

**Action Item IV.a**

**September 4, 2025**

**Resolution No. HATC-2025-10: To Approve Modified Rent Fee Schedule for Manor Town Apartments.**

WHEREAS, the Texas Department of Housing and Community Affairs (TDHCA) provided funding via its Housing Trust Fund Program in the form of both a loan and a grant to Housing Authority of Travis County (HATC) for the construction of Manor Town Apartments beginning back in August 2002; and

WHEREAS, a Land Use Restriction Agreement (LURA) was entered into on 11 February 2004 between HATC and TDHCA associated with occupancy, rent and other restrictions at Manor Town Apartments; and

WHEREAS, Article III of the LURA sets maximum limits for gross rents charged to all 33 Qualifying units at Manor Town Apartments for Extremely Low-Income Families (30% of area median income) and Very Low-Income Families (60% of area median income) based on family size and unit type; and

WHEREAS, the TDCHA requires each owner to annually revise Utility Allowances and complete and submit a Utility Allowance Questionnaire for review to ensure that residents in affordable housing are not overcharged for rent when they are responsible for paying their own utilities; and

WHEREAS, the TDCHA requires each owner to post a notice to residents of annual review of utility allowance for a 90-day period. When approved, this change will be effective after the end of the 90-day notification period; and

WHEREAS, in an effort to establish affordable and consistent allowable rents for all 33 units, the Housing Authority shall annually determine rent and income guidelines with using TDHCA's Income and Rent Limit tool based for the 30% rents off HUD's annual published Income and rent limits; and

WHEREAS, Manor Town Apartments has lost its competitive edge in the local housing market due to the age of the property and the absence of modern amenities which cannot be retrofitted, thereby impacting on its occupancy rates and long-term viability; and

WHEREAS, An annual market study may be conducted to compare competitive rent structures in surrounding areas, to assist with the determination of yearly allowable rents as set by HUD through the Texas Department of Housing and Community Affairs.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of HATC hereby:

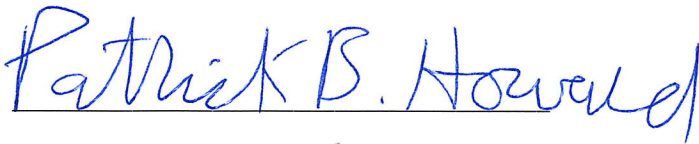
1. Approves Resolution No. HATC-2025-10
2. Authorizes the CEO/Executive Director to execute all necessary documents and extensions.

**Passed and approved 4<sup>th</sup> day of September 2025.**

A handwritten signature in black ink, appearing to read 'Laura Goettsche', written over a horizontal line.

Laura Goettsche, *Chair, Board of Commissioners*

**Attested and approved as to form:**

A handwritten signature in blue ink, reading 'Patrick B. Howard', written over a horizontal line.

Patrick B. Howard, *CEO/Executive Director*