

Board Agenda for Regular Meeting



May 7, 2026

AGENDA

May 7, 2026
9:30 A.M.

The Board of Commissioners will meet at 502 E. Highland Mall Blvd., Suite 106-B, Austin, Texas 78752, and via the Zoom link provided below.

<https://Hatctx.com/zoom>

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

MISSION STATEMENT: To create safe, affordable, and livable housing options that empower individuals and families to thrive, fostering strong, inclusive communities for generations to come.

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 guest that pending action(s) remain(s).*
- *Speakers must sign in prior to the start of the Board Meeting by emailing Arlenne Lozano at arlenne.lozano@traviscountytexas.gov.*
- *Each speaker is allotted a maximum of three minutes for their comments.*
- *In cases where multiple speakers represent the same organization, the primary speaker is permitted three minutes, while subsequent speakers are limited to one minute each. The total speaking time for all representatives from the same organization is capped at ten minutes.*

III. ACTION ITEMS

a. Resolution No. HATC-2026-04	To <u>Adopt</u> an Artificial Intelligence (AI) Use Policy.
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IV. CONSENT AGENDA

- a. Approval of the Minutes from the April 6, 2026, Regular Meeting.

V. DISCUSSION ITEMS

- a. Committee Reassignments
- b. CEO/Executive Director’s Report
 - i. Voucher Programs/Homeless Initiatives
 1. HCV Programs (Conventional)
 2. Homeless Initiatives
 3. Special Purpose Vouchers

HATC 2026-2030 Strategic Plan Priority Areas:

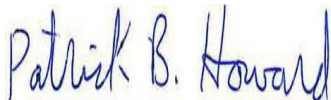
Enhance Housing Quality and Management Excellence | Maximize Resident Self-Sufficiency and Holistic Support | Visibility, Communication, and Community Engagement | Achieve Organizational Stability and Operational Efficiency | Drive Sustainable Growth and Resource Diversification

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- ii. Affordable Housing Program [Resident Services, Compliance, Occupancy, Physical Improvements, Delinquency, Service Requests]
 - 1. Eastern Oaks
 - 2. Summit Oaks
 - 3. Alexander Oaks
 - 4. Carson Creek
 - 5. Manor Town Apartments
 - 6. Manor II
 - iii. HATC and TCFC Finance Reports for Period Ending in 03/30/2026
 - c. Board Reports
 - i. Executive Committee- *Report on organizational leadership, long-range planning concepts, and high-level operational or administrative topics that may later be presented to the full Board for consideration.*
 - ii. Real Estate Committee- *Report on real property, redevelopment opportunities, community development initiatives, and potential real estate activities that may come before the Board.*
 - iii. Governance Committee- *Report on board structure, governance practices, policy frameworks, and board development topics for possible future presentations to the full Board.*
 - iv. HR Committee- *Report on personnel-related topics, organizational structure considerations, and human resources policy concepts that may be presented to the Board for future action.*

VI. EXECUTIVE SESSION

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

VII. ADJOURNMENT



Patrick B. Howard, Secretary
Housing Authority of Travis County, Texas

HATC 2026-2030 Strategic Plan Priority Areas:

Enhance Housing Quality and Management Excellence | Maximize Resident Self-Sufficiency and Holistic Support | Visibility, Communication, and Community Engagement | Achieve Organizational Stability and Operational Efficiency | Drive Sustainable Growth and Resource Diversification

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

II. PUBLIC FORUM / CITIZEN COMMUNICATION

III. ACTION ITEMS

- a. Resolution No. HATC-2026-04: To Adopt an Artificial Intelligence (AI) Use Policy

IV. CONSENT AGENDA

- a. Approval of the Minutes from the April 6, 2026,
Regular Meeting

**Housing Authority of Travis County
Board of Commissioners
Regular Meeting
502 East Highland Mall Blvd., Suite 106-B
Austin, TX 78752**

**March 5, 2026
9:30 AM**

MINUTES

The Housing Authority of Travis County (HATC) held its Regular Board of Commissioners meeting on March 5, 2026, at 502 East Highland Mall Blvd., Suite 106-B, Austin, Texas 78752, and via the Zoom link provided below.

<https://Hatctx.com/zoom>

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

- a. Chair Laura Goettsche called the meeting to order at approximately 9:32 A.M.
- b. Executive Assistant Arlene Lozano conducted a Roll Call of Commissioners.
 - i. Chair Laura Goettsche: Present
 - ii. Commissioner Jolene Keene: Present
 - iii. Commissioner Sharal Brown: Present
 - iv. Commissioner Wilmer Roberts: Present
- c. CEO/Executive Director Patrick B. Howard confirmed a quorum.
- d. Staff in attendance: CEO/Executive Director Patrick B. Howard; COO/Deputy Director Cora Thomas; Director of Affordable Housing Carlos Guzman; Resident Services Director Brenda Silva-Barber; Director of Housing Choice Voucher Programs Christina Diaz; Interim Administrative Specialist Patricia Tate; and Executive Assistant Arlene Lozano.
- e. Others in attendance: Carleton Regional Manager Kim Hayes; BASTA Tenant Organizer Bren Bradford; Travis County Supportive Housing Division Director Monique Coleman; Travis County CDBG Planning Manager Somchan (Ying) Vuthipadadon; DNRBSZ Charles Zech (virtual); Carleton Vice President of Operations Ashley Shelite (virtual); BASTA Tenant Organizer Estefania Ponce-Dominguez (virtual); and HATC Consultant Kevin Bryniack

II. PUBLIC FORUM / CITIZEN COMMUNICATION

- a. N/A

III. CONSENT AGENDA

- a. Approval of the Minutes from the February 5, 2026, Regular Meeting.
 1. Commissioner Keene made a **motion** for approval.
 2. Commissioner Brown **seconded** the motion.
 3. Motion **passed** unanimously.

IV. DISCUSSION ITEMS

- a. Resolution No. HATC-2026-02: To Approve a Request Made on Behalf of Travis County to Provide a Required PY25 25% Match of Their HUD-awarded HOME Investment Partnership Program Allocation of \$89,648.81 for the Purpose of Launching a Homeownership Downpayment Assistance Program.

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- i. Travis County Supportive Housing Division Director Monique Coleman and CDBG Planning Manager Somchan (Ying) Vuthipadadon gave an overview of the CDBG program noting how it works, who is eligible, what the timeline of implementation looks like, and how the funds are to be allocated.
 - ii. Commissioner Roberts made a **motion** for approval.
 - iii. Commissioner Brown **seconded** the motion.
 - iv. Motion **passed** unanimously.

V. DISCUSSION ITEMS

- a. Committee Appointments
 - i. Commissioner Roberts made a motion to wait until a fifth HATC Board of Commissioners member is appointed.
 - ii. Chair Goettsche confirmed that the Board will postpone committee appointments until a new Board member is appointed.
- b. Resident Spotlight – Good News: *Ramon Suniga, Shining STAR student*
 - i. Director Brenda Silva-Barber introduced Shining STAR student, Ramon Suniga, who received straight As on his most recent report card, and received a Shining STAR certificate for his outstanding work.
- c. CEO/Executive Director’s Report
 - i. Voucher Programs/Homeless Initiatives
 1. HCV Programs (Conventional)
 2. Homeless Initiatives
 3. Special Purpose Vouchers
 - a. Director Christina Diaz provided the Board with a series of program updates such as working with auditors to complete the audit for HCV programs, working through immigration discrepancies, and initiating preparation for Moving To Work (MTW) policy changes and revisions for 2027.
 - ii. Affordable Housing Program [Resident Services, Compliance, Occupancy, Physical Improvements, Delinquency, Service Requests]
 1. Eastern Oaks Apartments
 2. Summit Oaks Apartments
 3. Alexander Oaks Apartments
 4. Carson Creek Homes
 5. Manor Town Apartments
 6. Manor II Apartments
 - a. Director Carlos Guzman and Carleton Regional Manager Kim Hayes provided the Board with an update on the Affordable Housing portfolio for the period of 01/01/2026 through 01/31/2026.

Eastern Oaks:

- 100% occupied – 0 (zero) vacant units
- \$4,730.00 in delinquent rent
- 0 (zero) outstanding service requests
- 0 (zero) pending evictions

Summit Oaks:

- 92 % occupied – 2 (two) vacant units
- \$8,542.00 in delinquent rent
- 0 (zero) outstanding service requests
- 2 (two) pending eviction
 - a. CEO/Executive Director Howard mentioned that HATC will explore debt forgiveness policies and work on a draft policy to mitigate delinquency.

Alexander Oaks:

- 94% occupied – 2 (two) vacant units
- \$22,545.00 in delinquent rent
- 0 (zero) outstanding service request
- 0 (zero) pending evictions

Carson Creek:

- 94% occupied – 1 (one) vacant unit
- \$738.00 in delinquent rent
- 0 (zero) outstanding service requests
- 0 (zero) pending evictions

Manor Town:

- 73% occupied – 9 (nine) vacant units
- \$6,731.00 in delinquent rent
- 0 (zero) outstanding service request
- 0 (zero) pending evictions
 - a. Director Guzman provided an update on capital improvement projects, noting that re-striping, landscaping, unit interior renovation, and the new laundry facility are all following their exact timelines.

Manor Town II:

- 95% occupied – 1 (one) vacant unit
- \$8,018.00 in delinquent rent
- 0 (zero) outstanding service requests
- 0 (zero) pending evictions

iii. HATC Finance Report for Period Ending in 01/31/2026

1. CEO/Executive Director Howard provided the Board with a brief update on the Belmont Apartment project deal, summarizing that the deal closed and TCFC received \$1.5 million.

iv. HATC Foundation

1. Director Silva-Barber provided the Board with a summary of the Foundation’s ongoing programs and activities, newly launched initiatives, and upcoming and exploratory services, all which underscore the Foundation’s three pillars: Self-Sufficiency, Youth Development, and Family Enrichment.

v. Human Resources/Organizational Development

1. COO/Deputy Director Cora Thomas provided the Board with updates regarding Human Resources and professional development initiatives for the staff in 2026 noting that all initiatives are going according to plan.

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2. CEO/Executive Director Howard mentioned that he drafted a Tenant Protections Policy to bring to the Board for consideration in April.

d. Board Reports

- i. Executive Committee- N/A
- ii. Real Estate Committee- N/A
- iii. Governance Committee- N/A
- iv. HR Committee

1. Commissioner Roberts informed the Board that this committee has agreed to a CEO/Executive Director employment contract extension from two to four years.
2. Chair Goettsche mentioned that she will circulate for consideration.

VI. EXECUTIVE SESSION

- a. N/A

VII. ADJOURNMENT

- a. Commissioner Brown made a **motion** for approval.
- b. Commissioner Keene **seconded** the motion.
- c. Motion **passed** unanimously.

The meeting was adjourned at approximately 10:53 A.M.



Patrick B. Howard, Secretary
Housing Authority of Travis County

V. DISCUSSION ITEMS

a. Committee Reassignments

V. DISCUSSION ITEMS

b. CEO/Executive Director's Report

i. Voucher Programs/Homeless Initiatives

1. HCV Programs (Conventional)

2. Homeless Initiatives

3. Special Purpose Vouchers

CEO/Executive Director’s Report

Item III.b.i. Voucher Programs/Homeless Initiatives

May 7, 2026

III.b.i.1.

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. *HCV totals do not include COC, Mainstream, or EHV.*

Synopsis of Housing Choice Voucher Utilization – as of 3/31/26

691	Total Number of Vouchers
437	Number of Vouchers utilized (<i>Conventional</i>)
656	Total Lease-up for the HCV program (<i>Actual, i.e., 667/691</i>)
95.51%	Total Lease-up for the HCV program (<i>Percentage, i.e., 667/691</i>)
396	Applicants on the Waiting List
86	Port-In Families served by HATC
19	Number of HATC Project-Based Vouchers (<i>designated for Cambridge Villas</i>)
19	Number of HATC Project-Based Vouchers currently leased/under contract

Monthly Data March 2026	Housing Assistance Program Operations
0	New Admissions
67	Annual Reexaminations Completed
32	Interims Completed
41	Annual HQS Completed
3	End of Participation

Recommended Action:

For discussion/information only. No action is needed.

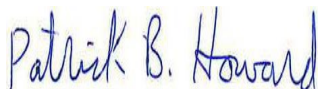
Attachments:

- A. Housing Choice Voucher Programs Overview
- B. Total Households Served

Prepared by:

Christina Diaz, *Director of Voucher Programs & Homeless Initiatives*

Approval:



Patrick B. Howard, *CEO/Executive Director*

ATTACHMENT A

	Leased		HCV Allocation	% Leased
	First of the month	After the first of the month		
Project Based Vouchers (PBV)	19		19	100%
Housing Choice Vouchers (<i>Conventional</i>) (HCV)	434	3	424	103.07%
Port-Outs (PO) HCV	26		26	100%
Non-Elderly and Disabled (NED)	66		75	88.00%
**HUD-VASH Vouchers	24		30	80.00%
**Homeless Preference	38		40	95.00%
**Family Unification Program (FUP)	44	1	72	62.50%
**Stability Voucher Program (SV)	5		5	100.00%
Total	656	4	691	95.51%
Total HCV Leased after the first of the month:	660			

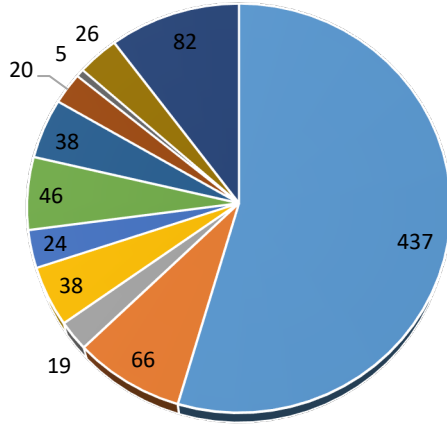
Programs not counted in HCV TOTAL:	Leased (Last Day of month)	Voucher Allocation	% Leased
**Continuum Of Care (COC)	78	74	105.41%
Mainstream (MVP)	37	49	75.51%
**Emergency Housing Vouchers (EHV)	20	20	100%
Port Ins	86	N/A	N/A

Vouchers Searching (Not Leased)	Applicants	Current Participants	Total
TOTAL All Projects	1	5	6

Waiting List (HCV, Choice PBRA, HP, MVP)			396
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ATTACHMENT B

March 2026



- Housing Choice Voucher (HCV)
- Non-Elderly and Disabled (NED)
- Project-Based Vouchers (PBV)
- Homeless Preference (HP)
- Veterans Assistance Supportive Housing (VASH)
- Family Unification Program (FUP)
- Mainstream (MVP)
- Emergency Housing Vouchers (EHV)
- Stability Vouchers (SV)
- Port-Outs (PO)
- Port-Ins (PI)

CEO/Executive Director’s Report

Item III.b.i. Voucher Programs/Homeless Initiatives

May 7, 2026

III.b.i.2.

Subject: Homeless Initiatives

Synopsis of Housing Continuum of Care (CoC) Program – as of 3/31/26

\$1,518,808	HATC Total CoC award for 2024 competition
7/1/25 – 6/30/26	Grant period for current award – serving chronically homeless clients with a disability
78	Continuum of Care participants provided housing assistance

Synopsis of Homeless Preference (HP HCV) – as of 3/31/26

One in every Four	Allocation of new Vouchers given to a referred homeless applicant via the HATC-adopted preference
Referrals	Those made by homeless-providing agencies in which HATC as a current MOU
38	Number of tenants under contact via the Homeless Preference

Recommended Action:

For discussion/information only. No action is needed.

Attachments:

N/A

Prepared by:

Christina Diaz, *Director of Voucher Programs & Homeless Initiatives*

Approval:



Patrick B. Howard, *CEO/Executive Director*

CEO/Executive Director’s Report

Item III.b.i. Voucher Programs/Homeless Initiatives

May 7, 2026

III.b.i.3.

Subject: Special Purpose Vouchers (SPVs assigned by HUD)

a. 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.

Synopsis of Non-Elderly Disabled Vouchers (NED) – as of 3/31/26

75	Total Number of Housing Choice Vouchers awarded to HATC specifically for non-elderly persons with disabilities
66	Number of tenants under contract

b. Family Unification Program (FUP)

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

- i. Families for whom the lack of adequate housing is a primary factor in:
 - The imminent placement of the family’s child or children in out-of-home care, or
 - 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.

- ii. 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.

Synopsis of Family Unification Program (FUP) – as of 3/31/26

72	Total Number of Family Unification Vouchers (FUP)
34	Original number of FUP awarded to HATC (as of 1/01/19)
38	Additional FUP awarded to HATC (as of 11/01/21)
45	Number of tenants under contract

c. Mainstream Voucher Program (MVP)

Synopsis of Mainstream Voucher Program (MVP) – as of 3/31/26

49	Total Number of Mainstream Voucher Program allocation
30	Original number of MVP awarded to HATC (as of 2/01/20) ^{1,2}
9	Additional Vouchers awarded to HATC as of 8/01/20
10	Additional Vouchers awarded to HATC as of 9/01/22
37	Number of tenants under contract

¹**Note:** Original allocation of Vouchers under different special purpose voucher program types to serve non-elderly people (18-61) with disabilities.

²**Note:** The head of household does not have to be the qualifying disabled applicant. A member of the household must meet the qualifications.

d. Veteran’s Affairs Supportive Housing (HUD-VASH)

Synopsis of Veteran’s Affairs Supportive Housing (HUD-VASH) – as of 3/31/26

30	Total Number of HUD-VASH allocation
15	Original number of HUD-VASH awarded to HATC as of 06/16
15	Additional Vouchers awarded to HATC as of 2/01/20
24	Number of tenants under contract

e. Emergency Housing Vouchers (EHV)

- The Emergency Housing Voucher (EHV) program is available through the American Rescue Plan Act (ARPA).
- Through EHV, HUD provided 70,000 Housing Choice Vouchers to local Public Housing Authorities (PHAs) to assist individuals and families who are homeless, at risk of homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking or were recently homeless or have a high risk of housing instability.
- HATC has an MOU with Integral Care and Travis County Mental Health Public Defender to provide supportive services.
- Funding for this program ends in 2026. Participants will transfer to CoC or HCV.

Synopsis of Emergency Housing Vouchers (EHV) – as of 3/31/26

34	Total Number of EHV allocation
20	Updated Attrition Total (as per HUD)
20	Number of tenants under contract

f. Stability Vouchers (SV)

- The Stability Voucher initiative makes Housing Choice Voucher (HCV) assistance available to Public Housing Agencies (PHAs) in partnership with local Continuum of Care and/or Victim Service Providers to assist households experiencing or at risk of homelessness, those fleeing or attempting to flee

domestic violence, dating violence, sexual assault, stalking, human trafficking, and veterans and families that include a veteran family member that meets one of the proceeding criteria.

Synopsis of Stability Vouchers (SV) – as of 3/31/26

5 | Total Number of SV allocation (as of 11/1/23)

5 | Number of tenants under contract

Recommended Action:

For discussion/information only. No action is needed.

Attachments:

N/A

Prepared by:

Christina Diaz, *Director of Voucher Programs & Homeless Initiatives*

Approval:



Patrick B. Howard, *CEO/Executive Director*

V. DISCUSSION ITEMS

b. CEO/Executive Director's Report

ii. Affordable Housing Program [Resident Services, Compliance, Occupancy, Physical Improvements, Delinquency, Service Requests]

1. Eastern Oaks
2. Summit Oaks
3. Alexander Oaks
4. Carson Creek
5. Manor Town Apartments
6. Manor II

CEO/Executive Director’s Report

Item V.c.ii Affordable Housing Program

May 07, 2026

Subject: An overview and summary of the activities within the Affordable Housing Program, consisting of the Project Based Rental Assistance (PBRA) properties (3), non-subsidized Senior Properties (2) and a Family site (1).

Background information:

PROPERTY	ADDRESS	UNIT COUNT
SEA RAD Apartments – Eastern Oaks	4922 Nuckols Crossing, Austin, TX 78744 11607	30
SEA RAD Oaks – Summit Oaks	Sierra Nevada Austin, TX. 78759	24
SEA RAD Oaks – Alexander Oaks	6119 Valiant Circle, Austin, TX. 78749	51
Carson Creek Homes	1300 Cool Shadow, Del Valle, TX. 78617	16
Manor Town Apartments	200 W. Carrie Manor St., Manor, TX. 78653	33
Manor Town II	212 S. Bastrop St, Manor, TX 78653	20
TOTAL		174

Recommended Action:

For discussion/information only. No action is needed.

Alternate Option:

N/A

Fiscal Impact:

N/A

Attachments:

- A. Carleton Affordable Housing Report
- B. Service Requests Report

Prepared by:

Carlos Guzman, *Director of Affordable Housing Programs*

Approval:



Patrick B. Howard, *CEO/Executive Director*

PROPERTY	SEA RAD Apartments – Eastern Oaks
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OCCUPANCY & RENT COLLECTION
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Occupancy / Trend	Vacant Units / Notice to Vacate (NTV)	Leased Unit(s)	Delinquent Rent	Delinquency Notes
100% / 100%	0 / 0	Applicant(s): 0	\$4,903	<ul style="list-style-type: none"> ▪ Current - \$1,936 ▪ 30 days - \$1,146 ▪ 60 days - \$1,603 ▪ 90 days - \$218

MANAGEMENT PRIORITIES	STATUS
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▪ Compliance / Inspections	▪ <i>Management is executing a readiness plan to ensure a high score for the April 23 HUD REAC/NSPIRE inspection.</i>
▪ OCAF / Annual Rent Adjustments	▪ <i>The 2026 OCAF rent adjustment will be implemented on May 1, 2026.</i>
▪ Routine / Periodic Maintenance	▪ <i>Preparing a spring preventative maintenance plan.</i>
▪ Capital Improvements	▪ <i>Gutter replacement paused while recruiting a Project Manager.</i>

SERVICE ISSUES BY CATEGORY¹	NUMBER OF REQUESTS	COMMENTS
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▪ Appliance	4	22 All Service Requests during this period have been resolved
▪ Building Exterior	0	
▪ Communications	0	
▪ Doors and Locks	3	
▪ Electrical and lighting	8	
▪ Flooring	0	
▪ General	2	
▪ Grounds and Landscaping	0	
▪ Heating and cooling	2	
▪ Plumbing and Bath	3	
▪ Preventative Maintenance	0	
▪ Safety Equipment	0	
SUBTOTAL	22	
		0 Pending, In Progress
TOTAL	22	

¹03/01/26-03/31/26

PROPERTY	SEA RAD Apartments – Summit Oaks
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OCCUPANCY & RENT COLLECTION

Occupancy / Trend	Vacant Units / Notice to Vacate (NTV)	Leased Unit(s)	Delinquent Rent	Delinquency Notes
92% / 96%	2 / 0	Applicant(s): 1	\$9,764	<ul style="list-style-type: none"> ▪ Current - \$5,333 ▪ 30 days - \$1,971 ▪ 60 days - \$1,101 ▪ 90 days - \$1,359

MANAGEMENT PRIORITIES	STATUS
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▪ Compliance / Inspections	▪ <i>Coordinating with U.S. Inspection Group for NSPIRE pre-inspection services.</i>
▪ OCAF / Annual Rent Adjustments	▪ <i>Pending HUD’s approval for the 2026 OCAF.</i>
▪ Routine / Periodic Maintenance	▪ <i>Preparing a spring preventative maintenance plan.</i>
▪ Capital Improvements	▪ <i>Gutter replacement paused while recruiting a Project Manager.</i>

SERVICE ISSUES BY CATEGORY ¹	NUMBER OF REQUESTS	COMMENTS
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▪ Appliance	2	8 Service Requests during this period have been resolved
▪ Building Exterior	0	
▪ Communications	0	
▪ Doors and Locks	1	
▪ Electrical and lighting	2	
▪ Flooring	0	
▪ General	0	
▪ Grounds and Landscaping	0	
▪ Heating and cooling	1	
▪ Plumbing and Bath	2	
▪ Preventative Maintenance	0	
▪ Safety Equipment	0	
SUBTOTAL	8	
TOTAL	8	0 Pending, In Progress

¹03/01/26-03/31/26

PROPERTY	SEA RAD Apartments – Alexander Oaks Apartments
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OCCUPANCY & RENT COLLECTION

Occupancy / Trend	Vacant Units / Notice to Vacate (NTV)	Leased Unit(s)	Delinquent Rent	Delinquency Notes
94% / 96%	3 / 0	Applicant(s): 1	\$30,068	<ul style="list-style-type: none"> ▪ Current - \$9,106 ▪ 30 days - \$5,463 ▪ 60 days - \$4,718 ▪ 90 days - \$10,781

MANAGEMENT PRIORITIES	STATUS
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▪ Compliance / Inspections	▪ <i>Coordinating with U.S. Inspection Group for NSPIRE pre-inspection services.</i>
▪ OCAF / Annual Rent Adjustments	▪ <i>Pending HUD’s approval for the 2026 OCAF.</i>
▪ Routine / Periodic Maintenance	▪ <i>Preparing a spring preventative maintenance plan.</i>
▪ Capital Improvements	▪ <i>Gutter replacement paused while recruiting a Project Manager.</i>

SERVICE ISSUES BY CATEGORY ¹	NUMBER OF REQUESTS	COMMENTS
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▪ Appliance	0	3 Service Requests during this period have been Resolved
▪ Building Exterior	0	
▪ Communications	0	
▪ Doors and Locks	0	
▪ Electrical and lighting	1	
▪ Flooring	0	
▪ General	1	
▪ Grounds and Landscaping	0	
▪ Heating and cooling	0	
▪ Plumbing and Bath	1	
▪ Preventative Maintenance	0	
▪ Safety Equipment	0	
SUBTOTAL	3	
TOTAL	3	0 Pending, In Progress

¹03/01/26-03/31/26

PROPERTY	Carson Creek Homes
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OCCUPANCY & RENT COLLECTION

Occupancy / Trend	Vacant Units / Notice to Vacate (NTV)	Leased Unit(s)	Delinquent Rent	Delinquency Notes
94% / 94%	1 / 0	Applicant(s):0	\$738	<ul style="list-style-type: none"> ▪ Current - \$800 ▪ 30 days - \$333 ▪ 60 days - \$0 ▪ 90 days - \$0

MANAGEMENT PRIORITIES	STATUS
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▪ Compliance / Inspections	▪ <i>In discussions with U.S. Inspection Group to schedule property pre-inspections.</i>
▪ OCAF / Annual Rent Adjustments	▪ <i>No new update.</i>
▪ Routine / Periodic Maintenance	▪ <i>Preparing a spring preventative maintenance plan.</i>
▪ Capital Improvements	▪ <i>No new update.</i>

SERVICE ISSUES BY CATEGORY¹	NUMBER OF REQUESTS	COMMENTS
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▪ Appliance	1	4 Service Requests during this period have been Resolved
▪ Building Exterior	0	
▪ Communications	0	
▪ Doors and Locks	1	
▪ Electrical and lighting	0	
▪ Flooring	0	
▪ General	0	
▪ Grounds and Landscaping	0	
▪ Heating and cooling	0	
▪ Plumbing and Bath	2	
▪ Preventative Maintenance	0	
▪ Safety Equipment	0	
SUBTOTAL	4	
TOTAL	4	0 Pending, In Progress

¹03/01/26-03/31/26

PROPERTY	Manor Apartments
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OCCUPANCY & RENT COLLECTION

Occupancy / Trend	Vacant Units / Notice to Vacate (NTV)	Leased Unit(s)	Delinquent Rent	Delinquency Notes
88% / 94%	4 / 2	Applicant(s): 5	\$1,850	<ul style="list-style-type: none"> ▪ Current - \$1,845 ▪ 30 days - \$5 ▪ 60 days - \$0 ▪ 90 days - \$0

MANAGEMENT PRIORITIES	STATUS
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<ul style="list-style-type: none"> ▪ Compliance / Inspections 	<ul style="list-style-type: none"> ▪ <i>In discussions with U.S. Inspection Group to schedule property pre-inspections.</i>
<ul style="list-style-type: none"> ▪ OCAF / Annual Rent Adjustments 	<ul style="list-style-type: none"> ▪ <i>No new update.</i>
<ul style="list-style-type: none"> ▪ Routine / Periodic Maintenance 	<ul style="list-style-type: none"> ▪ <i>Preparing a spring preventative maintenance plan.</i>
<ul style="list-style-type: none"> ▪ Capital Improvements 	<ul style="list-style-type: none"> ▪ Re-stripping: <i>Project is paused while recruiting a Project Manager.</i> ▪ Landscaping: <i>Additional bushes and trees planted at Manor Town II.</i> ▪ Unit Interior Renovation: <i>Occupied units inspected; project on hold awaiting Engineering structural/repair report.</i> ▪ New Laundry Facility: <i>Setback requirements prevent building placement at the planned location. Project is currently on hold; resources redirected to the other projects.</i> ▪ <i>Developing FY26 Q2-Q4 project timeline on identified improvements within the fiscal year.</i>

SERVICE ISSUES BY CATEGORY ¹	NUMBER OF REQUESTS	COMMENTS	
<ul style="list-style-type: none"> ▪ Appliance ▪ Building Exterior ▪ Communications ▪ Doors and Locks ▪ Electrical and lighting ▪ Flooring ▪ General ▪ Grounds and Landscaping ▪ Heating and cooling ▪ Plumbing and Bath ▪ Preventative Maintenance ▪ Safety Equipment 	<p>1</p> <p>0</p> <p>0</p> <p>2</p> <p>4</p> <p>0</p> <p>2</p> <p>0</p> <p>3</p> <p>6</p> <p>0</p> <p>0</p>	18 Service Requests during this period have been Resolved	
SUBTOTAL	18		
TOTAL	18		0 Pending, In Progress

¹03/01/26-03/31/26

PROPERTY	Manor II Apartments
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OCCUPANCY & RENT COLLECTION

Occupancy / Trend	Vacant Units / Notice to Vacate (NTV)	Leased Unit(s)	Delinquent Rent	Delinquency Notes
95% / 95%	1 / 0	Applicant(s): 0	\$3,359	<ul style="list-style-type: none"> ▪ Current - \$2,093 ▪ 30 days - \$622 ▪ 60 days - \$622 ▪ 90 days - \$22

MANAGEMENT PRIORITIES	STATUS
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▪ Compliance / Inspections	▪ <i>In discussions with U.S. Inspection Group to schedule property pre-inspections.</i>
▪ OCAF / Annual Rent Adjustments	▪ <i>No new update.</i>
▪ Routine / Periodic Maintenance	▪ <i>Preparing a spring preventative maintenance plan.</i>
▪ Capital Improvements	▪ <i>No new update.</i>

SERVICE ISSUES BY CATEGORY ¹	NUMBER OF REQUESTS	COMMENTS
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▪ Appliance	3	12 Service Requests during this period have been resolved
▪ Building Exterior	0	
▪ Communications	0	
▪ Doors and Locks	1	
▪ Electrical and lighting	3	
▪ Flooring	0	
▪ General	2	
▪ Grounds and Landscaping	0	
▪ Heating and cooling	1	
▪ Plumbing and Bath	2	
▪ Preventative Maintenance	0	
▪ Safety Equipment	0	
SUBTOTAL	12	
		0 Pending, In Progress
TOTAL	12	

¹03/01/26-03/31/26

V. DISCUSSION ITEMS

b. CEO/Executive Director's Report

iii. HATC and TCFC Finance Reports for Period
Ending in 03/30/2026

CEO/Executive Director Report

Item V.c.iii Finance

May 7, 2026

Subject: HATC March 2026 Monthly Finance Report

Background Information: Each schedule reflects a program, property or component unit of HATC. The Monthly Finance Report presented is for the period ending March 31, 2026. This report reflects financial activities for the 3-month period for the fiscal year beginning January 1, 2026.

Please refer to schedules on attachment.

Recommended Action:

For discussion/information only. No action is needed.

Alternate Option:

N/A

Fiscal Impact:

N/A

Attachment:

- A. HATC Monthly Finance Report for period ending March 31, 2026

Prepared by:

Subra Narayananier, CPA, Director of Finance

Approval:



Patrick B. Howard, CEO/Executive Director



CEO/Executive Director's Report

Item V.c.iii Finance

May 7, 2026

Subject: TCFC March 2026 Monthly Finance Report

Background Information: The monthly finance report presented is for the period ending March 31, 2026. This report reflects financial activities for 3-month period for fiscal year beginning January 1, 2026.

Please refer to respective TCFC financial schedules.

Recommended Action:

For discussion/information only. No action is needed.

Alternate Option:

N/A

Fiscal Impact:

N/A

Attachment:

- A. TCFC Finance Report

Prepared by:

Subra Narayaniyer, CPA, *Director of Finance*

Approval:

Patrick B. Howard, *CEO/Executive Director*

V. DISCUSSION ITEMS

c. Board Reports

- i. Executive Committee**
- ii. Real Estate Committee**
- iii. Governance Committee**
- iv. HR Committee**

VI. EXECUTIVE SESSION

VII. ADJOURNMENT