

**HOUSING AUTHORITY OF TRAVIS COUNTY
BOARD OF COMMISSIONERS**

**STRATEGIC HOUSING FINANCE CORPORATION
BOARD OF DIRECTORS**

JOINT SPECIAL MEETING / BUDGET WORK SESSION

502 E. Highland Mall Blvd. Suite 106-B

Austin, Texas 78752

November 17, 2021

9:30 a.m.

AGENDA

The Board of Commissioners of the Housing Authority of Travis County, Texas (HATC) and the Board of Directors of the Strategic Housing Finance Corporation, Texas (SHFC) will meet at 502 E. Highland Mall Blvd., 106-B Austin, Texas 78752.

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

II. PUBLIC FORUM / CITIZEN COMMUNICATION

- *Anyone desiring to discuss or comment on items directly related to the HATC & SHFC 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. Presentation and discussion regarding the 2022 Fiscal Budget for HATC
- B. Presentation and discussion regarding the 2022 Fiscal Budget for SHFC

IV. NEW / UNFINISHED BUSINESS

- A. Discussion and consideration regarding Board of Commissioners and Board of Directors issues and concerns
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V. EXECUTIVE SESSION

- *The Board of Commissioners and the Board of Directors may consider any item posted on the Agenda in Executive Session if there are issues that require consideration, and the Board of Commissioners and the Board of Directors 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*

VI. ADJOURNMENT



**Housing Authority of Travis County
Draft Budget – FY2022**

**Summary Schedules
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Highlights of HATC FY2022 Budget

Budget document and schedules contained herein were prepared from information provided by departmental directors/staff. Detailed Budget schedules with budget and expenditures through September 30, 2021 were sent to department directors. The schedules contained requested budget column for FY2022 for the department directors/staff to complete and submit to the Finance staff. Finance staff was also available to provide any detailed information related to expenditures.

Department directors were also requested to submit projected revenues and/or lease-up information to the Finance Department. Based on submitted data, administrative fee revenues, rental and subsidy revenues were computed.

4% Cost of Living Adjustment (COLA) for all HATC staff are included in the FY2022 Budget

Business Activities (COCC) will need a contribution of **\$1,176,698** to achieve a balanced budget. HATC is requesting the contribution from SHFC.

- Beginning FY2022, Business Activities will be renamed as Central Office Cost Center (COCC). This streamline & designation will be consistent with HUD guidance and terminology, and this designation will provide the option to take a management fee of up to 20% of earned administrative fees from the HCV program (if available) in the future.
- HCV & Mainstream Programs - 100% lease-up are projected on both programs. Administrative fee revenues are calculated on 100% voucher lease-up. Both programs are projected to break-even in FY2022.

Properties

- Eastern Oaks revenues is projected at 90% occupancy. EO is budgeted to break-even in 2022.
- Manor Town will need a contribution of **\$75,808** to achieve a balanced budget in 2022. Foundation repairs needed/expected – not budgeted.
- Carson Creek is expected to have a surplus of \$56K in FY2022. Carson Creek rehab expected/needed - not budgeted.
- SEA RAD LP/SEA OAKS budget for FY2022 was submitted and has been approved by 42Equity.

HATC Foundation

HATC Foundation will need a contribution of \$125,247 to achieve a balanced budget.

TCFC

- Projects \$2M in revenues in FY2022 (remaining amount from \$5M) from Embry Tech Ridge. 50% contribution or \$1M to the TCFC Set Aside funds. TCFC will contribute \$125,247 to HATC Foundation.

TCFC Set-Aside Funds

- Revenue projection of \$1M primarily from a) 50% from Embry Tech Ridge, and b) \$140,000 - 10% designation to the Set Aside funds from SHFC new projects.

Business Activities/Central Office Cost Center

Schedule 1

Budget Line Item	FY21 - 18 mth Approved Budget	15 mth YTD Actual Sept 2021	YTD Actual Annualized 12 months	FY21-18 mth Approved Budget Annualized to 12 months	FY22 - 12 mth Requested Budget	Incr/(Decr) Chg Prior Budget- 12 mths \$ & %	
Revenues							
Mgmt Fees from HATC owned Properties	36,411	26,981	21,585	24,274	26,897	2,623	11%
Management Fees from SEA OAKS LP	31,973	32,634	26,107	21,315	\$ 23,237	1,921	9%
Management Fees - HCV	NA	NA	NA	NA		NA	NA
In-House Make Ready Services	15,000	5,182	4,146	10,000	-	(10,000)	(100%)
Interest Income	1,500	6,535	5,228	1,000	1,500	500	50%
Other Revenues	500	3,147	2,518	333	500	167	50%
Total Revenues	\$ 85,384	\$ 74,479	\$ 59,583	\$ 56,923	\$ 52,134	\$ (4,789)	(6%)
Expenses							
Salaries & Benefits-Executive staff	528,504	391,705	313,364	352,336	447,020	94,684	27%
Salaries & Benefits-Finance staff	356,393	245,158	196,126	237,595	297,226	59,631	25%
Salaries & Benefits-SHFC staff	55,687	44,739	35,791	37,125	39,926	2,801	8%
Salaries & Benefits-Affordable Hsg staff	233,967	158,599	126,879	155,978	166,368	10,390	7%
Audit Fees	9,900	9,900	7,920	6,600	13,500	6,900	105%
Office Rent	101,302	83,554	66,843	67,535	77,572	10,037	15%
Computer & Software	58,080	50,052	40,042	38,720	29,560	(9,160)	(24%)
Consultants	47,100	28,202	22,562	31,400	12,000	(19,400)	(62%)
Staff Training & Travel	53,250	13,471	10,777	35,500	14,175	(21,325)	(60%)
Other Administrative Expenses	65,698	57,904	46,323	43,799	30,626	(13,173)	(30%)
Insurance	8,605	9,386	7,509	5,737	5,051	(685)	(12%)
Capital Expenditures	55,000	5,174	4,139	36,667	20,000	(16,667)	(45%)
Contribution to HATC Properties	123,662	106,413	85,130	82,441	75,808	(6,633)	(8%)
Total Expenses	\$ 1,697,148	\$ 1,204,257	\$ 963,406	\$ 1,131,432	\$ 1,228,832	\$ 97,400	9%
Excess/Deficiency Operating Rev over Exp	\$ (1,611,764)	\$ (1,129,778)	\$ (903,822)	\$ (1,074,509)	\$ (1,176,698)	\$ (102,189)	10%
Contribution from SHFC	1,611,764	1,411,821	1,129,457	1,074,509	1,176,698	102,189	10%
Provision for Reserve	\$ -	\$ 282,043	\$ 225,634	\$ -	\$ -	\$ -	NA

A - 2021, HATC Business Activities is seeking contribution of \$1,176,698 from SHFC - to support HATC and its properties/programs. This entails support of :

- i) \$1,100,890 to support management and overhead costs in Business Activities.
- ii) \$75,808 Contribution to Manor Town

Housing Choice Voucher Program

Schedule 2

Budget Line Item	FY21 - 18 mth Approved Budget	15 mth YTD Actual Sept 2021	YTD Actual Annualized 12 months	FY21-18 mth Approved Budget Annualized to 12 months	FY22 - 12 mth Requested Budget	Incr/(Decr) Chg Prior Budget- 12 mths \$ & %	
Revenues							
HUD HCV Rental Subsidy	9,863,119	8,072,718	6,458,174	6,575,413	7,075,200	499,787	8% A
Estimated HCV Administrative Fees	792,243	651,451	521,161	528,162	594,280	66,118	13% B
Covid19 Administrative Fees	25,000	188,568	150,854	16,667	NA	NA	NA
Est Collection Loss - Port In HAP & AF	(15,000)	(28,673)	(22,938)	(10,000)	(15,000)	(5,000)	50%
Other revenues - Port In Fees, Inspection	66,540	76,087	60,870	44,360	53,278	8,918	20%
Interest Income	-	3,283	2,626	-	2,500	2,500	NA
Revenues eligible for Admin Expenses	868,783	890,716	712,573	579,189	635,058	72,536	13%
Total Revenues	\$ 10,731,902	\$ 8,963,434	\$ 7,170,747	\$ 7,154,601	\$ 7,710,258	\$ 572,323	8%
Expenses							
Salaries & Benefits - Direct S8 staff	640,368	531,607	425,286	426,912	448,305	21,393	5%
Audit Fee	30,800	26,903	21,522	20,533	32,500	11,967	58%
Mgmt Fees to COCC - 20% of HCV Admin Fee	NA	NA	NA	NA		NA	NA
Office Rent	72,358	59,682	47,746	48,239	55,409	7,170	15%
Staff Training & Travel	9,200	6,060	4,848	6,133	3,600	(2,533)	(41%)
Computer & Software	50,860	67,690	54,152	33,907	43,820	9,913	29%
Other Administrative Expenses	63,055	65,682	52,546	42,037	47,350	5,313	13%
Insurance	6,903	5,410	4,328	4,602	3,469	(1,133)	(25%)
Administrative Expenses	873,544	763,034	610,427	582,363	634,452	52,089	9%
Rental Assistance	9,863,119	8,072,718	6,458,174	6,575,413	7,075,200	499,787	8%
Total Expenses	\$ 10,736,663	\$ 8,835,752	\$ 7,068,602	\$ 7,157,775	\$ 7,709,652	\$ 551,877	8%
Excess/Deficiency Rev over Exp	(4,761)	127,682	102,146	(3,174)	605	3,779	(119%)
Admin Reserves - 06/30/2021 Balance	6,572	4,466		4,381	102,146	97,764	2231%
Provision for Administrative Reserve	\$ 1,811	\$ 132,148	\$ 102,146	\$ 1,207	\$ 102,751	\$ 101,544	8411%

A - HCV Rental Subsidy (or HAP Subsidy) is based on current projection levels through 12/31/2022. These are pass-through funds, that is provided by HUD, which is then passed on to the landlords as monthly rental assistance. These are restricted funds, and any excess HAP subsidy belongs to HUD.

B - The administrative fees earned for managing the HCV program. The budget estimation for administrative fee is based on the expected units that will be leased through 12 months period ending 12/31/2022.

Mainstream Program
Schedule 3

Budget Line Item	FY21 - 18 mth Approved Budget	15 mth YTD Actual Sept 2021	YTD Actual Annualized 12 months	FY21-18 mth Approved Budget Annualized to 12 months	FY22 - 12 mth Requested Budget	Incr/(Decr) Chg Prior Budget- 12 mths \$ & %	
Revenues							
Rental Assistance	586,566	332,024	265,619	391,044	424,560	33,516	9%
Administrative Fees	44,070	34,251	27,401	29,380	34,537	5,157	18% A
Total Revenues	\$ 630,636	\$ 366,275	\$ 293,020	\$ 420,424	\$ 459,097	\$ 38,673	9%
Expenses							
Administrative Salaries & Benefits	41,552	24,998	19,998	27,701	34,539	6,838	25%
Other Administrative Expenses	1,380		-	920	-	(920)	(100%)
Rental Assistance	586,566	332,024	265,619	391,044	424,560	33,516	9%
Total Expenses	\$ 629,498	\$ 357,022	\$ 285,618	\$ 419,665	\$ 459,099	\$ 39,434	9%
Provision for Reserve	\$ 1,138	\$ 9,253	\$ 7,402	\$ 759	\$ (2)	\$ (761)	(100%)

A - Administrative fees are earned similar to the HCV program and is based on the number of vouchers leased per month - projection is based on vouchers leased through 12/31/2022.

Continuum of Care Grant
Schedule 4

Budget Line Item	FY21 - 18 mth Approved Budget	Budget -15 mth YTD Sept 2021	15 mth YTD Actual Sept 2021	YTD Actual Annualized 12 months	FY21-18 mth Approved Budget Annualized to 12 months	FY22 - 12 mth Requested Budget	Incr/(Decr) Chg Prior Budget- 12 mths \$ & %	
Grant Revenues	1,578,310	1,315,258	1,250,559	1,000,447	1,052,207	1,135,067	82,860	8%
Expenses								
Rental Assistance	1,424,055	1,186,713	1,130,187	904,150	949,370	1,025,859	76,489	8%
Direct Salaries & Benefits	78,705	65,588	60,394	48,315	52,470	56,454	3,984	8%
Administrative Costs	75,550	62,958	59,978	47,982	50,367	52,754	2,387	5%
Total Expenses	\$ 1,578,310	\$ 1,315,258	\$ 1,250,559	\$ 1,000,447	\$ 1,052,207	\$ 1,135,067	\$ 82,860	5%
Provision for Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(0)	NA

Current COC grant period is from July 2021 - June 2022 totaling \$1,126,479. Budget assumes COC grant will be renewed in July 2022.

SEA RAD - Eastern Oaks

Schedule 5

Budget Line Item	FY21 - 18 mth Approved Budget	15 mth YTD Actual Sept 2021	YTD Actual Annualized 12 months	FY21-18 mth Approved Budget Annualized to 12 months	FY22 - 12 mth Requested Budget	Incr/(Decr) Chg Prior Budget- 12 mths \$ & %	
Gross Potential Rent	288,504			192,336	198,106	5,770	3%
Vacancy Loss	(44,557)			(29,705)	(19,811)	9,894	(33%)
Revenues							
Dwelling Rent	\$ 73,184	\$ 46,596	37,277	48,789	\$ 53,489	4,699	10% A
HUD Subsidy	170,762	113,380	90,704	113,841	124,807	10,965	10%
Collection Losses	(1,705)	(1,958)	(1,566)	(1,137)	(1,070)	67	(6%) B
Collection Losses - HUD Subsidy		(22,525)	(18,020)	-	-	-	NA
Other Revenues	-	544	435	-	-	-	NA
Total Revenues	\$ 242,241	\$ 136,037	\$ 108,830	\$ 161,494	\$ 177,226	\$ 15,732	6%
Expenses							
Administrative Salaries & Benefits	\$ 38,662	\$ 32,074	25,659	25,775	\$ 30,955	5,180	20%
Other Administrative Expenses	10,880	4,549	3,639	7,253	4,350	(2,903)	(40%)
Management Fees	12,112	4,882	3,906	8,075	8,861	787	10%
Maintenance Salaries & Benefits	62,490	48,927	39,142	41,660	45,266	3,606	9%
Maintenance Materials	9,243	1,218	974	6,162	2,000	(4,162)	(68%)
Maintenance Contracts	43,190	10,393	8,314	28,793	22,566	(6,227)	(22%)
Utilities	29,910	7,853	6,282	19,940	30,240	10,300	52%
Insurance	9,781	7,589	6,071	6,521	8,084	1,563	24%
Capital Improvement/Non Routine Exp	NA	NA	NA	NA	8,500	8,500	NA
Contribution to Repl Reserve	24,246	20,505	16,404	16,164	16,404	240	1%
Total Expenses	\$ 240,514	\$ 137,990	\$ 110,392	\$ 160,343	\$ 177,226	\$ 16,883	11%
Excess/Deficiency Rev over Exp	\$ 1,727	\$ (1,953)	\$ (1,562)	\$ 1,151	\$ 0	0	0%
Contribution from Business Activities	314	312	250	209	-	-	0%
Provision for Reserve	\$ 2,041	\$ (1,641)	\$ (1,313)	\$ 1,361	\$ 0	\$ 0	0%

A - Revenue projection is based on 90% occupancy (27 units occupied, 3 vacant)

B - Collection losses is based on 2% of dwelling rent deemed uncollectible

C - Capital Improvements/Non-routine exp budgeted at \$8,500 is for anticipated card access installation at rear doors at EO.

Housing Authority of Travis County

Manor Town

Schedule 6

Budget Line Item	FY21 - 18 mth Approved Budget	15 mth YTD Actual Sept 2021	YTD Actual Annualized 12 months	FY21-18 mth Approved Budget Annualized to 12 months	FY22 - 12 mth Requested Budget	Incr/(Decr) Chg Prior Budget- 12 mths \$ & %	
Revenues							
Dwelling Rent	272,886	254,206	203,365	181,924	211,956	30,032	17% A
Collection Losses	(7,000)	(6,921)	(5,537)	(4,667)	(4,239)	428	(9%) A
Other Tenant Revenues	-	115	92	-	-	-	NA
Other Revenues	4,800	6,170	4,936	3,200	1,800	(1,400)	(44%) A
Total Revenues	\$ 270,686	\$ 253,570	\$ 202,856	\$ 180,457	\$ 209,517	\$ 29,060	16%
Expenses							
Administrative Salaries & Benefits	39,882	34,437	27,550	26,588	33,528	6,940	26%
Other Administrative Expenses	11,846	7,318	5,854	7,897	5,824	(2,074)	(26%)
Management Fees	13,534	12,047	9,638	9,023	10,476	1,453	16%
Maintenance Salaries & Benefits	68,366	54,470	43,576	45,577	50,031	4,453	10%
Maintenance Materials	17,628	13,655	10,924	11,752	12,299	547	5%
Maintenance Contracts	46,949	63,447	50,758	31,299	34,698	3,399	11%
Utilities	28,100	23,411	18,729	18,733	19,530	797	4%
Insurance	14,341	11,135	8,908	9,561	12,188	2,627	27% B
Maintenance Reserve-\$500 unit/year	24,750	20,625	16,500	16,500	16,500	-	0%
Capital Item/Non-Routine Expenses	-	-	-	-	4,500	4,500	NA
Debt Service - Principal & Interest	128,637	107,179	85,743	85,758	85,752	(6)	(0%) C
Total Expenses	\$ 394,033	\$ 347,724	\$ 278,179	\$ 262,689	\$ 285,325	\$ 22,636	9%
Excess/Deficiency Rev over Exp	\$ (123,347)	\$ (94,154)	\$ (75,323)	\$ (82,231)	\$ (75,808)	6,423	(8%) D
Contribution from Business Activities	123,347	106,101	84,881	82,231	75,808	(6,423)	(8%) D
Provision for Reserve	\$ -	\$ 11,947	\$ 9,558	\$ -	\$ -	\$ (0)	NA

A - Dwelling Rent projection is based on 94% occupancy (31 units occupied, and 2 vacant units). Collection losses are based on 2% of dwelling rent deemed uncollectible. Other revenues are collections from laundry machine commissions

B - Capital Item/NonRoutine Expenses of \$4,500 related to anticipated Tree trimming

C - Budgeted debt service based on loan payment amortization table for 12 months beginning Jan 1, 2022

D - Projected that Manor will need a contribution of \$75,808 from Business Activities.

Carson Creek
Schedule 7

Budget Line Item	FY21 - 18 mth Approved Budget	15 mth YTD Actual Sept 2021	YTD Actual Annualized 12 months	FY21-18 mth Approved Budget Annualized to 12 months	FY22 - 12 mth Requested Budget	Incr/(Decr) Chg Prior Budget- 12 mths \$ & %	
Revenues							
Dwelling Rent	\$ 220,455	\$ 190,952	152,762	146,970	\$ 154,284	7,314	5% A
Collection Losses	(5,155)	(4)	(3)	(3,437)	(3,086)	351	(10%) A
Other Tenant Revenues	-	208	166	-	-	-	NA
Other Revenues	-	955	764	-	-	-	NA
Total Revenues	\$ 215,300	\$ 192,111	\$ 153,689	\$ 143,533	\$ 151,198	\$ 7,665	4%
Expenses							
Administrative Salaries & Benefits	\$ 32,920	\$ 21,677	17,342	21,947	\$ 16,218	(5,729)	(26%)
Other Administrative Expenses	8,040	5,208	4,166	5,360	4,300	(1,060)	(20%)
Management Fees - 5% of Revenues	10,765	9,496	7,597	7,177	7,560	383	5%
Maintenance Salaries & Benefits	33,017	26,019	20,815	22,011	23,824	1,813	8%
Maintenance Materials	10,652	3,048	2,438	7,101	6,322	(779)	(11%)
Maintenance Contracts	35,421	13,922	11,138	23,614	24,120	506	2%
Utilities	990	170	136	660	300	(360)	(55%)
Insurance	3,766	3,534	2,827	2,511	3,702	1,191	47%
Maintenance Reserve-\$500 unit/year	12,002	10,005	8,004	8,001	8,000	(1)	(0%)
Total Expenses	\$ 147,573	\$ 93,079	\$ 74,463	\$ 98,382	\$ 94,346	(4,036)	(4%)
Excess/Deficiency Rev over Exp	67,727	99,032	79,226	45,151	56,852	11,701	26%
Provision for Reserve	\$ 67,727	\$ 99,032	\$ 79,226	\$ 45,151	\$ 56,852	\$ 11,701	17%

A - Carson Creek dwelling rent projected with 100% occupancy. Collection losses is based on 2% of dwelling rent.

SEA RAD LP DRAFT Budget CY2022

Schedule 8

	CY2021 Budget	9-mth Budget YTD	Actual YTD 09/30/2021	Annualized	CY2022 Budget Requested	Incr/Decr Chg Prior Budget \$ & %	
Revenues							
Gross Potential Rent	463,920	347,940	345,850	461,133	477,838	13,918	3%
Vacancy Loss - 3% vacancy	(23,196)	(17,397)	(20,458)	(27,277)	(14,335)	8,861	-38%
Rental Income	185,568	139,176	142,352	189,803	143,351	(42,217)	-23%
HUD Subsidy	278,352	208,764	201,665	268,887	334,486	56,134	20%
Vacancies	(23,196)	(17,397)	(20,458)	(27,277)	(14,335)	8,861	-38%
Other Tenant Revenue	2,500	1,875	3,036	4,048	3,000	500	20%
Collection Loss/Bad Debt Estimate-2%	(5,000)	(3,750)	(1,107)	(1,476)	(2,867)	2,133	-43%
Other Revenue	500	375	1,614	2,152	1,100	600	120%
Total Operating Revenues	438,724	329,043	327,102	436,136	464,735	26,011	6%
Expenses							
Legal & Eviction Fees	4,000	3,000	4,491	5,988	2,500	(1,500)	-38%
Other Administrative Costs	19,100	14,325	8,557	11,409	7,392	(11,708)	-61%
Management Fee	21,936	16,452	15,134	20,179	23,237	1,301	6%
Audit & Tax Fees	10,000	7,500	6,939	9,252	10,000	-	0%
Payroll and Benefits		-		-			
Manager	35,925	26,944	20,990	27,987	40,021	4,096	11%
Maintenance	47,726	35,795	34,937	46,583	54,684	6,958	15%
Taxes and Benefits	22,881	17,161	15,287	20,383	28,622	5,741	25%
Repairs and Maintenance		-		-			
Extermination	3,000	2,250	2,815	3,753	3,400	400	13%
Grounds	15,000	11,250	9,330	12,440	12,000	(3,000)	-20%
Make Ready	4,500	3,375	-	-	3,000	(1,500)	-33%
Maintenance Materials	15,000	11,250	25,423	33,897	18,833	3,833	26%
Other Routine Contract Costs	15,000	11,250	13,108	17,477	11,360	(3,640)	-24%
Utilities	29,900	22,425	26,305	35,073	37,080	7,180	24%
Trash	35,000	26,250	30,307	40,409	42,000	7,000	20%
Property Insurance	29,194	21,896	23,243	30,991	28,356	(838)	-3%
Other Insurance - Liab & Work Comp	1,170	878	2,436	3,248	8,473	7,303	624%
		-					
Total Operating Expenses	309,332	231,999	239,302	319,069	330,956	21,624	7%
Net Operating Income/(Loss) - NOI	129,392	97,044	87,800	117,067	133,779	4,387	3%
Contribution to Replacement Reserve	22,838	17,129	17,128	22,837	23,523	685	3%
NOI less Reserves	106,554	79,916	70,672	94,230	110,256	3,702	3%
Debt Service - Principal & Interest	65,703	49,277	49,365	65,820	65,703	-	0%
Debt Service Coverage Ratio	1.62	1.62	1.43	1.43	1.68		
Operating Cash Flow	40,851	30,638	21,307	28,410	44,553	3,702	9%
Asset Management Fee	6,900	5,175	5,391	7,188	7,316	416	6%
Non Routine & Capital Expenditures	17,500	NA	43,947	32,960	36,000	18,500	106%

A-\$18000-Striping of parking lot & ADA accessibility in units/common areas are needed, \$8000-tree trimming, \$10000-Water Heater Replacement

HATC - Foundation
Schedule 9

Budget Line Item	FY21 - 18 mth Approved Budget	15 mth YTD Actual Sept 2021	YTD Actual Annualized 12 months	FY21-18 mth Approved Budget Annualized to 12 months	FY22 - 12 mth Requested Budget	Incr/(Decr) Chg Prior Budget- 12 mths \$ & %	
Revenues							
HATC Foundation Carry-Forward Balance	61,000	60,996	48,797	40,667	-	(40,667)	(100%)
Donations & Other Revenues	11,000	-	-	7,333	12,000	4,667	64%
Total Revenues	\$ 72,000	\$ 60,996	\$ 48,797	\$ 48,000	\$ 12,000	\$ (36,000)	(300%)
Expenses							
Salaries & Benefits - Project Coordinator	\$ 73,979	\$ 47,942	38,354	49,319	\$ 61,599	12,280	25%
Other Administrative Expenses	6,073	3,147	2,518	4,049	8,550	4,501	111%
Job Training & Youth Development	20,000	-	-	13,333	30,000	16,667	125%
Tenant Services/Scholarships	44,000	16,586	13,269	29,333	37,000	7,667	26%
Insurance	607	215	172	405	98	(307)	(76%)
Total Expenses	\$ 144,659	\$ 67,890	\$ 54,312	\$ 96,439	\$ 137,247	\$ 40,808	30%
Excess/Deficiency Rev over Exp	(72,659)	(6,894)	(5,515)	(48,439)	(125,247)	(76,808)	159%
Contribution from TCFC Unrestricted Funds	72,659	36,330	29,064	48,439	125,247	76,808	159%
Provision for Reserve	\$ -	\$ 29,436	\$ 23,549	\$ -	\$ -	\$ -	NA

Travis County Facilities Corporation (TCFC)
Schedule 10

Budget Line Item	FY21 - 18 mth Approved Budget	15 mth YTD Actual Sept 2021	YTD Actual Annualized 12 months	FY21-18 mth Approved Budget Annualized to 12 months	FY22 - 12 mth Requested Budget	Incr/(Decr) Chg Prior Budget- 12 mths \$ & %	
Revenues							
Other Revenues - Embry Tech Ridge	1,892,374	2,851,218	2,280,974	1,261,583	2,000,000	738,417	59%
Interest		42,251	33,801	-	4,500		
Total Revenues	\$ 1,892,374	\$ 2,893,469	\$ 2,314,775	\$ 1,261,583	\$ 2,004,500	\$ 738,417	59%
Expenses							
Contribution to Set Aside Fund	946,187	1,425,607	1,140,486	630,791	1,000,000	369,209	59%
Contribution to HATC Foundation	72,659	36,330	29,064	48,439	125,247	76,808	159%
Total Expenses	\$ 1,018,846	\$ 1,461,937	\$ 1,169,550	\$ 679,231	\$ 1,125,247	\$ 369,209	54%
Excess Rev over Expenses	\$ 873,528	\$ 1,431,532	\$ 1,145,226	\$ 582,352	\$ 879,253	296,901	51%
Provision for Reserve	\$ 873,528	\$ 1,431,532	\$ 1,145,226	\$ 582,352	\$ 879,253	\$ 369,209	42%

Travis County Facilities Corp (TCFC)
Set Aside Funds - Deeply Affordable Units
Schedule 11

Budget Line Item	FY21 - 18 mth Approved Budget	15 mth YTD Actual Sept 2021	YTD Actual Annualized 12 months	FY21-18 mth Approved Budget Annualized to 12 months	FY22 - 12 mth Requested Budget	Incr/(Decr) Chg Prior Budget- 12 mths \$ & %	
Revenues							
Contribution SHFC-10% All Dev Fees & 50% bond only transactions	532,107	233,500	186,800	354,738	140,000	(214,738)	(61%)
Contribution TCFC-Tech Ridge - 50% proceeds	633,123	1,425,607	1,140,486	422,082	1,000,000	577,918	137%
Interest	-	2,440	1,952	-	3,500	3,500	NA
Total Revenues	\$ 1,165,230	\$ 1,661,547	\$ 1,329,238	\$ 776,820	\$ 1,143,500	\$ 366,680	47%
Total Expenses	-	-	-	-	-	-	-
Excess/Deficiency Rev over Expenses	1,165,230	1,661,547	1,329,238	776,820	1,143,500	366,680	47%
Provision for Reserve	\$ 1,165,230	\$ 1,661,547	\$ 1,329,238	\$ 776,820	\$ 1,143,500	\$ 366,680	47%



Strategic Finance Housing Corp (SHFC)
Draft Budget – FY2022

Highlights of SHFC FY2022 Budget

SHFC staff prepared a detailed revenue projection (by partnership) for FY2022. Revenues reflected in the SHFC FY2022 budget is based on these projections.

4% cost of living adjustment (COLA) for all SHFC staff are included in the FY2022 Budget.

Contribution to HATC of \$1,176,698, and \$140,000 to TCFC Set Aside Fund is budgeted.

Strategic Housing Finance Corp

Schedule 1

Budget Line Item	FY21 - 18 mth Approved Budget	15 mth YTD Actual Sept 2021	YTD Actual Annualized 12 months	FY21-18 mth Approved Budget Annualized to 12 months	FY22 - 12 mth Requested Budget	Incr/(Decr) Chg Prior Budget- 12 mths \$ & %	
Revenues							
Other Revenues - Fees	10,416,214	5,621,596	4,497,277	6,944,143	6,224,935	(719,208)	(10%) A
Interest Income	5,000	36,531	29,225	3,333	24,000	20,667	620%
Total Revenues	\$ 10,421,214	\$ 5,658,127	\$ 4,526,502	\$ 6,947,476	\$ 6,248,935	\$ (698,541)	NA
Expenses							
Salaries & Benefits - Executive staff	194,141	136,256	109,005	129,427	118,877	(10,550)	(8%)
Finance staff	95,623	61,240	48,992	63,749	30,603	(33,146)	(52%)
SHFC staff	490,509	407,090	325,672	327,006	359,331	32,325	10%
Administrative Expenses - SHFC Direct	60,867	79,030	63,224	40,578	99,100	58,522	144% D
Administrative Expenses - Allocated	108,999	91,860	73,488	72,666	87,490	14,824	20% D
Insurance	4,107	3,011	2,409	2,738	1,913	(825)	(30%)
Contribution to Business Activities	1,611,762	1,325,258	1,060,206	1,074,508	1,176,698	102,190	10% C
Contribution to TCFC Set-Aside Funds	532,107	233,500	186,800	354,738	140,000	(214,738)	(61%) C
Total Expenses	\$ 3,098,115	\$ 2,337,245	\$ 1,869,796	\$ 2,065,410	\$ 2,014,013	\$ (51,397)	(2%)
Excess Rev over Expenses	7,323,099	3,320,882	2,656,706	4,882,066	4,234,922	(647,144)	(13%)
Provision for Reserve	\$ 7,323,099	\$ 3,320,882	\$ 2,656,706	\$ 4,882,066	\$ 4,234,922	\$ (647,144)	(13%)

A - Other Revenues includes Partnership Distributions, Developer Fee projected for 12 month period. Information provided by SHFC staff.

B - Salaries & Benefits has been detailed by Executive, Finance and SHFC staff. It includes includes 5% merit increase & 4% COLA

C- Contribution to Business Activities - \$1,176,698

Contribution to TCFC-Set Aside Funds for Deeply Affordable Units -\$140,000

D - SHFC Direct Admin costs includes direct legal, consulting, training; whereas allocated costs includes portion of office rent, IT support, copier leases etc