

Board Agenda for Regular Meeting



August 6, 2026

AGENDA

August 6, 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. CONSENT AGENDA

- a. Approval of the Minutes from the July 2, 2026, Regular Meeting.

IV. ACTION ITEMS

a. Resolution No. HATC-2026-08	To <u>Amend</u> the TexPool Resolution Authorized Representative.
b. Resolution No. HATC-2026-09	To <u>Amend</u> the HATC Procurement Policy, Superseding the Previously Amended Policy Approved via Resolution No. HATC-2024-19.

V. DISCUSSION ITEMS

- a. CEO/Executive Director's Report
 - i. Voucher Programs/Homeless Initiatives
 1. HCV Programs (Conventional)
 2. Homeless Initiatives

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

-
- 3. Special Purpose Vouchers
 - ii. Affordable Housing Program [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 Foundation
 - iv. HATC and TCFC Finance Reports for Period ending in 06/30/2026
 - v. TCFC Project Status Update
 - vi. August Programs Calendar
 - vii. Strategic Plan Update Q2
 - b. 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. Ad Hoc Resident Advocacy Tenant Protections Committee- *Report on rental assistance pilot program as needed.*

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. CONSENT AGENDA

- a.** Approval of the Minutes from the July 2, 2026, Regular Meeting.

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

**July 2, 2026
9:30 AM**

MINUTES

The Housing Authority of Travis County (HATC) held its Regular Board of Commissioners meeting on July 2, 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 Arlenne Lozano conducted a Roll Call of Commissioners.
 - i. Chair Laura Goettsche: Present
 - ii. Vice Chair Sharal Brown: Absent
 - 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.
- a. 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 Narayanaier; Administrative Support Specialist Patricia Tate; Social Worker Jacqueline Garcia (virtual); and Executive Assistant/Director of Communication and Outreach Arlenne Lozano.
- b. Others in attendance: DNRBSZ Stanley Oliver Springerley (virtual); Carleton Living Vice President of Operations Ashley Shelite (virtual); Carleton Living Director of Compliance Benjamin Smith; BASTA Tenant Organizer Bren Bradford (virtual); Interim COO Veronica Macon; Ivonne Lozano; and HATC Consultant Kevin Bryniack

II. PUBLIC FORUM / CITIZEN COMMUNICATION

- a. N/A

III. CONSENT AGENDA

- a. Approval of the Minutes from June 4, 2026, Regular Meeting.
 1. Commissioner Roberts made a **motion** for approval.
 2. Commissioner Keene **seconded** the motion.
 3. Motion **passed** unanimously.

IV. DISCUSSION ITEMS

- a. Rental Assistance Pilot Program Update
 - i. Director Brenda Silva-Barber provided a synopsis on the Rental Assistance Pilot program, reporting that an initial stakeholder meeting was conducted to receive policy feedback. The

HATC ad hoc committee will convene an internal meeting to revise a second draft for another round of stakeholder review.

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 continuing to work with auditors to complete the audit for HCV programs, processing the transfer of Emergency Housing Vouchers to other projects, and reviewing fraud cases for the HCV program.

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 VP of Operations Ashley Shelite provided the Board with an update on the Affordable Housing portfolio for the period of 05/01/2026 through 05/31/2026.

Eastern Oaks:

- 97% occupied – 1 (one) vacant unit
- \$3,204.00 in delinquent rent
- 0 (zero) outstanding service requests
- 0 (zero) pending evictions

Summit Oaks:

- 92 % occupied – 2 (two) vacant units
- \$10,978.00 in delinquent rent
- 0 (zero) outstanding service requests
- 0 (zero) pending eviction

Alexander Oaks:

- 96% occupied – 2 (two) vacant units
- \$30,342.00 in delinquent rent
- 0 (zero) outstanding service requests
- 0 (zero) pending evictions

a. Director Carlos Guzman noted that Summit Oaks and Alexander Oaks are due for Inspire Inspection on Monday, July 6, 2026

Carson Creek:

- 94% occupied – 1 (one) vacant unit
- \$2,013.85 in delinquent rent

- 0 (zero) outstanding service requests
- 0 (zero) pending evictions

Manor Town:

- 91% occupied – 3 (three) vacant units
- \$3216.00 in delinquent rent
- 0 (zero) outstanding service requests
- 0 (zero) pending evictions

a. Director Carlos Guzman provided a summary of eviction notices

Manor Town II:

- 95% occupied – 1 (one) vacant unit
- \$3,616.00 in delinquent rent
- 0 (zero) outstanding service requests
- 0 (zero) pending evictions

a. Director Guzman and Interim COO Veronica Macon provided a summary of the Eviction Process according to HATC and HUD guidelines.

iii. HATC Finance Report for Period Ending on 05/31/2026.

1. Director Narayanaier provided the Board with an update on the MRI software migration. HATC received \$3 million from the closing of Cameron Road and gave a \$2 million loan to the Cameron Road developers. Additionally, the CoC grant ended on 06/30/2026.

iv. HATC Foundation

1. Director Silva-Barber provided the Board with an overview and summary of the ongoing and planned initiatives with the HATC Foundation/Resident Services program, including focus on Scholarship Program Administration, Shining STARS Program Recognition, Summer Meals Program operations, rent & utility assistance program development, and family self-sufficiency (FSS) program growth.

c. Board Reports

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

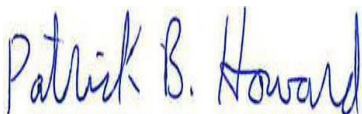
V. EXECUTIVE SESSION

a. N/A

VI. ADJOURNMENT

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

The meeting was adjourned at approximately 10:29 A.M.





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

Patrick B. Howard, Secretary
Housing Authority of Travis County

IV. ACTION ITEMS

- a.** Resolution No. HATC-2026-08: To *Amend* the TextPool Resolution Authorized Representative.

CEO/Executive Director's Report

Item III.a.

July 3, 2026

Resolution No. HATC-2026-08: To Amend the TexPool Resolution Authorized Representative.

Background Information: Request to amend the current authorized representative to the HATC TexPool investment accounts. This amendment will update the authorized representative to access the TexPool account and transact on behalf of the Housing Authority of Travis County.

Requested Action:

Consideration and appropriate action regarding Resolution No. HATC-2026-: To amend authorized representatives to the TexPool Investment account.

Recommended Action:

For discussion/information only. No action needed.

Alternate Option:

The Board of Commissioners could elect to Not Authorize the amend authorized representative to the TexPool Investment account.

Fiscal Impact:

N/A

Attachments:

- a. TexPool Resolution No. HATC-2026-08

Prepared by:

Subra Narayanaier, *Director of Finance & Administration*

Approval:



Patrick B. Howard, *CEO/Executive Director*

HATC Action Item III.a.

August 6, 2026

Resolution No. HATC-2026-08: To Amend the authorized representative to the Texpool investment account held by the Housing Authority of Travis County.

WHEREAS, HATC is a local government and is empowered to delegate to the public funds investment pools the authority to invest funds and to act as custodian of investments purchased with local investment funds; and

WHEREAS, it is in the best interest of HATC to invest excess funds in investments that provide for the preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act; and

WHEREAS, Board members reached consensus at its open public meeting of July 3, 2026.

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

1. Approves Resolution No. HATC-2026-08,
2. Authorizes the CEO/Executive Director to execute all necessary documents and extensions.

Passed and approved the 6th day of August 2026.

Laura Goettsche, Chair, *Board of Commissioners*

Attested and approved as to form:

Patrick B. Howard, *Executive Director*

IV. ACTION ITEMS

- b.** Resolution No. HATC-2026-09: To Amend the HATC Procurement Policy, Superseding the Previously Amended Policy Approved via Resolution No. HATC-2024-19.

V. DISCUSSION ITEMS

a. CEO/Executive Director's Report

i. Voucher Programs/Homeless Initiatives

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

CEO/Executive Director's Report

Item V.a.i. Voucher Programs/Homeless Initiatives

August 6, 2026

V.a.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 6/30/26

691	Total Number of Vouchers
428	Number of Vouchers utilized (<i>Conventional</i>)
645	Total Lease-up for the HCV program (<i>Actual, i.e., 667/691</i>)
93.34%	Total Lease-up for the HCV program (<i>Percentage, i.e., 667/691</i>)
82	Applicants on the Waiting List
93	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 June 2026	Housing Assistance Program Operations
0	New Admissions
92	Annual Reexaminations Completed
22	Interims Completed
35	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

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)	426	2	428	100%
Port-Outs (PO) HCV	25		25	100%
Non-Elderly and Disabled (NED)	64	2	75	88.00%
**HUD-VASH Vouchers	25		30	83.33%
**Homeless Preference	35	1	37	97.30%
**Family Unification Program (FUP)	41	1	72	58.33%
**Stability Voucher Program (SV)	4		5	80.00%
Total	639	6	691	93.34%
Total HCV Leased after the first of the month:	645			

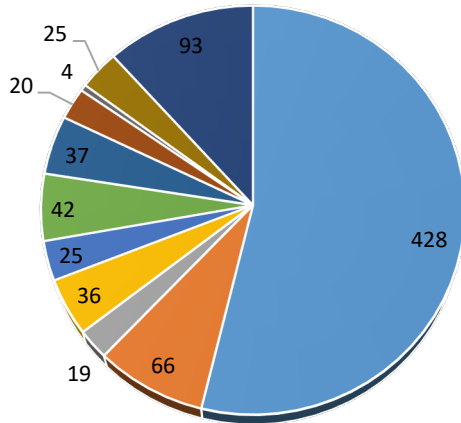
Programs not counted in HCV TOTAL:	Leased (Last Day of month)	Voucher Allocation	% Leased
**Continuum Of Care (COC)	76	74	102.70%
Mainstream (MVP)	37	49	75.51%
**Emergency Housing Vouchers (EHV)	20	20	100%
Port Ins	93	N/A	N/A

Vouchers Searching (Not Leased)	Applicants	Current Participants	Total
TOTAL All Projects	6	7	13

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

June 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 V.a.i. Voucher Programs/Homeless Initiatives

August 6, 2026

V.a.i.2.

Subject: Homeless Initiatives

Synopsis of Housing Continuum of Care (CoC) Program – as of 6/30/26

\$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
76	Continuum of Care participants provided housing assistance

Synopsis of Homeless Preference (HP HCV) – as of 6/30/26

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 has a current MOU
36	Number of tenants under contract via the Homeless Preference

Recommended Action:

For discussion/information only. No action is needed.

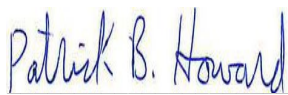
Attachments:

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 V.a.i. Voucher Programs/Homeless Initiatives

August 6, 2026

V.a.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 6/30/26

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.

Limitations for youth must not exceed 36 months.

Synopsis of Family Unification Program (FUP) – as of 6/30/26

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)
42	Number of tenants under contract

c. Mainstream Voucher Program (MVP)

Synopsis of Mainstream Voucher Program (MVP) – as of 6/30/26

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 6/30/26

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
25	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 6/30/26

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 6/30/26

5	Total Number of SV allocation (as of 11/1/23)
4	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

a. CEO/Executive Director's Report

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

CEO/Executive Director's Report

Item V.a.ii Affordable Housing Program

August 06, 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	06/01/26-06/30/26
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Occupancy / Trend	Vacant Units / Notice to Vacate (NTV)	Leased Unit(s)	Delinquent Rent	Delinquency Notes
93% / 97%	2 / 0	Applicant(s): 1	\$3,110	- Current-\$1,215 30 days-\$1,241 60 days-\$168 90 days - \$486

MANAGEMENT PRIORITIES	STATUS
Compliance / Inspections	- All REAC/NSPIRE Inspection deficiencies are submitted to HUD for review. - Pending Final Close-out letter.
OCAF / Annual Rent Adjustments	No new update.
Routine / Periodic Maintenance	Site preparations at Alexander and Summit Oaks for the July 6 HUD NSPIRE/REAC inspection.
Capital Improvements	Project Manager on Hold until current active capital improvements at Manor Town Apartments are finalized.

SERVICE ISSUES BY CATEGORY ¹	NUMBER OF REQUESTS	COMMENTS
- 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	4 0 0 2 4 0 1 0 2 3 0 0	15 Service Requests during this period have been resolved
SUBTOTAL	16	
TOTAL	16	0 Pending, 1 In Progress – pending contractor

PROPERTY	SEA RAD Apartments – Summit Oaks
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OCCUPANCY & RENT COLLECTION 06/01/26-06/30/26
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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	\$11,720	- Current - \$8,658 30 days - \$2,788 60 days - \$202 90 days - \$72

MANAGEMENT PRIORITIES	STATUS
Compliance / Inspections OCAF / Annual Rent Adjustments Routine / Periodic Maintenance Capital Improvements	- Scored 96 on HUD NSPIRE/REAC inspection; next review deferred for 3 years. - No new update. - Site preparations at Alexander and Summit Oaks for the July 6 HUD NSPIRE/REAC inspection. - Project Manager on Hold until current active capital improvements at Manor Town Apartments are finalized.

SERVICE ISSUES BY CATEGORY ¹	NUMBER OF REQUESTS	COMMENTS
- 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	2 0 0 0 1 0 0 0 2 1 0 0	6 Service Requests during this period have been resolved
SUBTOTAL	6	
	0	
TOTAL	6	
		0 Pending, 0 In Progress

PROPERTY	SEA RAD Apartments – Alexander Oaks Apartments
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OCCUPANCY & RENT COLLECTION 06/01/26-06/30/26
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Occupancy / Trend	Vacant Units / Notice to Vacate (NTV)	Leased Unit(s)	Delinquent Rent	Delinquency Notes
96% / 98%	2 / 1	Applicant(s): 2	\$15,114	- Current - \$11,954 30 days - \$2,179 60 days - \$0 90 days - \$981

MANAGEMENT PRIORITIES	STATUS
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Compliance / Inspections OCAF / Annual Rent Adjustments Routine / Periodic Maintenance Capital Improvements	- Scored 96 on HUD NSPIRE/REAC inspection; next review deferred for 3 years. - No new update. - Site preparations at Alexander and Summit Oaks for the July 6 HUD NSPIRE/REAC inspection. - Project Manager on Hold until current active capital improvements at Manor Town Apartments are finalized.
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SERVICE ISSUES BY CATEGORY ¹	NUMBER OF REQUESTS	COMMENTS
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- 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	7 0 0 4 16 0 26 1 3 3 3 0	63 Service Requests during this period have been Resolved 38 Service Request are for upcoming NSPIRE
SUBTOTAL	63	
	0	
TOTAL	63	
		0 Pending, 0 In Progress

PROPERTY	Carson Creek Homes
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OCCUPANCY & RENT COLLECTION 06/01/26-06/30/26				
Occupancy / Trend	Vacant Units / Notice to Vacate (NTV)	Leased Unit(s)	Delinquent Rent	Delinquency Notes
94% / 100%	1 / 0	Applicant(s):0	\$1,553.85	- Current - \$935 30 days - \$618.85 60 days - \$0 90 days - \$0

MANAGEMENT PRIORITIES	STATUS
Compliance / Inspections OCAF / Annual Rent Adjustments Routine / Periodic Maintenance Capital Improvements	<i>Pre-NSPIRE Inspections will be re-evaluated for a future date. Not needed at this time.</i> <i>No new update.</i> <i>Site preparations at Alexander and Summit Oaks for the July 6 HUD NSPIRE/REAC inspection.</i> <i>No new update.</i>

SERVICE ISSUES BY CATEGORY ¹	NUMBER OF REQUESTS	COMMENTS
- 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	0 0 0 1 0 0 0 0 0 1 0 0	2 Service Requests during this period have been Resolved
SUBTOTAL	2	
	0	0 Pending, 0 In Progress
TOTAL	2	

PROPERTY	Manor Town Apartments
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OCCUPANCY & RENT COLLECTION 06/01/26-06/30/26

Occupancy / Trend	Vacant Units / Notice to Vacate (NTV)	Leased Unit(s)	Delinquent Rent	Delinquency Notes
91% / 91%	3 / 0	Applicant(s): 0	\$2,627	- Current - \$1,821 30 days - \$726 60 days - \$80 90 days - \$0

MANAGEMENT PRIORITIES	STATUS
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Compliance / Inspections	Pre-NSPIRE Inspections will be delayed and re-evaluated after unit upgrades are complete.
OCAF / Annual Rent Adjustments	No new update.
Routine / Periodic Maintenance	Site preparations at Alexander and Summit Oaks for the July 6 HUD NSPIRE/REAC inspection.
Capital Improvements	Landscaping: Submitted a License and Maintenance Agreement to the City of Manor awaiting approval. Pending. - Scheduled site visit for July 24 with landscapers to test the drainage system and review installation of swales. Unit Interior Renovation: - Addressing drainage/ventilation issues to prevent moisture-driven truss rot on affected units. - Developing a Scope of Work (SOW) for the affected truss issues. Air Flow Vents: SOW is being finalized. Extension of Gutter Downspouts: The SOW will be distributed once the drainage system is addressed.

SERVICE ISSUES BY CATEGORY ¹	NUMBER OF REQUESTS	COMMENTS
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- 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	5 0 0 1 1 0 2 0 5 6 0 0	20 Service Requests during this period have been Resolved
SUBTOTAL	20	
	0	
TOTAL	20	
		0 Pending, 0 In Progress



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

PROPERTY	Manor Town II Apartments
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OCCUPANCY & RENT COLLECTION 06/01/26-06/30/26

Occupancy / Trend	Vacant Units / Notice to Vacate (NTV)	Leased Unit(s)	Delinquent Rent	Delinquency Notes
100% / 95%	0 / 1	Applicant(s): 0	\$2,236	- Current - \$1,163 30 days - \$622 60 days - \$451 90 days - \$0

MANAGEMENT PRIORITIES	STATUS
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▪ Compliance / Inspections	▪ <i>Pre-NSPIRE Inspections will be re-evaluated for a future date. Not needed at this time.</i>
▪ OCAF / Annual Rent Adjustments	▪ <i>No new update.</i>
▪ Routine / Periodic Maintenance	▪ <i>Site preparations at Alexander and Summit Oaks for the July 6 HUD NSPIRE/REAC inspection.</i>
▪ Capital Improvements	▪ <i>No new update.</i>

SERVICE ISSUES BY CATEGORY ¹	NUMBER OF REQUESTS	COMMENTS
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▪ Appliance	0	2 Service Requests during this period have been resolved
▪ Building Exterior	0	
▪ Communications	0	
▪ Doors and Locks	0	
▪ 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	2	
	0	0 Pending, 0 In Progress
TOTAL	2	

V. DISCUSSION ITEMS

a. CEO/Executive Director's Report

iii. Foundation

CEO/Executive Director's Report

Item V.a.iii. HATC Foundation

August, 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 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

Focus Area	Program / Activity	Current Status
Family Enrichment	Golden Harvest Farmers Market (Central Texas Food Bank)	Active and ongoing — monthly distributions continue successfully
Self-Sufficiency	Bus Passes for Daily Transportation (Cap Metro)	Active – Transportation assistance available for residents.
Self-Sufficiency	Financial Education Webinar (SouthState Bank)	11 residents attended July 9 th webinar. Theme= car buying, auto loans, and interest rates. High engagement.
Self-Sufficiency	Nutrition Sampling Class (Black Men's Health Clinic)	July 30- nutrition sampling at Summit -promotes nutrition education and wellness.
Family Enrichment	Joy for Seniors Program (Artly World)	Weekly through 12/26- Manor Town. Planned- Fall Community Showcase and Winter Showcase. High participation and engagement.

Youth Development	Scholarship Prep & College Readiness Program	Received- Scholarship applications. Staff are coordinating a Scholarship Committee meeting to review the applications.
Youth Development	Shining STARS	Distributed- Gift cards and certificates. Outreach begins Fall 2026.
Youth Development	Summer Meals Program (Central Texas Food Bank)	Completed- The Summer Meals Program at Eastern Oaks

Upcoming & Exploratory Services

<u>Focus Area</u>	<u>Potential Service</u>	<u>Status</u>
Family Enrichment	Garden at Manor Town (Prairie View A&M Extension)	Fence installation planning is underway. Raised garden beds are anticipated to be installed this Fall, with educational gardening classes planned prior to planting.
Self-Sufficiency	Annual Health Fair (Black Men's Health Clinic)	August 11 th - Alexander Oaks Health Fair. Health screenings, wellness education, and community health resources.
Self-Sufficiency	Rent & Utility Assistance Program Development	Ongoing- Program development. Draft shared with stakeholders for final feedback before policies and procedures are finalized.
Youth Development	Operation: Backpack 2026	Final preparations are underway for the annual back-to-school event.

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:

Patrick B. Howard, *CEO/Executive Director*

V. DISCUSSION ITEMS

a. CEO/Executive Director's Report

iv. HATC and TCFC Finance Reports for
Period Ending in 06/30/2026.

CEO/Executive Director Report

Item V.a.iv. Finance

August 06, 2026

Subject: HATC June 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 June 30, 2026. This report reflects financial activities for the 6-month period for 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 June 30, 2026

Prepared by:

Subra Narayanaier, CPA, *Director of Finance*

Approval:



Patrick B. Howard, CEO/Executive Director

CEO/Executive Director's Report

Item V.a.iv. Finance

August 06, 2026

Subject: TCFC June 2026 Monthly Finance Report

Background Information: The monthly finance report presented is for the period ending June 30, 2026. This report reflects financial activities for a 6-month period 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 Narayanaier, *CPA, Director of Finance*

Approval:



Patrick B. Howard, *CEO/Executive Director*

V. DISCUSSION ITEMS

v. TCFC Project Status Update

V. DISCUSSION ITEMS

vi. August Programs Calendar

HATC August 2026 Programs Calendar

[Affordable Housing](#) | [Foundation/Resident Services](#) | [HCV/CoC](#)

Mon	Tue	Wed	Thu	Fri
3 EASTERN OAKS- Summer Meals 11 AM-12 PM	4 PHA MRI PRO- Software Training	5 PHA MRI PRO- Software Training	6 Board Meeting MANOR TOWN-Joy for Seniors 1-2:30 PM	7 OPERATION BACKPACK 10 AM- 2 PM
10	11 ALEXANDER OAKS- Health Fair	12 VMS due to Accounting	13 MANOR TOWN- Joy for Seniors 1-2:30 PM Process mid-month adjustments	14
17	18 MANOR TOWN- Farmers Market 11:30 AM-12:30 PM Post final Admin Plan, Annual Plan, & MTW Supplement	19	20 MANOR TOWN- Joy for Seniors 1-2:30 PM	21
24	25	26	27 MANOR TOWN- Joy for Seniors 1-2:30 PM Process end-of-month adjustment	28 September HAP Finalize
31	Review Mandatory HUD Reports: deceased, immigration, IVT, and ID discrepancy			

V. DISCUSSION ITEMS

vii. Strategic Plan Update Q2

V. DISCUSSION ITEMS

b. Board Reports

VI. EXECUTIVE SESSION

VII. ADJOURNMENT