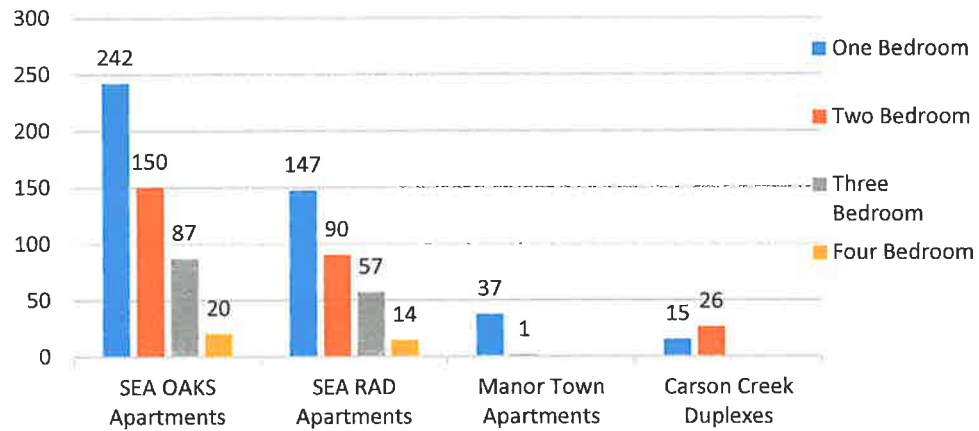


Aged Delinquencies

Property	Tenant Account	Delinquent Amount	Aged Delinquency	Comments
Carson Creek	1300A	\$897	30	Dwelling Rent
Manor Town	205	\$410	30	Dwelling Rent
SEA RAD APTS	28	\$326/\$512	30/60	Dwelling Rent
	31	\$108/\$108/\$416	31/60/90	Dwelling Rent
	35	\$523/\$523/\$918	31/60	Repayment Agreement
	40	\$624	30	Dwelling Rent
	50	\$124/\$124/\$124/\$3,796	31/60/90/90+	Evicted; appealed
SEA RAD OAKS	3	\$309/\$225/\$225/\$1,068	31/60/90+	Dwelling Rent
	8	\$422/\$422/\$422/\$3,861	31/60/90/90+	Dwelling Rent
	13	\$147/\$147/\$519	31/60/90	Dwelling Rent
	18	\$124/\$124/\$124/\$2,068	31/60/90/90+	Paid to District Court
	20	\$437	30	Repair Cost
	5604B	\$694/\$2,376	31/60/90	Dwelling Rent
	5606B	\$840/\$840/\$840/\$9,886	31/60/90/90+	Dwelling Rent
	6000B	\$126/\$126/\$126/\$1,294	31/60/90/90+	Dwelling Rent
	6007B	\$491	30	Dwelling Rent
	6008A	\$678/\$678/\$678/\$5,759	31/60/90/90+	Dwelling Rent
	6100A	\$430/\$430/\$430/\$3,562	31/60/90/90+	Dwelling Rent
	6101B	\$441	30	Dwelling Rent
	6104B	\$517/\$517/\$517/\$5,535	31/60/90/90+	Dwelling Rent
	6106B	\$508/\$1,017	31/60	Dwelling Rent
	6110B	\$70/\$70/\$70/\$408	31/60/90/90+	Dwelling Rent
	6122B	\$406/\$300/\$300/\$2,877	31/60/90/90+	Repayment Agreement
	6123B	\$958	31/60/90/90+	Dwelling Rent

Waiting List

Applicants on Waiting List



Work Orders

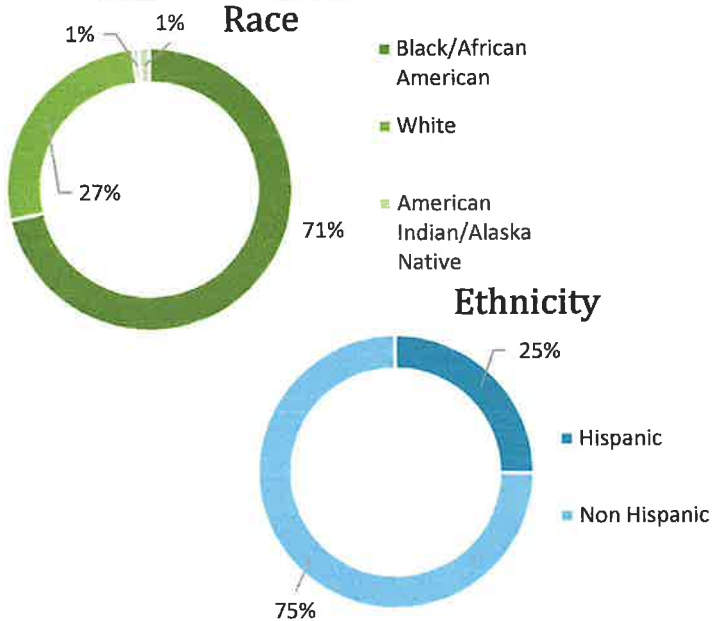
Project	***W. O.***			***Emergencies***						***Non-Emergency***				
	Total	Done	Open	Total	Done	Open	Open > 24 Hrs	PHAS Grade	PHAS Pct	Total	Done	Open	PHAS Grade	Avg Days to Close
Carson Creek	4	4	0	4	4	0	0	A	100.00%	2	2	0	A	0
Manor Town Apartments	4	4	0	4	4	0	0	A	100.00%	0	0	0	A	0
SEA OAKS APARTMENTS	23	23	0	15	13	0	0	A	100.00%	8	8	0	A	0
SEA RAD APARTMENTS	3	3	0	2	2	0	0	A	100.00%	1	1	0	A	0
Total All Projects Listed:	34	34	0	25	25	0	0	A	100.00%	11	11	0	A	0

Attachment B To Action Item IV.B.

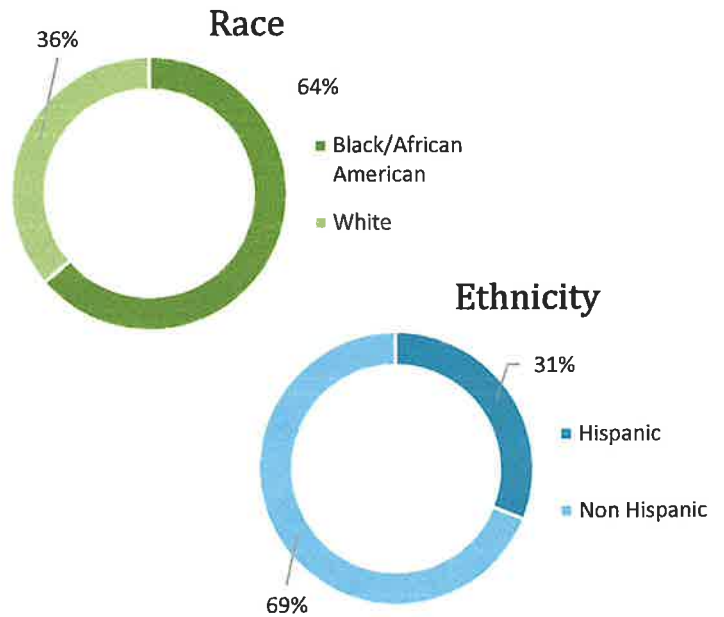
PROPERTY STATISTICS – Page 1 of 1

(Information current as of September 30, 2021)

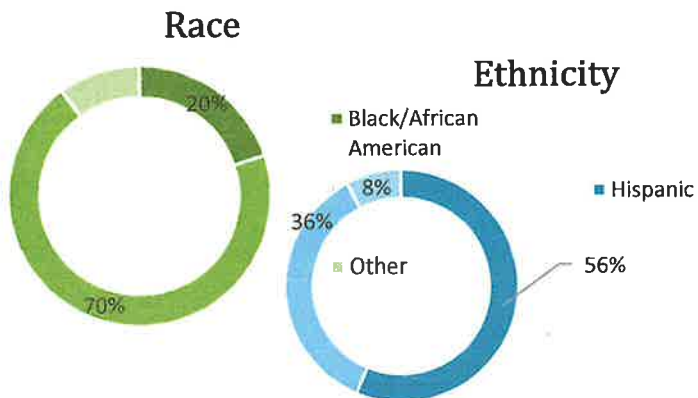
SEA RAD OAKS



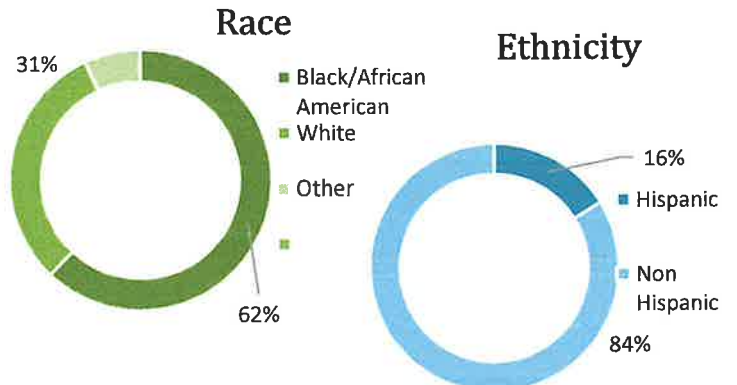
SEA RAD



Carson Creek



Manor Town



HATC Discussion Item IV.C.1.
October 7, 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 #8 was submitted on 8/12/21. All units are completed. The rehabilitation has reach 95% completion. Punch List items have been addressed. ADA construction modifications have been completed in all Accessible Units. ADA compliant refrigerators and microwaves are on order for ADA units. Additional handrails have been fabricated and are being delivered to site to replace existing ones. Perimeter fencing is ready for installation. A small amount of additional exterior grading and concrete has been designed for installation. Clubhouse restroom ADA issues have been corrected and construction should be completed within the next 2 weeks. Tree trimming is taking place and efforts are underway to have security equipment installation companies come on site to make lighting and camera recommendations and provide bids.

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 IV.C.2.
October 7, 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: Completed.

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. Staff is seeking additional soft funding through the TDHCA Housing Trust Fund and opportunities for value engineering.

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 IV.C.4.

October 7, 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.

Update Summary:

TECH RIDGE APARTMENT HOMES

Developer:	Embrey Development
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:	47% as of 8/5/21
Anticipated Completion:	May 2023

Potential Partnerships:

SOUTH FIRST APARTMENTS

The Marcus Organization has now submitted an application to the TCFC, and we are awaiting a Sources and Uses breakdown for review. Below is the current information on the proposed development.

Developer:	The Marcus Organization
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

Developer: Bercy Chen Studio LP / Cambrian Development
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:

A Memorandum of Understanding (MOU) has been reached between the parties and is being presented to the TCFC Board at the September 3rd Board Meeting.

Alternate Option:

N/A

Fiscal Impact:

N/A

Attachment:

N/A

Prepared by:

Keith Hoffpauir – Asset Manager

Approval:



Patrick B. Howard, *Executive Vice President*

HATC Discussion Item IV.D.

Finance

October 7, 2021

Subject: HATC August 2021 Monthly Finance Report

The Monthly Finance Report presented is for the period ending August 31, 2021. This report reflects 14 months into 18-month fiscal year ending 12/31/2021.

As requested, the balance sheet for the Affordable Housing properties are included in the report.

Recommended Action:

For discussion/information only. No action needed.

Alternate Option:

N/A

Fiscal Impact:

N/A

Attachment:

A. HATC Finance Report

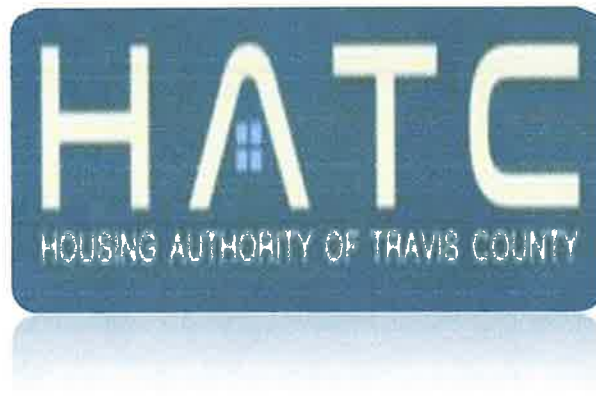
Prepared by:

Subra Narayanaier, CPA, Director of Finance

Approval:



Patrick B. Howard, CEO/Executive Director



**Housing Authority of Travis County
Finance Report - Aug 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
5	MTW - Policy Research & Development Grant
6	SEA RAD PBRA - Eastern Oaks - Operating Statements
6A	Eastern Oaks - Rehabilitation Costs Detail
6B	Balance Sheet - SEA RAD Eastern Oaks
7	Manor Town - Operating Statements
8	Carson Creek - Operating Statement
8A	Balance Sheet - Carson Creek & Manor Town
9	HATC - Travis County Facilities Corp (TCFC)
9A	TCFC - Set Aside Funds for Deeply Affordable Units
10	HATC Foundation - Operating Statements
10B	Austin Community Foundation-Transit Empowerment Grant
11	SEA OAKS LP - Operating Statements & Balance Sheet
13	Investment Register for HATC

Housing Authority of Travis County

Business Activities

Schedule 1

Budget Line Item	FY21 18 month Approved Budget	FYTD Budget Aug 2021	FYTD Actual Aug 2021	MTD Actual Aug 2021
Revenues				
Mgmt Fees from HATC owned Properties	36,411	28,320	25,343	2,206
Management Fees from SEA OAKS LP	31,973	24,868	31,006	1,900
In-House Make Ready Services	15,000	11,667	5,181	
Interest Income	1,500	1,167	6,010	349
Other Revenues	500	389	2,953	193
Total Revenues	85,384	66,410	70,493	4,648
Expenses				
Salaries & Benefits-Executive Staff	528,504	411,059	362,894	25,240
-Finance Staff	356,393	277,195	230,844	17,013
-Affordable Hsg Staff	233,967	181,974	151,379	10,954
-SHFC Staff	55,687	43,312	42,098	3,342
Administrative - Audit Fees	9,900	7,700	9,900	
- Office Rent	101,302	78,790	77,454	6,098
- Computer & Software	58,080	45,173	47,997	2,811
- Consultants	47,100	36,633	26,284	2,584
- Training & Travel	53,250	41,417	13,542	3,000
Other Administrative Expenses	65,698	51,098	54,087	3,490
Insurance	8,605	6,693	8,845	542
Capital Expenditures	55,000	42,778	4,670	
Contribution to HATC Properties	123,662	96,182	100,674	5,747
Total Expenses	\$ 1,697,148	\$ 1,320,004	\$ 1,130,668	\$ 80,821
Excess/Deficiency Rev over Exp	\$ (1,611,764)	\$ (1,253,594)	\$ (1,060,175)	\$ (76,173)
Contribution from SHFC	1,611,764	1,253,594	1,229,756	95,502
Provision for Reserve	\$ -	\$ -	\$ 169,581	\$ 19,329

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

Schedule 2

Budget Line Item	FY21 18 month Approved Budget	FYTD Budget Aug 2021	FYTD Actual Aug 2021	MTD Actual Aug 2021
Revenues				
HUD HCV Rental Subsidy	9,863,119	7,671,315	7,483,106	568,542
Covid-19 HCV Administrative Fees	25,000	19,444	178,840	22,615
Estimated HCV Administrative Fees	792,243	616,189	589,992	42,726
Est Collection Loss - Port In HAP & AF	(15,000)		(28,673)	-
Other revenues - Port In Fees, Inspection	66,540	51,753	48,500	4,327
Revenues eligible for Admin Expenses	868,783	687,387	788,659	69,668
Total Revenues	\$ 10,731,902	\$ 8,358,702	\$ 8,271,765	\$ 638,210
Expenses				
Salaries & Benefits - Direct S8 Staff	640,368	498,064	499,768	37,977
Administrative -Audit	30,800	26,903	26,903	
-Office Rent	72,358	56,278	55,325	4,356
- Computer & Software	50,860	39,558	36,289	1,553
- Training	9,200	7,156	4,680	
Other Administrative Expenses	63,055	49,043	60,364	3,998
Covid19-Directly Related Expenses	NA	NA	29,937	
Insurance	6,903	5,369	5,057	356
Administrative Expenses	873,544	682,371	718,323	48,240
Rental Assistance	9,863,119	7,671,315	7,483,106	568,542
Total Expenses	\$ 10,736,663	\$ 8,353,685	\$ 8,201,429	\$ 616,782
Excess/Deficiency Rev over Exp	(4,761)	5,016	70,336	21,428
Admin Reserves - 06/30/2021 Balance	26,246	NA	4,466	
Provision for Administrative Reserve	\$ 21,485	\$ 5,016	\$ 74,802	\$ 21,428

HCV Covid19 Administrative Fees - Detail

Revenues	Amount	
HCV Covid-19 Admin Fees Awarded	215,838	A
Expenses		
Salaries & Benefits-HCV Staff FY2020	24,656	
Direct Covid19 Expenses FY2020	2,613	
FY2020 Total Expenses	27,269	i
Salaries & Benefits-HCV Staff FY2021	148,903	
Direct Covid19 Expenses FY2021	29,937	
FY2021 Total Expenses Thru' 08/31/2021	178,840	ii
Total Expenses	206,109	B: i+ii
Remaining Funds Available 08/31/2021	9,729	A-B

A - HATC received \$215,838 in HCV Administrative Fees for Covid19 from the Cares Act. These funds can be used for regular S8/HCV operating expenses and/or Covid19 related expenses. The deadline to use the funds is now 12/31/2021 and unused funds will be recaptured by HUD. \$27,270 was used in FY2020. \$188,568 is available for use in FY2021. Through 10/31/2020, S8 staff were paid from the Covid19 funds, leaving the regular HCV fees accumulate in the HCV Administrative reserves. As of 08/31/2021 - \$9,729 of Covid19 HCV Administrative Fee funds is available for use.

Housing Authority of Travis County Mainstream Program Schedule 3

Budget Line Item	FY21 18 month Approved Budget	FYTD Budget Aug 2021	FYTD Actual Aug 2021	MTD Actual Aug 2021
Revenues				
Rental Assistance	586,566	684,327	306,854	27,526
Estimated Administrative Fees	44,070	51,415	23,671	1,700
Total Revenues	\$ 630,636	\$ 735,742	\$ 330,525	\$ 29,226
Expenses				
Administrative Salaries & Benefits	41,552	48,477	23,042	2,342
Other Administrative Expenses	1,380	1,610	-	
Rental Assistance	586,566	684,327	306,854	27,526
Total Expenses	\$ 629,498	\$ 734,414	\$ 329,896	\$ 29,868
Provision for Reserve	\$ 1,138	\$ 1,328	\$ 629	\$ (642)

Continuum of Care Grant TX0037L6J031811

July 1, 2021 - June 30, 2022

Schedule 4

Budget Line Item	FY21 Approved Annual Budget	FYTD Budget Aug 2021	FYTD Actual Aug 2021	MTD Actual Aug 2021
Grant Revenues	1,126,479	187,747	159,025	79,036
Expenses				
Housing Assistance	1,025,859	170,977	144,415	71,738
Direct Salaries & Benefits	50,253	8,376	7,031	3,201
Total Rental Assistance & Direct Salaries	1,076,112	179,352	151,446	74,939
Administrative Costs	50,367	8,395	7,579	4,097
Total Expenses	\$ 1,126,479	\$ 187,747	\$ 159,025	\$ 79,036
	\$ -	\$ -	\$ -	\$ -

Housing Authority of Travis County

Emergency Housing Vouchers: July 1, 2021 - June 2022

July 1, 2021 - June 2022

	Award		FYTD Actual Aug 2021	MTD Actual Aug 2021
HAP	370,536			
Preliminary Fees	13,600		3,371	3,371
Administrative Fees	35,880			
Service Fees	119,000			
Total	539,016		3,371	3,371

Housing Authority of Travis County

MTW - Policy Development & Research Grant

Feb 16, 2021 -

Schedule 5

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

SEA RAD - Eastern Oaks
Schedule 6

Budget Line Item	FY21 18 month Approved Budget	FYTD Budget Aug 2021	FYTD Actual Aug 2021	MTD Actual Aug 2021
Gross Potential Rent (Contract Rent)	288,504	224,392	218,673	17,301
Vacancy Loss	(44,557)	(34,655)	(69,788)	(5,826)
Revenues				
Dwelling Rent	73,184	56,921	43,005	3,975
HUD Subsidy	170,762	132,815	105,880	7,500
Collection Losses	(1,705)	(1,326)	(1,730)	(360)
Collection Losses - Hud Subsidy	NA	NA	(22,525)	(22,525)
Other Revenues	-	-	521	315
Total Revenues	242,241	188,410	125,151	(11,095)
Expenses				
Adminstrative Salaries & Benefits	38,662	30,070	30,422	1,769
Other Administrative Expenses	10,880	8,462	4,039	66
Management Fees	12,112	9,420	5,438	556
Maintenance Salaries & Benefits	62,490	48,603	47,736	3,972
Maintenance Materials	9,243	7,189	843	435
Maintenance Contracts	43,190	33,592	9,227	620
Utilities	29,910	23,263	7,777	
Insurance	9,781	7,607	7,083	504
Contribution to Repl Reserve	24,246	18,858	19,138	1,367
Total Expenses	240,514	187,066	131,703	9,289
Excess/Deficiency Rev over Exp	1,727	1,343	(6,552)	(20,384)
Contribution from Business Activities	314	244	314	-
Provision for Reserve	\$ 2,041	\$ 1,587	\$ (6,238)	\$ (20,384)

Housing Authority of Travis County
SEA RAD - Eastern Oaks Rehabilitation Costs Detail
Schedule 6A

Eastern Oaks - Rehab Costs Detail	Original Budget	Revised Budget	Actual through 08/31/2021	Remaining Balance
Construction Hard Costs	2,933,089	3,002,465	2,429,956	572,509
Relocation Costs	451,637	451,637	557,188	(105,551)
Predev & Other Costs	304,541	304,541	241,044	63,497
Contingencies	110,733	41,357	-	41,357
	3,800,000	3,800,000	3,228,188	571,812

SEA RAD - Balance Sheet
Schedule 6B

Balance Sheet as of 8/31/2021	Eastern Oaks
IBC - Reserve for Replacements - Restricted	1,573,559
Cash - Rehab Account Restricted	79,162
Cash - SEA RAD Apts EO Tenant Security Deposit	4,021
Cash--Maintenance/Replacement Reserve Budget	34,830
Cash - IBC -EO	55,633
A/R Tenants EO	6,915
Allowance Doubtful Accounts	(3,653)
A/R HUD-EO	90,098
Allowance - HUD Subsidy	(22,525)
Land	221,791
Buildings - Low Rent	716,742
Dwelling Furn, Equip& Machinery	25,313
Furniture Equip& Mach-Low Rent	103,446
LeaseholdImprovements-Low Rent	407,900
AccumulatedDepreciation-Low Re	(1,153,438)
CIP	3,228,189
CIP - Contra	(332,532)
Assets	5,035,451
Tenant Sec Deps/EO-Low Rent	2,152
Accrued Expenses Payabl-PH-EO	1,090
Accrued Payroll Payable-PH-EO	1,243
DueTo/DueFrom Operations	1,481,530
Property Management Fee Payable	4,833
Comp Absences Payable	6,284
N/P - SHFC	1,561,000
Deferred Revenue-PH-EO	31,790
Loan - COA AHFC	1,000,000
Liabilities	4,089,923
Equity 8/31/2021	945,528
Equity - 07/01/2020	584,958
Provision For Reserve 08/31/2021	(6,238)
Add-back Maintenance Reserve	19,138
Deduct Depreciation Expense	(16,000)
Rehab. Contribution - YTD	525,740
Interest Earned on Restricted Cash	10,036
Soft Cost Expensed through 12/31/2021	(172,107)
Equity - 08/31/2021	945,527

Housing Authority of Travis County

Manor Town

Schedule 7

Budget Line Item	FY21 18 month Approved Budget	FYTD Budget Aug 2021	FYTD Actual Aug 2021	MTD Actual Aug 2021
Revenues				
Dwelling Rent	272,886	212,245	236,766	17,663
Collection Losses	(7,000)	(5,444)	(6,476)	(490)
Other Tenant Revenues	NA	NA	126	31
Other Revenues (Laundry Commissions, etc)	4,800	3,733	5,705	465
Total Revenues	270,686	210,534	236,121	17,669
Expenses				
Administrative Salaries & Benefits	39,882	31,019	32,648	1,917
Other Administrative Expenses	11,846	9,214	6,624	170
Management Fees	13,534	10,526	11,175	883
Maintenance Salaries & Benefits	68,366	53,174	53,375	4,325
Maintenance Materials	17,628	13,711	13,301	
Maintenance Contracts	46,949	36,516	51,549	3,317
Security/Protective Services	NA	NA	8,460	
Utilities	28,100	21,856	21,945	1,432
Insurance	14,341	11,154	10,396	740
Maintenance Reserve-\$500 unit/year	24,750	19,250	19,250	1,375
Debt Service - Principal & Interest	128,637	100,051	100,044	7,146
Total Expenses	394,033	306,470	328,767	21,305
Excess/Deficiency Rev over Exp	(123,347)	(95,937)	(92,646)	(3,636)
Contribution from Business Activities	123,347	95,937	100,357	5,747
Provision for Reserve	\$ -	\$ -	\$ 7,711	\$ 2,111

Housing Authority of Travis County

Carson Creek

Schedule 8

Budget Line Item	FY21 18 month Approved Budget	FYTD Budget Aug 2021	FYTD Actual Aug 2021	MTD Actual Aug 2021
Revenues				
Dwelling Rent	220,455	257,198	178,096	12,857
Collection Losses/Collection on Write-Off	(5,155)	(6,014)	(2,304)	2,375
Other Tenant Revenues	NA	NA	138	
Other Revenues	NA	NA	874	98
Total Revenues	215,300	251,183	176,804	15,330
Expenses				
Administrative Salaries & Benefits	32,920	38,407	20,026	1,770
Other Administrative Expenses	8,040	9,380	4,934	36
Management Fees - 5% of Revenues	10,765	12,559	8,730	767
Maintenance Salaries & Benefits	33,017	38,520	25,414	2,151
Maintenance Materials	10,652	12,427	2,947	219
Maintenance Contracts	35,421	41,325	10,753	1,373
Utilities	990	1,155	170	
Insurance	3,766	4,394	3,309	243
Maintenance Reserve-\$500 unit/year	12,002	14,002	9,338	667
Total Expenses	147,573	172,169	85,621	7,226
Excess/Deficiency Rev over Exp	67,727	79,015	91,183	8,104
Provision for Reserve	\$ 67,727	\$ 79,015	\$ 91,183	\$ 8,104

Balance Sheet - Carson Creek & Manor Town
Schedule 8A

Balance Sheet as of 8/31/2021	Carson Creek	Manor Town
Cash - Maintenance Reserve	17,342	35,750
Cash - Property Account	196,091	51,419
Tenant Accounts Receivable	6,350	10,045
Allowance for Doubtful Accounts	(3,150)	(8,695)
Land	21,400	125,876
Buildings	205,000	2,104,284
Dwelling Furn, Equip & Machine	7,429	21,111
Leasehold Improvements	19,108	6,600
Accumulated Depreciation	(194,488)	(1,012,500)
CIP		198,429
Asset	275,082	1,532,319
Accrued Expenses	890	2,118
Accrued Payroll Payable	979	1,534
Tenant Security Deposits	2,000	3,230
Due To/Due From Operations	26,280	252,871
Mortgage Loan		768,328
Property Management Fee Payable	5,083	6,379
Comp Absences Payable	3,322	6,867
Deferred Revenue	3,253	614
Liability	41,807	1,041,941
Equity 8/31/2021	233,275	490,378
Equity - 07/01/2020	132,754	134,079
Provision For Reserve 08/31/2021	91,183	7,711
Add-back Maintenance Reserve	9,338	19,250
Deduct Depreciation Expense		(88,641)
Add-back Loan Principal		87,979
Equity Transfer - FHLB		330,000
Equity - 08/31/2021	233,275	490,378

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

Schedule 9

Budget Line Item	FY21 18 month Approved Budget	FYTD Budget Aug 2021	FYTD Actual Aug 2021	MTD Actual Aug 2021
Revenues				
Other Revenues - Embry Tech Ridge	1,892,374	1,471,846	2,446,926	260,729
Interest Income			41,698	473
Total Revenues	1,892,374	1,471,846	2,488,624	261,202
Expenses				
Contribution TCFC Set-Aside-50% Tech Ridge	633,123	492,429	1,223,461	130,361
Contribution to HATC Foundation	72,659	12,110	24,220	12,110
Total Expenses	\$ 705,782	\$ 504,539	\$ 1,247,681	\$ 142,471
Excess/Deficiency Rev over Exp			1,240,944	118,731

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
	Construction			
2/23/2021	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
7/27/2021	Draw #9	4.84%	223,039	3,296,303
8/27/2021	Draw #10	5.66%	260,729	3,035,574
	Total Dev. Fees	33.98%	1,964,426	
9/9/2020	Structuring Fee		250,000	NA
2/23/2021	Const Fee #1		116,250	348,750
7/27/2021	Const Fee #2		116,250	232,500
		Total	\$ 2,446,926	
	HATC Set Aside Fund - 50%		1,223,463	
	Unrestricted TCFC Funds		1,223,463	

HATC - Travis County Facilities Corporation (TCFC) - Fund 18
Set Aside Funds - Deeply Affordable Units

Schedule 9A

Budget Line Item	FY21 18 month Approved Budget	FYTD Budget Aug 2021	FYTD Actual Aug 2021	MTD Actual Aug 2021
Revenues				
Contribution SHFC-10% All Dev Fees	532,107	NA	1,000	
Contribution SHFC - 50% bond only transactions	NA	NA	232,500	
Contribution TCFC-Tech Ridge - 50% proceeds	633,123	NA	1,223,464	130,365
Interest			1,777	616
Total Revenues	1,165,230	-	1,458,741	130,981
Provision for Reserve	\$ 1,165,230	\$ -	\$ 1,458,741	\$ 130,981

SHFC Fees Earned - Description	Month	Amount Received	C - Portion set- aside
Parkside Crossing - 50% bond fee	Dec 2020	221,250	110,625
Limestone Canyon - 50% bond fee	Dec 2020	243,750	121,875
Middle Fiskville Bond Appl Fee - 10%	May 2021	10,000	1,000
			233,500

C - 10% of development Fees from NEW Projects & 50% of fees from bonds only transaction

HATC - Foundation - Fund 56
Schedule 10

Budget Line Item	FY21 18 month Approved Budget	FYTD Budget Aug 2021	FYTD Actual Aug 2021	MTD Actual Aug 2021
Revenues				
HATC Foundation Balance from 06/30/20	61,000	61,000	60,996	
Donations & Other Revenues	11,000	11,000	-	
Total Revenues	72,000	72,000	60,996	-
Expenses				
Administrative Salaries & Benefits	73,979	48,367	46,056	5,665
Other Administrative Expenses	6,073	4,633	2,831	75
Job Training & Youth Development	20,000	3,333		
Tenant Services/Scholarships	44,000	27,333	15,310	5,000
Insurance	607	443	218	
Total Expenses	144,659	84,110	64,415	10,740
Contribution from TCFC Unrestricted Funds	72,659	12,110	24,220	12,110

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	FYTD Budget Aug 2021	FYTD Actual Aug 2021	MTD Actual Aug 2021
Revenues				
Grant Award (received Nov 2020)	25,000	NA	15,963	
Total Revenues	\$ 25,000	\$ -	\$ 15,963	
Expenses				
Transportation Incentive	25,000	NA	15,963	
Total Expenses	\$ 25,000	\$ -	\$ 15,963	

SEA RAD LP
CY 2021 Monthly Operating Statement
Schedule 11

	CY2021 Budget	Budget YTD	Actual YTD	MTD Aug 2021
Revenues				
Rental Income	185,568	123,712	122,328	18,173
Vacancies	(23,196)	(15,464)	(17,676)	(2,782)
HUD Subsidy	278,352	185,568	182,684	24,054
Retroactive Subsidy/Rent Adjustments	NA	NA	2,475	5,260
Other Tenant Revenue	2,500	1,667	2,737	1,514
Collection Loss Estimate	(5,000)	(3,333)	(1,107)	
Other Revenue	500	333	1,252	185
Total Operating Revenues	438,724	292,483	292,693	46,404
Expenses				
Legal & Eviction Fees	4,000	2,667	2,534	
Other Administrative Costs	19,100	12,733	7,044	407
Management Fee	21,936	14,624	13,506	1,900
Audit & Tax Fees	10,000	6,667	6,168	771
Payroll and Benefits			-	
Manager	35,925	23,950	18,517	2,524
Maintenance	47,726	31,817	33,894	5,409
Taxes and Benefits	22,881	15,254	14,258	1,948
Repairs and Maintenance			-	
Extermination	3,000	2,000	2,335	190
Grounds	15,000	10,000	7,464	933
Make Ready	4,500	3,000	-	
Maintenance Materials	15,000	10,000	21,973	4,136
Other Routine Contract Costs	15,000	10,000	12,123	1,584
Utilities	29,900	19,933	24,624	4,672
Trash	35,000	23,333	26,992	3,677
Property Insurance	29,194	19,463	21,004	2,653
Other Insurance - Liability & Workers Com	1,170	780	1,800	225
Total Operating Expenses	309,332	206,221	214,236	31,029
Net Operating Income/(Loss) - NOI	129,392	86,261	78,457	15,375
Other Income/Expenses				
Contribution to Replacement Reserve	22,838	15,225	15,225	2,100
NOI less Reserves	106,554	71,036	63,232	13,275
Debt Service - Principal & Interest	65,703	43,802	43,880	5,485
Debt Service Coverage Ratio	1.62	1.62	1.44	2.42
Operating Cash Flow	40,851	27,234	19,352	7,790
Other Expenses/Outflows				
Asset Management Fee	6,900	4,600	4,816	575
Non Routine & Capital Expenditures	17,500	11,667	41,746	

SEA RAD LP
Monthly Balance Sheet - CY2021

	Aug 2021	
Cash - Unrestricted	50,348	
Cash - Security Deposit	13,152	
Cash - Pledged Account	102,000	
Cash - Operating Deficit	204,137	
Cash - Replacement Reserves	37,725	
Tenant Accounts Receivable	53,256	
Allowance Doubtful Accounts	(16,259)	
Accounts Receivable - HUD	170,610	
Prepaid Insurance & Expense	16,345	
Land Improvement	138,958	
Building & Equipment	9,849,712	
Accum Depreciation	(1,177,440)	
CIP	36,088	
Tax Credit Monitoring Fees	29,711	
Assets	9,508,343	
Accrued Expenses	8,763	
Property Management Fee Payable	27,548	
Accrued Interest Payable	147,342	
Tenant Security Deposit	11,072	
Prepaid Rent	25,505	
HATC Loan	1,000,000	
Mortgage Payable	1,082,714	
Note Payable-Additional Construction	179,702	
Note Payable-Operating Deficit & Pledge Acct	301,035	
Deferred Developer Fees	356,537	
Due to Related Party	510,228	
Liabilities	3,650,446	
Partners Equity	5,857,897	
	MTD	CYTD
Partner's Equity -Beginning	5,410,111	5,642,204
Equity Contribution	472,193	472,193
Cash Flow-Income Statement	7,790	19,352
Add back Replacement Reserve	2,100	15,225
Add back Loan Principal	944	7,640
Deduct Asset Management Fee	(575)	(4,816)
Deduct Amortization Expenses	(399)	(3,192)
Deduct Depreciation Expenses	(31,350)	(250,779)
Deduct Non Routine Expenses		(16,594)
Deduct Interest - HATC Loan	(2,917)	(23,336)
Partners Equity, Ending Balance	5,857,897	5,857,897

HATC
Schedule 13
Investment Register

Investment Type	Maturity Date	Rate	Amount	Funding Source
Certificate of Deposit (CD)	Jan 29, 2023	0.20%	\$ 400,000	HATC CD at Lone Star National Bank

IBC bank accounts are currently earning 0.50% interest, therefore excess funds in the accounts rather than transfer to TexPool (which currently only earns 0.07% interest).

**The HATC Foundation Discussion Item IV.E.
October 7, 2021**

Subject: Capitol Area Council/BSA Exploring Clubs

Background Information:

The HATC Foundation has finalized a partnership with Capitol Area Council and Boy Scouts of America (BSA) to establish programs for all youth residents. The BSA Exploring and STEM Scouts programs offer youth opportunities to develop essential career skills and develop their character through leadership and service projects.

Exploring Clubs (for youth aged 10-13) and Exploring Posts (for youth aged 14-20) work to teach important life and career skills to young people from all backgrounds through immersive career experiences and mentorship provided by community and business leaders. STEM Scouts brings girls and boys together to shape, tinker, explore, and create. STEM Scouts gives kids the opportunity to dive into a breadth of STEM topics while meeting STEM professionals and learning to both work together and lead. The Exploring Kids Club and Exploring Post aged youth's designated Explorer units are both chartered to Austin Community College for the ACC Career Academies Explorer Club and the Central Texas STEM Explorers.

At least two registered adult leaders, called Club Sponsors, are required for the establishment of Exploring programming. HATC has identified a resident at Alexander Oaks, Clara Shields, who is willing to complete the necessary training to become a Club Sponsor. The HATC Foundation Project Coordinator has also completed this training and will serve as the other Club Sponsor. The HATC Foundation will continue to search for more residents willing to serve as adult leaders and help facilitate programming.

In addition, Cub Scout age youth (K-5th grade) will be enrolled into neighboring Pack 395, whose leadership has agreed to expand its membership and make use of the Alexander Oaks community center as its new meeting space.

Attachment:
None

Prepared by:
Eric Lindholm, Project Coordinator

Approval:



Patrick B. Howard, CEO/Executive Director

**The HATC Foundation Discussion Item IV.E.
October 7, 2021**

Subject: UT School of Nursing Partnership

Background Information:

The HATC Foundation has collaborated with the UT School of Nursing to conduct door-to-door inquiries related to health, wellness, childcare, and quality of life at four of HATC's affordable housing communities (Alexander Oaks, Summit Oaks, Eastern Oaks, and Manor Town Apartments). The School of Nursing will provide 50-60 nursing students at each site, who will work in conjunction with HATC staff to carry out these surveys.

The School of Nursing will also be running COVID-19 vaccination clinics at each site through VAMOS, their mobile vaccination program. Residents will be surveyed regarding healthcare needs and access, childcare needs, healthcare cost burdens and financial assistance options, access to medications, and parenting skills. The answers to these surveys will be utilized by the HATC Foundation to assess needs, provide residents with useful resources, and formulate future programming related to health and wellness. These efforts will be carried out on the following dates:

- Thursday, Oct. 7: Alexander Oaks
- Thursday, Oct. 14: Summit Oaks, Eastern Oaks
- Thursday, Nov. 4: Manor Town Apartments

Attachment:

None

Prepared by:

Eric Lindholm, Project Coordinator

Approval:

Patrick B. Howard

Patrick B. Howard, CEO/Executive Director

**The HATC Foundation Discussion Item IV.E.
October 7, 2021**

Subject: Austin Public Library Partnership

Background Information:

Foundation staff is working to finalize a new collaborative agreement with Austin Public Library, which will allow new and expanded programming to take place at HATC's affordable housing communities. The following items and services have been discussed as possibilities for implementation:

- new technology for use in HATC community rooms
- 24/7 mini libraries, which will offer books and technological devices available for checkout at any time
- mobile "pop-up" libraries
- use of HATC community rooms for special events, including story time sessions for younger children
- digital literacy classes for seniors and computer courses for all interested residents
- health and nutrition programming

Attachment:

None

Prepared by:

Eric Lindholm, Project Coordinator

Approval:

Patrick B. Howard

Patrick B. Howard, CEO/Executive Director