

# **Board Agenda for Regular Meeting**



**July 2, 2026**

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## AGENDA

July 2, 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

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*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.*

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### 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](mailto: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. CONSENT AGENDA

- a. Approval of the Minutes from the June 4, 2026, Regular Meeting.

### IV. DISCUSSION ITEMS

- a. Rental Assistance Pilot Program Update
- b. CEO/Executive Director's Report
  - i. Voucher Programs/Homeless Initiatives
    1. HCV Programs (Conventional)
    2. Homeless Initiatives
    3. Special Purpose Vouchers
  - ii. Affordable Housing Program [Resident Services, Compliance, Occupancy, Physical Improvements, Delinquency, Service Requests]
    1. Eastern Oaks
    2. Summit Oaks
    3. Alexander Oaks

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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4. Carson Creek
  5. Manor Town Apartments
  6. Manor II
- iii. HATC and TCFC Finance Reports for Period Ending in 05/31/2026
  - iv. HATC Foundation
  - v. TCFC Project Status Update
  - vi. Program Calendar of Events
- 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.*

#### **V. 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*

#### **VI. ADJOURNMENT**



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

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

## **II. PUBLIC FORUM / CITIZEN COMMUNICATION**

### **III. CONSENT AGENDA**

- a. Approval of the Minutes from the June 4, 2026, Regular Meeting

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

**June 4, 2026  
9:30 AM**

**MINUTES**

The Housing Authority of Travis County (HATC) held its Regular Board of Commissioners meeting on June 4, 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 9:33 A.M.
- b. Executive Assistant Arlene Lozano conducted a Roll Call of Commissioners.
  - i. Chair Laura Goettsche: Present
  - ii. Vice Chair Sharal Brown: Present
  - iii. Commissioner Jolene Keene: Present
  - iv. Commissioner Wilmer Roberts: Present
  - v. Commissioner Hala Farid: Present
- c. CEO/Executive Director Patrick B. Howard confirmed a quorum.
- d. Staff in attendance: CEO/Executive Director Patrick B. Howard; Director of Affordable Housing Carlos Guzman; Resident Services Director Brenda Silva-Barber; Director of Housing Choice Voucher Programs Christina Diaz; Director of Finance Subra Narayanaiyer; Administrative Support Specialist Patricia Tate (virtual); Social Worker Jacqueline Garcia (virtual); and Executive Assistant/Director of Communication and Outreach Arlene Lozano.

**II.**

**III. PUBLIC FORUM / CITIZEN COMMUNICATION**

- a. N/A

**IV. PUBLIC HEARING**

- a. Public Hearing Authorizing (I) Travis County Corporation Multifamily Housing Tax Exempt Revenue Bonds (Cameron Road Apartments) Series 2026; (II) Travis County Facilities Corporation to Approve a Resolution Authorizing the Bonds; (III) Travis County Facilities Corporation to Approve a Resolution Authorizing its Participation in the Cameron Road Apartments Transaction; (IV) the HATC Foundation to Approve a Resolution Authorizing its Participation in the Cameron Road Apartments Transaction; and (V) Other Matters in Connection Therewith.
  - i. Chair Goettsche opened the Public Hearing.
  - ii. No comments were made during the Public Hearing.
  - iii. Chair Goettsche closed the Public Hearing.

**V. ACTION ITEMS**

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- a. Resolution No. HATC-2026-07: To Induce the Falconhead Apartments Partnership with an Affiliate of Texas Housing Conservancy and Domain Communities, Located at Approximately 3400 S Ranch Road 620, Bee Caves, Texas 78738; The Formation of Limited Liability Company(ies) to Serve as Landowner. General Partner and/or General Contactor for Such Project; and Authorizing the Negotiation of a Term Sheet; and Other Matters in Connection Therewith.
    - i. CEO/Executive Director Howard introduced the teams at Domain Communities and Texas Housing Conservancy, who presented the proposed project
      1. Vice Chair Brown made a **motion** for approval.
      2. Commissioner Keene **seconded** the motion.
      3. Motion **passed** unanimously.
  - b. Resolution No. HATC-2026-06: To Approve the (I) Travis County Corporation Multifamily Housing Tax Exempt Revenue Bonds (Cameron Road Apartments) Series 2026; (II) Travis County Facilities Corporation to Approve a Resolution Authorizing the Bonds; (III) Travis County Facilities Corporation to Approve a Resolution Authorizing its Participation in the Cameron Road Apartments Transaction; (IV) the HATC Foundation to Approve a Resolution Authorizing its Participation in the Cameron Road Apartments Transaction; and (V) Other Matters in Connection Therewith.
    - i. Bracewell Attorney Greathouse provided the Board with a summary of the project, noting that this is the final approval resolution before the project closes.
    - ii. Members of the Board showed concern over the potential of the HATC Foundation being a general partner of an affordable housing project.
      1. Vice President Brown made a **motion** to amend to remove item IV in the resolution.
      2. Commissioner Farid **seconded** the motion.
      3. Motion **passed** unanimously.

## **VI. CONSENT AGENDA**

- a. Approval of the Minutes from the May 7, 2026, Regular Meeting.
- b. Approval of the Minutes from the May 21, 2026, Special Meeting.
  1. Commissioner Roberts made a **motion** for approval.
  2. Commissioner Brown **seconded** the motion.
  3. Motion **passed** unanimously.

## **VII. DISCUSSION ITEMS**

- a. Proposed Tenant Protections/Anti-Displacement Policy
  - i. Director Silva-Barber provided a high-level summary of the pilot program.
  - ii. Commissioner Farid volunteered to assist with the development of the pilot program.
- b. 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 planning for the Continuum of Care (CoC) closeout grant ending on 06/30/2026, discussing with ECHO regarding the 2027 CoC plan, continuing to work with HAB for software migration, and porting HAP delinquencies.
  - 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, Carleton Regional Manager Kim Hayes, and Carleton Living Director of Compliance Benjamin Smith provided the Board with an update on the Affordable Housing portfolio for the period of 04/01/2026 through 04/30/2026.

**Eastern Oaks:**

- 96.7% occupied – 1 (one) vacant unit
- \$5,218.00 in delinquent rent
- 2 (two) outstanding service requests
- 0 (zero) pending evictions

**Summit Oaks:**

- 92 % occupied – 2 (two) vacant units
- \$9,803.00 in delinquent rent
- 0 (zero) outstanding service requests
- 0 (zero) pending eviction

**Alexander Oaks:**

- 96% occupied – 2 (two) vacant units
- \$26,982.00 in delinquent rent
- 0 (zero) outstanding service requests
- 0 (zero) pending evictions

**Carson Creek:**

- 94% occupied – 1 (one) vacant unit
- \$1,335.00 in delinquent rent
- 0 (zero) outstanding service requests
- 0 (zero) pending evictions

**Manor Town:**

- 88% occupied – 4 (four) vacant units
- \$1,850.00 in delinquent rent
- 0 (zero) outstanding service requests
- 0 (zero) pending evictions

**Manor Town II:**

- 95% occupied – 1 (one) vacant unit
- \$3,359.00 in delinquent rent
- 0 (zero) outstanding service requests
- 1 (one) pending eviction

- iii. HATC and TCFC Finance Reports for Period Ending in 04/30/2026

1. Director Narayanaier provided the Board with an update on software migration and noted that capital improvement funds for Manor in 2025 carried over to 2026.

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iv. HATC Foundation

1. Director Silva-Barber provided the Board with an overview and summary of the ongoing and planned initiatives within the HATC Foundation/Resident Services program.

c. Board Reports

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

**VIII. EXECUTIVE SESSION**

- a. N/A

**IX. ADJOURNMENT**

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

*The meeting was adjourned at approximately 11:41 A.M.*



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

#### **IV. DISCUSSION ITEMS**

- a. Rental Assistance Pilot Program Update

#### **IV. CONSENT AGENDA**

##### **b. CEO/Executive Director's Report**

##### **i. Voucher Programs/Homeless Initiatives**

- 1. HCV Program (*Conventional*)**
- 2. Homeless Initiatives**
- 3. Special Purpose Vouchers**

# HCV/CoC 5 Key Areas of Focus

- Collaborating with MRI for Software Migration
- Prepare Annual Plan
- Prepare MTW Supplement to Annual Plan
- Close out procedures for CoC grant ending 6/30/2026
- NOFO 2026 CoC Funding Application Submission

**CEO/Executive Director’s Report**

**Item IV.b.i. Voucher Programs/Homeless Initiatives**

July 02, 2026

**IV.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 5/31/26**

691	Total Number of Vouchers
433	Number of Vouchers utilized ( <i>Conventional</i> )
654	Total Lease-up for the HCV program ( <i>Actual, i.e., 667/691</i> )
94.65%	Total Lease-up for the HCV program ( <i>Percentage, i.e., 667/691</i> )
82	Applicants on the Waiting List
89	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- Ends 9/2027

Monthly Data <b>May 2026</b>	Housing Assistance Program Operations
2 VASH	New Admissions
65	Annual Reexaminations Completed
29	Interims Completed
26	Annual HQS Completed
3	End of Participation

**Recommended Action:**

For discussion/information only. No action is needed.

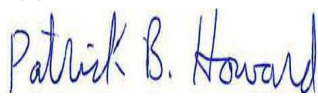
**Attachments:**

- 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)	432	1	427	101.41%
Port-Outs (PO) HCV	25		25	100%
Non-Elderly and Disabled (NED)	66		75	88.00%
**HUD-VASH Vouchers	23	1	30	80.00%
**Homeless Preference	38		38	100%
**Family Unification Program (FUP)	44	1	72	62.50%
**Stability Voucher Program (SV)	4		5	80.00%
<b>Total</b>	<b>651</b>	<b>3</b>	<b>691</b>	<b>94.65%</b>
Total HCV Leased after the first of the month:	<b>654</b>			

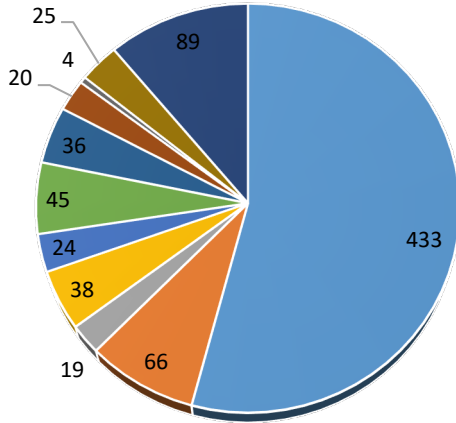
Programs not counted in HCV TOTAL:	Leased (Last Day of month)	Voucher Allocation	% Leased
**Continuum Of Care (COC)	79	74	106.76%
Mainstream (MVP)	36	49	73.47%
**Emergency Housing Vouchers (EHV)	20	20	100%
Port Ins	89	N/A	N/A

Vouchers Searching (Not Leased)	Applicants	Current Participants	Total
TOTAL All Projects	2	11	13

Waiting List (HCV, Choice PBRA, HP, MVP)			82
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## ATTACHMENT B

**May 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 IV.b.i.** Voucher Programs/Homeless Initiatives

July 02, 2026

**IV.b.i.2.**

**Subject:** Homeless Initiatives

**Synopsis of Housing Continuum of Care (CoC) Program – as of 5/31/26**

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

**Synopsis of Homeless Preference (HP HCV) – as of 5/31/26**

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

**Recommended Action:**

For discussion/information only. No action is needed.

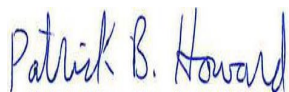
**Attachments:**

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 IV.b.i. Voucher Programs/Homeless Initiatives**

**July 02, 2026**

**IV.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 5/31/26**

<b>75</b>	<b>Total Number of Housing Choice Vouchers awarded to HATC specifically for non-elderly persons with disabilities</b>
<b>66</b>	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 5/31/26**

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

**c. Mainstream Voucher Program (MVP)**

**Synopsis of Mainstream Voucher Program (MVP) – as of 5/31/26**

<b>49</b>	<b>Total Number of Mainstream Voucher Program allocation</b>
30	Original number of MVP awarded to HATC (as of 2/01/20) <sup>1,2</sup>
9	Additional Vouchers awarded to HATC as of 8/01/20
10	Additional Vouchers awarded to HATC as of 9/01/22
36	Number of tenants under contract

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

<sup>2</sup>**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 5/31/26**

<b>30</b>	<b>Total Number of HUD-VASH allocation</b>
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 5/31/26**

<b>34</b>	<b>Total Number of EHV allocation</b>
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

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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 5/31/26**

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

**4 | Number of tenants under contract**

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**Recommended Action:**

For discussion/information only. No action is needed.

**Attachments:**

N/A

**Prepared by:**

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

**Approval:**



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Patrick B. Howard, *CEO/Executive Director*

## **IV. DISCUSSION ITEMS**

### **b. CEO/Executive Director's Report**

**ii. Affordable Housing Program [Occupancy, Physical Improvements, Delinquency, Service Requests]**

**CEO/Executive Director’s Report**

**Item IV.b.ii Affordable Housing Program**

**July 02, 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
<b>TOTAL</b>		<b>174</b>

**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*

<b>PROPERTY</b>	<b>SEA RAD Apartments – Eastern Oaks</b>
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<b>OCCUPANCY &amp; RENT COLLECTION</b>	105/01/26-05/31/26
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Occupancy / Trend	Vacant Units / Notice to Vacate (NTV)	Leased Unit(s)	Delinquent Rent	Delinquency Notes
97% / 97%	1 / 0	Applicant(s): 0	\$3,204	<ul style="list-style-type: none"> <li>▪ Current-\$1,878</li> <li>▪ 30 days-\$586</li> <li>▪ 60 days-\$345</li> <li>▪ 90 days - \$395</li> </ul>

MANAGEMENT PRIORITIES	STATUS
▪ <b>Compliance / Inspections</b>	▪ <i>All REAC/NSPIRE Inspection deficiencies are submitted to HUD for review.</i>
▪ <b>OCAF / Annual Rent Adjustments</b>	▪ <i>2026 OCAF fully implemented.</i>
▪ <b>Routine / Periodic Maintenance</b>	▪ <i>Bi-monthly Pest Control Services.</i>
▪ <b>Capital Improvements</b>	<ul style="list-style-type: none"> <li>▪ <i>Gutter replacement paused while recruiting a Project Manager.</i></li> <li>▪ <i>Drafting a Request for Qualifications (RFQ) to procure a qualified Project Manager.</i></li> </ul>

SERVICE ISSUES BY CATEGORY <sup>1</sup>	NUMBER OF REQUESTS	COMMENTS
▪ Appliance	1	11 Service Requests during this period have been resolved
▪ Building Exterior	0	
▪ Communications	0	
▪ Doors and Locks	2	
▪ Electrical and lighting	1	
▪ Flooring	0	
▪ General	1	
▪ Grounds and Landscaping	1	
▪ Heating and cooling	2	
▪ Plumbing and Bath	4	
▪ Preventative Maintenance	0	
▪ Safety Equipment	0	
<b>SUBTOTAL</b>	<b>12</b>	
<b>TOTAL</b>	<b>12</b>	<b>0 Pending, 1 In Progress</b>

<b>PROPERTY</b>	<b>SEA RAD Apartments – Summit Oaks</b>
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<b>OCCUPANCY &amp; RENT COLLECTION</b>	<sup>1</sup> 05/01/26-05/31/26
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Occupancy / Trend	Vacant Units / Notice to Vacate (NTV)	Leased Unit(s)	Delinquent Rent	Delinquency Notes
92% / 96%	2 / 0	Applicant(s): 1	\$10,978	<ul style="list-style-type: none"> <li>▪ Current - \$10,305</li> <li>▪ 30 days - \$601</li> <li>▪ 60 days - \$72</li> <li>▪ 90 days - \$0</li> </ul>

MANAGEMENT PRIORITIES	STATUS
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▪ <b>Compliance / Inspections</b>	▪ <i>Preparing for the upcoming HUD REAC inspection scheduled for July 6.</i>
▪ <b>OCAF / Annual Rent Adjustments</b>	▪ <i>2026 OCAF fully implemented.</i>
▪ <b>Routine / Periodic Maintenance</b>	▪ <i>Bi-monthly Pest Control Services.</i>
▪ <b>Capital Improvements</b>	<ul style="list-style-type: none"> <li>▪ <i>Gutter replacement paused while recruiting a Project Manager.</i></li> <li>▪ <i>Drafting a Request for Qualifications (RFQ) to procure a qualified Project Manager.</i></li> </ul>

SERVICE ISSUES BY CATEGORY <sup>1</sup>	NUMBER OF REQUESTS	COMMENTS
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▪ Appliance	<b>5</b>	<b>34</b> Service Requests during this period have been resolved  34 Service Request are for upcoming NSPIRE
▪ Building Exterior	0	
▪ Communications	0	
▪ Doors and Locks	<b>9</b>	
▪ Electrical and lighting	<b>3</b>	
▪ Flooring	0	
▪ General	<b>20</b>	
▪ Grounds and Landscaping	0	
▪ Heating and cooling	0	
▪ Plumbing and Bath	<b>3</b>	
▪ Preventative Maintenance	0	
▪ Safety Equipment	0	
<b>SUBTOTAL</b>	<b>41</b>	
	0	0 Pending, 7 In Progress
<b>TOTAL</b>	<b>41</b>	

<b>PROPERTY</b>	<b>SEA RAD Apartments – Alexander Oaks Apartments</b>
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<b>OCCUPANCY &amp; RENT COLLECTION</b>	105/01/26-05/31/26
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Occupancy / Trend	Vacant Units / Notice to Vacate (NTV)	Leased Unit(s)	Delinquent Rent	Delinquency Notes
96% / 96%	2 / 0	Applicant(s): 1	\$30,342	<ul style="list-style-type: none"> <li>▪ Current - \$28,498</li> <li>▪ 30 days - \$343</li> <li>▪ 60 days - \$106</li> <li>▪ 90 days - \$1,398</li> </ul>

MANAGEMENT PRIORITIES	STATUS
▪ <b>Compliance / Inspections</b>	▪ <i>Preparing for the upcoming HUD REAC inspection scheduled for July 6.</i>
▪ <b>OCAF / Annual Rent Adjustments</b>	▪ <i>2026 OCAF fully implemented.</i>
▪ <b>Routine / Periodic Maintenance</b>	▪ <i>Bi-monthly Pest Control Services.</i>
▪ <b>Capital Improvements</b>	<ul style="list-style-type: none"> <li>▪ <i>Gutter replacement paused while recruiting a Project Manager.</i></li> <li>▪ <i>Drafting a Request for Qualifications (RFQ) to procure a qualified Project Manager.</i></li> </ul>

SERVICE ISSUES BY CATEGORY <sup>1</sup>	NUMBER OF REQUESTS	COMMENTS
▪ Appliance	<b>3</b>	<p><b>28</b> Service Requests during this period have been Resolved</p> <p>20 Service Request are for upcoming NSPIRE</p>
▪ Building Exterior	0	
▪ Communications	0	
▪ Doors and Locks	<b>3</b>	
▪ Electrical and lighting	<b>5</b>	
▪ Flooring	0	
▪ General	<b>6</b>	
▪ Grounds and Landscaping	0	
▪ Heating and cooling	<b>3</b>	
▪ Plumbing and Bath	<b>9</b>	
▪ Preventative Maintenance	0	
▪ Safety Equipment	0	
<b>SUBTOTAL</b>	<b>29</b>	
	0	
<b>TOTAL</b>	<b>29</b>	

<b>PROPERTY</b>	<b>Carson Creek Homes</b>
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<b>OCCUPANCY &amp; RENT COLLECTION</b>	<sup>1</sup> 05/01/26-05/31/26
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Occupancy / Trend	Vacant Units / Notice to Vacate (NTV)	Leased Unit(s)	Delinquent Rent	Delinquency Notes
94% / 94%	1 / 0	Applicant(s):0	\$2,013.85	<ul style="list-style-type: none"> <li>▪ Current - \$880</li> <li>▪ 30 days - \$800</li> <li>▪ 60 days - \$333.85</li> <li>▪ 90 days - \$0</li> </ul>

MANAGEMENT PRIORITIES	STATUS
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▪ <b>Compliance / Inspections</b>	▪ <i>Pending final approval to execute contract and schedule pre-NSPIRE inspections.</i>
▪ <b>OCAF / Annual Rent Adjustments</b>	▪ <i>No new update.</i>
▪ <b>Routine / Periodic Maintenance</b>	<ul style="list-style-type: none"> <li>▪ <i>Preventative maintenance completed on all units.</i></li> <li>▪ <i>Bi-monthly Pest Control Services.</i></li> </ul>
▪ <b>Capital Improvements</b>	▪ <i>No new update.</i>

SERVICE ISSUES BY CATEGORY <sup>1</sup>	NUMBER OF REQUESTS	COMMENTS
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▪ Appliance	<b>3</b>	<b>24</b> Service Requests during this period have been Resolved  Preventive Maintenance <ul style="list-style-type: none"> <li>• HVAC Filter change</li> <li>• Smoke alarm check/battery replacement</li> <li>• Overall inspection of the home               <ul style="list-style-type: none"> <li>○ Cleanliness</li> <li>○ Overall condition of the walls, closets, cabinets, plumbing – unreported leaks, toilets, appliances, windows, blinds, flooring, doors, etc.</li> <li>○ Any additional Health and Safety issues</li> <li>○ Unauthorized occupants</li> <li>○ Unauthorized pets</li> </ul> </li> </ul>
▪ Building Exterior	0	
▪ Communications	0	
▪ Doors and Locks	0	
▪ Electrical and lighting	0	
▪ Flooring	0	
▪ General	<b>2</b>	
▪ Grounds and Landscaping	0	
▪ Heating and cooling	<b>2</b>	
▪ Plumbing and Bath	<b>1</b>	
▪ Preventative Maintenance	<b>16</b>	
▪ Safety Equipment	0	
<b>SUBTOTAL</b>	<b>24</b>	
	0	0 Pending, 0 In Progress
<b>TOTAL</b>	<b>24</b>	

<b>PROPERTY</b>	<b>Manor Town Apartments</b>
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<b>OCCUPANCY &amp; RENT COLLECTION</b>	<sup>1</sup> 05/01/26-05/31/26
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Occupancy / Trend	Vacant Units / Notice to Vacate (NTV)	Leased Unit(s)	Delinquent Rent	Delinquency Notes
91% / 94%	3 / 0	Applicant(s): 1	\$3,216	<ul style="list-style-type: none"> <li>▪ Current - \$3,131</li> <li>▪ 30 days - \$85</li> <li>▪ 60 days - \$0</li> <li>▪ 90 days - \$0</li> </ul>

<b>MANAGEMENT PRIORITIES</b>	<b>STATUS</b>
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<ul style="list-style-type: none"> <li>▪ <b>Compliance / Inspections</b></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Pending final approval to execute contract and schedule pre-NSPIRE inspections.</i></li> </ul>
<ul style="list-style-type: none"> <li>▪ <b>OCAF / Annual Rent Adjustments</b></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>No new update.</i></li> </ul>
<ul style="list-style-type: none"> <li>▪ <b>Routine / Periodic Maintenance</b></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Bi-monthly Pest Control Services.</i></li> </ul>
<ul style="list-style-type: none"> <li>▪ <b>Capital Improvements</b></li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>Re-stripping:</b> <i>Project is paused while recruiting a Project Manager.</i></li> <li>▪ <b>Project Manager:</b> <i>Drafting a Request for Qualifications (RFQ) to procure a qualified Project Manager.</i></li> <li>▪ <b>Landscaping:</b> <i>Submitted a License and Maintenance Agreement to the City of Manor, awaiting approval.</i></li> <li>▪ <b>Unit Interior Renovation:</b> <i>Collaborating with Carney Engineering to review the landscaping plan sets and assess the feasibility of integrating scope items into the contract.</i></li> </ul>

<b>SERVICE ISSUES BY CATEGORY<sup>1</sup></b>	<b>NUMBER OF REQUESTS</b>	<b>COMMENTS</b>
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<ul style="list-style-type: none"> <li>▪ Appliance</li> <li>▪ Building Exterior</li> <li>▪ Communications</li> <li>▪ Doors and Locks</li> <li>▪ Electrical and lighting</li> <li>▪ Flooring</li> <li>▪ General</li> <li>▪ Grounds and Landscaping</li> <li>▪ Heating and cooling</li> <li>▪ Plumbing and Bath</li> <li>▪ Preventative Maintenance</li> <li>▪ Safety Equipment</li> </ul>	<p><b>2</b></p> <p>0</p> <p>0</p> <p><b>4</b></p> <p><b>2</b></p> <p>0</p> <p><b>3</b></p> <p>0</p> <p><b>5</b></p> <p><b>5</b></p> <p>0</p> <p>0</p>	<p><b>21</b> Service Requests during this period have been Resolved</p>	
<b>SUBTOTAL</b>	<b>21</b>		
	0		0 Pending, 0 In Progress
<b>TOTAL</b>	<b>21</b>		

<b>PROPERTY</b>	<b>Manor Town II Apartments</b>
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<b>OCCUPANCY &amp; RENT COLLECTION</b>	<sup>1</sup> 05/01/26-05/31/26
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Occupancy / Trend	Vacant Units / Notice to Vacate (NTV)	Leased Unit(s)	Delinquent Rent	Delinquency Notes
95% / 100%	1 / 0	Applicant(s): 1	\$3,616	<ul style="list-style-type: none"> <li>▪ Current - \$2,028</li> <li>▪ 30 days - \$622</li> <li>▪ 60 days - \$622</li> <li>▪ 90 days - \$344</li> </ul>

MANAGEMENT PRIORITIES	STATUS
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▪ <b>Compliance / Inspections</b>	▪ <i>Pending final approval to execute contract and schedule pre-NSPIRE inspections.</i>
▪ <b>OCAF / Annual Rent Adjustments</b>	▪ <i>No new update.</i>
▪ <b>Routine / Periodic Maintenance</b>	▪ <i>Bi-monthly Pest Control Services.</i>
▪ <b>Capital Improvements</b>	▪ <i>No new update.</i>

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

#### **IV. DISCUSSION ITEMS**

b. CEO/Executive Director's Report

iii. HATC and TCFC Finance Reports for  
Period Ending in 05/31/2026

**CEO/Executive Director's Report**

**Item IV.b.iii.** Finance

July 02, 2026

**Subject:** HATC May 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 May 31, 2026. This report reflects financial activities for the 5 months of the fiscal year beginning January 1, 2026.

Please refer to the schedules in the 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 May 31, 2026

**Prepared by:**

Subra Narayananier, CPA, Director of Finance

**Approval:**



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Patrick B. Howard, CEO/Executive Director



**CEO/Executive Director's Report**

**Item IV.b.iii.** Finance

**July 02, 2026**

**Subject:** TCFC May 2026 Monthly Finance Report

**Background Information:** The monthly finance report presented is for the period ending May 31, 2026. This report reflects financial activities for 5 months for the fiscal year beginning January 1, 2026.

Please refer to the 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:**

A handwritten signature in blue ink that reads "Patrick B. Howard". The signature is written in a cursive style and is positioned above a horizontal line.

Patrick B. Howard, CEO/Executive Director

## **IV. DISCUSSION ITEMS**

b. CEO/Executive Director's Report

iv. HATC Foundation

# Foundation/Resident Services 5

## Key Areas of Focus

### Scholarship Program Administration

- Establish & convene a Scholarship Review Committee to evaluate applications and prepare scholarship award recommendations.

### Shining STARS Program Recognition

- Finalize end-of-school-year inventive distribution, certificates, and recognition activities for participating youth who submitted report cards.

### Summer Meals Program Operations

- Support ongoing implementation of the Summer Meals Program at Eastern Oaks through 8/3, including staff training, site oversight, compliance monitoring, and participant engagement.

### Rent & Utility Assistance Program Development

- Continue research, stakeholder engagement, and program framework development for a future resident rent and utility assistance program.

### Family Self-Sufficiency (FSS) Program Growth

- Increase FSS enrollment through targeted outreach, participant recruitment, and community engagement efforts while support current participant goal attainment.

**CEO/Executive Director’s Report**

**Item IV.b.iv.** HATC Foundation

**July 02, 2026**

**Subject:** An overview and summary of the ongoing and planned initiatives within the HATC Foundation/Resident Services program.

**Background Information**

The HATC Foundation is the nonprofit arm of the Housing Authority of Travis County.

The Foundation’s goal is to advance resident-driven initiatives and programs that foster long-term self-sufficiency. Through strategic partnerships and collaborative efforts, the Foundation works to enhance the quality of life for residents. This work is guided by three core focus areas:

- Family Enrichment
- Youth Development
- Self-Sufficiency

This update highlights current programs, newly launched initiatives, and developing partnerships aimed at strengthening resident outcomes.

**Ongoing Programs & Activities**

<u>Focus Area</u>	<u>Program / Activity</u>	<u>Current Status</u>
Family Enrichment	Golden Harvest Farmers Market (Central Texas Food Bank)	Active and ongoing — monthly distributions continue successfully
Self-Sufficiency	Family Self-Sufficiency (FSS) Program	Enrollment increased to ~41 participants. Continued coaching, goal planning, and resource referrals
Self-Sufficiency	Bus Passes for Daily Transportation (Cap Metro)	Active – Transportation assistance available for residents
Self-Sufficiency	Annual Health Fair (Black Men’s Health Clinic)	Held on 06/10. 11 residents received health screenings, wellness resources, and community health education.
Self-Sufficiency and Youth Development	Joy for Seniors Program (Artly World)	(Manor Town) Began 6/4- weekly through Dec. 2026. Planned- Fall Community Showcase & Winter Showcase

Youth Development	Scholarship Prep & College Readiness Program	Two Adult Scholarship applications received & under review by the scholarship committee. Outreach efforts continue.
Youth Development	Shining STARS	12 report cards submitted for the end-of-school-year recognition initiative. Incentives & certificates distributed to students for strong academic achievement.
Youth Development	After-School Meal Program (Central Texas Food Bank)	Launched 6/15 (Eastern Oaks). Meals provided three days/week through 8/3 to support youth during the summer months.

**Upcoming & Exploratory Services**

Focus Area	Potential Service	Status
Family Enrichment	Garden at Manor Town (Prairie View A&M Extension)	Underway- Fence installation planning. Raised garden beds installation~ Fall 2026. with educational gardening classes planned before planting.
Youth Development	(Girls Empowerment Network)	Exploring partnership opportunities to provide leadership development, mentoring, confidence building, and social-emotional programming for girls at HATC properties.
Self-Sufficiency	Rent & Utility Assistance Program Development	In review- best practices, eligibility requirements, funding considerations, and administrative processes.  Stakeholder meeting scheduled 6/25 for feedback & collab on program design and implementation.

**Recommended Action:**

For discussion/information only. No action is needed.

**Alternate Option:**

N/A

**Fiscal Impact:**

N/A



**REGULAR BOARD MEETING**  
**Housing Authority of Travis County, Texas**  
**502 E. Highland Mall Blvd., Suite 106-B**  
**Austin, Texas 78752**

**Attachments:**

N/A

**Prepared by:**

Brenda Silva-Barber, *Resident Services Director*

**Approval:**

A handwritten signature in blue ink that reads 'Patrick B. Howard'. The signature is written in a cursive style and is positioned above a horizontal line.

Patrick B. Howard, *CEO/Executive Director*

#### **IV. DISCUSSION ITEMS**

- b. CEO/Executive Director's Report
- v. TCFC Project Status Update

#### **IV. DISCUSSION ITEMS**

b. CEO/Executive Director's Report

vi. Program Calendar of Events

# HATC July 2026 Programs Calendar

Mon	Tue	Wed	Thu	Fri
<p>29</p> <p>Process VMS</p>	<p>30</p> <p>BIPOC Mental Health Awareness Podcast Filming- <i>HATC in the Community</i></p>	<p>1</p> <p>EASTERN OAKS- Summer Meals 11 AM-12 PM</p> <p>AO/SO – HUD REAC/NSPIRE Inspection</p>	<p>2</p> <p><b>Board Meeting</b></p> <p>MANOR TOWN-Joy for Seniors 1-2:30 PM</p> <p>PHA MRI PRO Session- Software Conversion</p>	<p>3</p> <p>OFFICE CLOSED</p>
<p>→</p>				
<p>6</p> <p>EASTERN OAKS- Summer Meals 11 AM-12 PM</p> <p>Finalize HCV Admin Plan, MTW Supplement (BOA Resolutions for each)</p>		<p>8</p> <p>EASTERN OAKS- Summer Meals 11 AM-12 PM</p>	<p>9</p> <p>MANOR TOWN- Joy for Seniors 1-2:30 PM</p>	<p>10</p> <p>EASTERN OAKS- Summer Meals 11 AM-12 PM</p> <p><b>Board &amp; Leadership Retreat- 10 AM-2 PM</b></p>
<p>→</p>				
<p>13</p> <p>EASTERN OAKS- Summer Meals 11 AM-12 PM</p> <p>PHA MRI PRO Session- Software Conversion</p> <p>Submitting PIC/PIC Corrections</p>		<p>15</p> <p>EASTERN OAKS- Summer Meals 11 AM-12 PM</p> <p>CoC NOFO 2026 Grant Application Due to ECHO</p>	<p>16</p> <p>MANOR TOWN- Joy for Seniors 1-2:30 PM</p> <p>HUD Field Office Meeting</p>	<p>17</p> <p>EASTERN OAKS- Summer Meals 11 AM-12 PM</p>
<p>→</p>				
<p>20</p> <p>EASTERN OAKS- Summer Meals 11 AM-12 PM</p>	<p>21</p> <p>MANOR TOWN- Farmers Market 11:30 AM-12:30 PM</p> <p>PHA MRI PRO Session- Software Conversion</p>	<p>22</p> <p>EASTERN OAKS- Summer Meals 11 AM-12 PM</p> <p>VMS Due to HUD</p>	<p>23</p> <p>MANOR TOWN- Joy for Seniors 1-2:30 PM</p> <p>SUMMIT OAKS- Nutrition Class (<i>Tentative</i>)</p>	<p>24</p> <p>EASTERN OAKS- Summer Meals 11 AM-12 PM</p>
<p>→</p>				
<p>27</p> <p>EASTERN OAKS- Summer Meals 11 AM-12 PM</p>	<p>28</p> <p>End-of-Month Adjustment- Due to Finance</p> <p>PHA MRI PRO Session- Software Conversion</p>	<p>29</p> <p>EASTERN OAKS- Summer Meals 11 AM-12 PM</p>	<p>30</p> <p>MANOR TOWN- Joy for Seniors 1-2:30 PM</p> <p>HAP Registers for August Rents Processing- Due to Finance</p>	<p>31</p> <p>EASTERN OAKS- Summer Meals 11 AM-12 PM</p> <p>Review Mandatory HUD Reports: deceased, immigration, IVT, and ID discrepancy</p>

## **IV. DISCUSSION ITEMS**

### c. Board Reports

## **V. EXECUTIVE SESSION**

## **VI. ADJOURNMENT**