

Board Agenda for Regular Meeting



October 1, 2026

AGENDA

October 1, 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 before the start of the Board Meeting by emailing Patricia Tate at patricia.tate@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. PUBLIC HEARING

- HATC Public Housing Agency (PHA) Annual Plan
- HATC Moving-To-Work Supplement to the PHA Plan
- Agency Specific Waiver to the Moving-to-Work Supplement to the Annual PHA Plan

IV. ACTION ITEMS

a. Resolution No. HATC-2026-10	To <u>Approve</u> HATC Public Housing Agency (PHA) Annual Plan
b. Resolution No. HATC-2026-11	To <u>Approve</u> HATC Moving-To-Work Supplement to the PHA Plan
c. Resolution No. HATC-2026-12	To <u>Adopt</u> The 2027 Payment Standard for all projects effective January 1, 2027
d. Resolution No. HATC-2026-13	To <u>Approve</u> the addition of Agency Specific Waiver to Moving to Work (MTW) Supplement to the Annual PHA Plan for fiscal year beginning January 1, 2027
e. Resolution No. HATC-2026-14	To <u>Adopt</u> a Revision to the HCV Administrative Annual Plan for 2027

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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V. CONSENT AGENDA

- a. Approval of the Minutes from the September 3, 2026, Regular Meeting.

VI. DISCUSSION ITEMS

- a. 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 [Compliance, Occupancy, Physical Improvements, Delinquency, Service Requests]
 - 1. Eastern Oaks
 - 2. Summit Oaks
 - 3. Alexander Oaks
 - 4. Carson Creek
 - 5. Manor Town
 - 6. Manor II
 - iii. HATC Foundation
 - iv. HATC and TCFC Finance Reports for Period ending on 08/30/2026
 - v. October Programs Calendar
 - vi. Strategic Plan Update (Q1-Q3)
 - vii. TCFC Projects Status Update
- b. Proposed Rental Assistance Program Overview
- 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 potential 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 Tenant Protections Committee- *Report on rental assistance pilot program as needed.*

VII. 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:*
 - o *Texas Government Code Annotated 551.071, Consulting with Attorney*
 - o *Texas Government Code Annotated 551.072, Real Property*
 - o *Texas Government Code Annotated 551.074, Personnel Matters*
 - o *Texas Government Code Annotated 551.076, Security*
 - o *Texas Government Code Annotated 551.087, Economic Development Negotiations*

VIII. ADJOURNMENT

Patrick B. Howard

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

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

II. PUBLIC FORUM / CITIZEN COMMUNICATION

III. PUBLIC HEARING

a. HATC Public Housing Agency (PHA) Annual Plan

III. PUBLIC HEARING

b. HATC Moving-to-Work Supplement to the
PHA Plan

III. PUBLIC HEARING

c. Agency Specific Waiver to the Moving-to-Work Supplement to the Annual PHA Plan

IV. ACTION ITEMS

- a. Resolution No. HATC-2026-10: To Approve
HATC Public Housing Agency (PHA) Annual
Plan

HATC Action Item No. IV.a.
October 1, 2026

Resolution No. HATC: To Approve the PHA Annual Plan for FY 2027.

Background Information:
24 CFR Part 903 Subpart B

Types of plans. There are two public housing agency plans.

(1) The 5-Year Plan (the 5-Year Plan) that a public housing agency (PHA) must submit to HUD once every five PHA fiscal years. The 5-Year Plan covers the five PHA fiscal years immediately following the date on which the 5-Year Plan is due to HUD; and

(2) The Annual Plan (Annual Plan) that the PHA must submit to HUD for each fiscal year immediately following the date on which the Annual Plan is due to HUD and for which the PHA receives:

(i) Section 8 assistance (tenant-based assistance (24 CFR part 982) and project-based assistance (24 CFR part 983) under Section 8(o) of the U.S. Housing Act of 1937, 42 U.S.C. 1437f(o)); or

(ii) Amounts from the public housing operating fund or capital fund (under section 9 of the U.S. Housing Act of 1937 (42 U.S.C. 1437g) (public housing)).

The PHA Plans are comprehensive guides to public housing agency (PHA) policies, programs, operations, and strategies for meeting local housing needs and goals. For all PHAs, the plans are due 75 days before the commencement of the next fiscal year.

Requested Action:

Consideration and appropriate action regarding Resolution. HATC-2026-10, - To approve the PHA Annual Plan for FY 2027.

Alternate Option:

The Board of Commissioners may elect to revise or modify the proposed Annual Plan.

Fiscal Impact:

The proposed PHA Annual Plan meets HUD's requirement to provide a strategic planning framework for PHA management operations.

Attachments:

- A. HUD Form 50075- Annual PHA Plan FY 2027
- B. RAB Meeting Minutes
- C. RAB Comments

Prepared by:

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

Approval:

Patrick B. Howard, *CEO/Executive Director*

Action Item No. IV.a

October 1, 2026

Resolution No. HATC-2026-10: To approve the Public Housing Agency (PHA) Annual Plan for FY 2027.

WHEREAS, the PHA Annual Plan is a comprehensive guide to the PHA's policies, programs, operations, and strategies for meeting local housing needs and goals; and

WHEREAS, HUD regulations require all Public Housing Authorities to submit an Annual PHA Plan; and

WHEREAS, the HATC published the Annual PHA Plan on August 3, 2026, for public process which allowed for a 45-day comment period; and

WHEREAS, the Annual Plan must be approved by the Housing Authority's Board of Commissioners prior to submitting to HUD.

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

1. Approves Resolution No. HATC-2026-10
2. Authorizes the CEO/Executive Director to execute all necessary documents and extensions.

Passed and approved the 1st day of October 2026.

Chair, Board of Commissioners

Attested and approved as to form:

Patrick B. Howard, CEO/*Executive Director*

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 9/30/2027
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form. PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.														
A.1	PHA Name: <u>Housing Authority of Travis County</u> PHA Code: <u>TX480</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2027</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>0</u> Number of Housing Choice Vouchers (HCVs) <u>740</u> Total Combined <u>740</u> PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans. How the public can access this PHA Plan: A 45-day public comment period for Annual Plan FY 2027 and MTW Supplement to the Annual Plan will commence on August 3, 2026, and conclude on September 16, 2026. Input from the public will be received at the scheduled public hearing on October 1, 2026. Following consideration and review of input presented at the public hearing, the plan will be presented to the HATC Board of Commissioners for approval. Copies of the Annual Plan and MTW Supplement to the Annual Plan are available at the HATC office and the HATC website. HATC Main office: 502 East Highland Mall Blvd. Suite 106 B, Austin, Texas 78752 HATC Website: www.hatctx.com ☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV						
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		PH	HCV												
B.	Plan Elements														

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last **Annual PHA Plan** submission?

Y N

- ☐ ☒ Statement of Housing Needs and Strategy for Addressing Housing Needs.
- ☐ ☒ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- ☒ ☐ Financial Resources.
- ☒ ☐ Rent Determination.
- ☐ ☒ Homeownership Programs.
- ☐ ☒ Safety and Crime Prevention.
- ☐ ☒ Pet Policy.
- ☐ ☒ Substantial Deviation.
- ☐ ☒ Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each element below:

Financial Resources.

Operations and Management The Chief Operating Officer (COO)/Deputy Director position is currently vacant. In the interim, a consultant has been engaged to perform general COO responsibilities and ensure continuity of operations until the position is filled. Self Sufficiency To enhance resident support services, HATC established a new Director of Resident Services position. This role was created to expand resident services and promote self-sufficiency for all HATC-assisted households, including both Housing Choice Voucher (HCV) and Project-Based Rental Assistance (PBRA) participants. The Director of Resident Services will also provide oversight and supervision of the Family Self-Sufficiency (FSS) Coordinator. The PHA is currently transitioning to a new software platform, MRI PHA Pro, which is expected to improve operational efficiency, streamline business processes, and enhance reporting capabilities. The implementation is anticipated to be completed and fully operational by the end of the year. This software conversion will also reduce administrative burden and better position HATC for implementation of the Housing Opportunity Through Modernization Act (HOTMA). In preparation, the HCV Administrative Plan is being revised to incorporate policies and procedures necessary for HOTMA compliance. MTW activity amended for landlord incentives and will reduce the amount of incentive from 1000 to 500 and will be only for opportunity areas in the county. (Cost effectiveness)

Rent Determination.

Detailed lists of changes to policies may be found in the Housing Choice Voucher (HCV) Administrative Plan (Admin Plan). Proposed changes are identified in red and an overview of those changes is included. These changes include: Mandatory policy changes; Local discretionary policy changes; Revisions for clarity; and Changes to Moving to Work (MTW) activities. Significant changes include the following: MTW activity amended for alternative reexamination schedule for households will include processing changes to the household composition regardless if the changes result in a decrease or increase of family rent portion. New MTW activity will allow FSS participants to remain on the program for 12 months if ZERO HAP. Agency Specific waiver completed.

(c) The PHA must submit its Deconcentration Policy for Field Office Review.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y N

- ☐ ☒ Choice Neighborhoods Grants.
- ☐ ☒ Modernization or Development.
- ☐ ☒ Demolition and/or Disposition.
- ☐ ☒ Conversion of Public Housing to Tenant Based Assistance.
- ☐ ☒ Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- ☐ ☒ Homeownership Program under Section 32, 9 or 8(Y)
- ☐ ☒ Project Based Vouchers.
- ☐ ☒ Units with Approved Vacancies for Modernization.

	☐ ☒ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). (b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.
B.3	Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan. Landlord participation has steadily increased from 2024 through 2026, demonstrating HATC's ongoing efforts to strengthen and expand its network of housing providers. The number of participating landlords increased from 413 in 2024 to 433 in 2025, with 437 landlords remaining actively enrolled in 2026. HATC continues to implement and refine strategies to recruit, engage, and retain landlords, helping to expand housing opportunities for program participants. Resolve all property condition issues and ensure properties meet highest physical standards and establish high quality, accountable property management systems by renovating units, scoring high on NSPIRE inspections, enhancing community safety measures, including improvements to security, pest control, and common area cleanliness. 3rd party management company interaction and responsiveness has improved, resulting in a higher resident satisfaction rate. Drive economic empowerment and establish pathways to long-term stability by expanding our FSS program enrollment from 30 (as of April 2026) to 41 (as of July 2026) when HATC hired a new FSS coordinator. The # of individuals participating in workshops, classes, and events has also increased in 2026 through the establishment of community partnership and collaboration expansion. Ensure comprehensive resident wellness and address specialized needs by increasing wraparound service capacity through resident volunteers, internships, and paid positions (Resident Services Coordinator) to support more individuals. Strengthening partnerships, researching and identifying grants and other sources of funding, launching a monthly and quarterly distribution of local resources, and reimplementing our RAB. Elevated and defined HATC reputation by increasing average viewership and active users on our website and social media, and engaging staff and board members as HATC ambassadors through consistent outreach, leadership, and relationship building with Karen R Young consulting and David P Cherry Team building. Professionalizing internal infrastructure and staffing support by developing and implementing SOPs and consistent internal process guides for all functional areas, implementing staff evaluations to ensure each employee understands their role in advancing organizational goals, and continue staff meetings on Mondays and monthly lunch n' learns. Enhancing technological capability and accountability but investing in and implementing IT upgrades and new software (Citrix), migrating forms to fillable versions online, and redoing the HATC website. Enhancing communications with stakeholders by providing timely, respectful, and clear communication with residents and stakeholders. Stabilizing and diversifying HATC's financial portfolio by increasing grant funding and raising \$2,200 during Amplify Austin in March 2026. Expand affordable housing needs by partnering with private developers to create more affordable housing units. HATC/TCFC has partnered with four P.D.s so far in 2026.
B.4	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. HUD approved the 5 year plan on November 26, 2025. No capital improvements, no public housing units.
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y ☐ N ☒ (b) If yes, please describe:
C.	Other Document and/or Certification Requirements.

C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y ☐ N ☒ (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. RAB Meeting was held on May 7, 2026. No comments from RAB members.
C.2	Certification by State or Local Officials. Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.3	Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Form 50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y ☐ N ☒ (b) If yes, include Challenged Elements.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low- income, very low- income, and extremely low-income families.

Public reporting burden for this information collection is estimated to average 5.26 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Form identification: TX480-Housing Authority of Travis County Form HUD-50075-HP (Form ID - 9631) printed by Christina Diaz in HUD Secure Systems/Public Housing Portal at 07/21/2026 10:49AM EST

IV. ACTION ITEMS

- b. Resolution No. HATC-2026-11: To Approve
HATC Moving-To-Work Supplement to the
PHA Plan

HATC Action Item No. 11

October 1, 2026

Resolution No. HATC-2026-11: To approve the Moving to Work (MTW) Supplement to the Annual PHA Plan for fiscal year beginning 1/1/2027.

Background Information:

Cohort # 1 – Overall Impact of Moving to Work Flexibility

Moving to Work (MTW) is a demonstration program for public housing authorities (PHAs) that provides an opportunity to design and test innovative, locally designed strategies that use federal dollars more efficiently, help residents find employment and become self-sufficient, and increase housing choices for low-income families. MTW allows PHAs exemptions from many existing housing choice voucher rules and provides funding flexibility with how federal funds are utilized.

The Moving to Work (MTW) Supplement to the Annual PHA Plan informs HUD, families served by the PHA, and members of the public about the MTW Waivers and associated activities that the MTW agency seeks to implement in the coming Fiscal Year and updates the status of MTW activities that have been previously approved. It also provides information about Safe Harbor Waivers, Agency-Specific Waivers, compliance with MTW statutory requirements, and evaluations. The MTW Supplement does not replace the PHA Plan. MTW agencies must continue to submit the applicable PHA Plan.

The MTW Supplement to the Annual PHA Plan describes the reporting requirements for MTW Expansion PHAs and will be submitted once per year as part of the standard PHA Plan process. MTW Expansion PHAs will indicate yearly the MTW activities they intend to implement from the list of MTW Waivers provided in the MTW Operations Notice.

Overview Changes to MTW Activities

Agency-Specific Waiver for HUD Approval- FSS

New Activity: Only households actively enrolled in the Family Self-Sufficiency (FSS) Program will be permitted to remain on the HCV program for up to 12 months after HAP reaches zero.

Landlord Leasing Incentives: Other Landlord Incentives

Current Activity: This activity currently allows the PHA to pay out a \$1000 incentive pay for all newly participating landlords in any of HATC's programs.

Proposed Change: Places a cap on the amount of payout from \$1000 to \$500 and limits the payout only for units in opportunity areas.

Reexaminations- Alternative Reexamination Schedule for Households

Current Activity: Establishes a biennial reexamination schedule. Changes in household composition would be processed at the next reexamination.

Proposed Change: Changes in household composition will be processed when reported, regardless of whether the change results in a decrease or increase in family rent portion.

MTW Activities Continuing in FY 2027 (No Change)

Initial Rent Burden: Establish a rent burden to not exceed 60% of the family's monthly adjusted income.

Alternative Inspection Schedule: Renewal inspections will be conducted every three years.

Landlord Leasing Incentives- Damage Claims: Provides damage claim payments to landlords for tenant-caused damages.

Policies for Addressing Increases in Family Income (HCV)- FSS: All increases in earned income will be processed when reported for all FSS participants.

MTW Activity Removed in FY 2027

Self-Certification of Assets: Families may self-certify up to \$50,000 in assets.

Requested Action:

Consideration and appropriate action regarding Resolution. HATC-2026-11 - To approve the Moving to Work (MTW) Supplement to the Annual PHA Plan for fiscal year beginning 1/1/2027.

Alternate Option:

The Board of Commissioners may elect to revise or modify changes to the MTW Supplement to the Annual Plan.

Fiscal Impact:

The proposed MTW supplement to the Annual PHA Plan aligns with HUD's requirement to implement strategies that create cost-effectiveness for HATC, promote self-sufficiency for families, and increase housing choice opportunities for low-income families.

Attachments:

- A. HUD Form 50075- MTW Supplement to the Annual PHA Plan
- B. Moving to Work Supplement to Annual Plan Overview

Prepared by:

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

Approval:

Patrick B. Howard

Patrick B. Howard, *CEO/Executive Director*



Moving to Work (MTW) Activities

Overview of HUD 50075- MTW Supplement to Annual Plan FY 2027

MTW Supplement Narrative

During FY 2025–2026, HATC continued to experience increased program expenditures resulting in funding constraints (shortfall). To support the MTW statutory objective of reducing costs while maintaining quality services and expanding housing choice, HATC revised several MTW activities.

To promote equitable access to housing opportunities, the landlord incentive payment will be reduced and expanded to include landlords leasing units in designated opportunity areas throughout Travis County. HATC will also continue to consider requests for a greater share of the initial family rent burden, providing participants with greater flexibility to access housing in higher-cost areas and increasing housing choice.

To encourage economic self-sufficiency and support continued participation in the Family Self-Sufficiency (FSS) Program, HATC is requesting an Agency-Specific Waiver to 24 CFR § 982.455(a) to allow FSS participants to remain on the Housing Choice Voucher Program for up to 12 consecutive months after the Housing Assistance Payment (HAP) is reduced to zero. This additional time will allow participating families to stabilize employment and income without the immediate loss of housing assistance while continuing to work toward successful completion of their FSS goals.

HATC will also continue to implement triennial Housing Quality Standards (HQS) inspections, which reduce administrative burden for the agency, landlords, and participating families while promoting cost effectiveness and operational efficiency.

HATC's priorities remain focused on retaining landlord participation, expanding housing opportunities throughout Travis County's competitive rental market, reducing administrative burden, and implementing policies that encourage long-term family self-sufficiency.

1.o. Initial Rent Burden

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

The PHA will not approve an initial assisted tenancy if the family share exceeds 60% of the family's monthly adjusted income. This activity increases the initial rent burden from 40% to increase housing opportunities for assisted families while reducing administrative burden.

For FY 2027: This activity is currently implemented for all households and will continue in the next fiscal year.



3.b. Alternative Reexamination Schedule for Households

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

The PHA will establish a biennial reexamination schedule for all households. Implementing this initiative will reduce administrative and family burden due to less frequency of reporting and processing reexaminations.

The PHA will conduct an interim reexamination any time the family's adjusted income has decreased by any amount.

Increases in earned income between annual/ biennial reexaminations will be processed only if the prior income reported for the household was zero or the family had previously received an interim reduction in rent during the same reexamination cycle.

The PHA will process an interim reexamination for any increases in unearned income of 10% or more in adjusted income. Changes in household composition will also be reviewed and processed accordingly.

PHAs policies allowing families to retain their increased earnings in between the biennial reexamination periods will provide greater self-sufficiency for the family.

For FY 2027: The following projects will be processed annually for reexamination: VASH, Stability Vouchers, FUP Youth, and Emergency Housing Vouchers. Biennial Reexamination schedule became effective in 2025.

3.d. Self-Certification of Assets

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

At reexamination, the PHA will allow self-certification of assets up to \$50,000. Per HUD's new regulations, the \$50,000 amount is the new standard under HOTMA regulations. This initiative supports reduction of administrative burden in needing to verify assets through third party sources.

For FY 2027: This activity will be removed as an MTW activity and will be included in the administrative plan under the new HOTMA policies.

4.b. Damage Claims

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

Under Moving to Work, the HATC may provide payments to landlords for tenant caused damages following the move out of a voucher tenant. Upon receipt of a claim, a notice of pre termination



will be provided to the program participant. The participant will have an opportunity to dispute the claim or enter into a repayment agreement with the PHA to repay the claim following payout of damages. Entering into a repayment agreement with the PHA and paying off the debts owed would result in continued housing assistance for the family. Only one claim will be paid per program participant. A second claim would be assessed for termination from the program.

The security deposit paid by the tenant must first be applied to the amount of the cost of damages. The total amount of damages to be paid by HATC will be the lesser of:

1. the actual costs to repair the damages less the tenant security deposit not otherwise applied to other charges or;
2. two (2) months contract rent.

Providing payments would further promote landlord recruitment and retention therefore increasing housing choice for tenants.

Damage claims are based on available funding each fiscal year. The PHA will establish a fixed budget each fiscal year for landlord incentives based on the first year's utilization.

For FY 2027: This activity is currently implemented for all households and will continue in the next fiscal year.

4.c. Other Landlord Incentives

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

At HAP contract and lease execution, the PHA will pay a \$500 incentive to landlords newly participating in the HATC's HCV tenant-based program if the unit is in an opportunity area within Travis County. Under this initiative, a new landlord is a landlord who has never participated in any of HATC's housing assistance programs. The agency goal is to increase housing opportunities for low-income families by recruiting new landlords.

For FY 2027: This activity is currently implemented for all households and will continue in the next fiscal year.

5.d. Alternative Inspection Schedule

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

The PHA will inspect units under contract at least once every three years (36 months). The PHA will also conduct an inspection at the request of the family or owner anytime during tenancy as needed. This initiative reduces administrative burden for HATC staff.

For FY 2027: This activity is currently implemented for all households and will continue in the next fiscal year. 2023 was first year for triennial HQS.



10.e.HCV – Policies for Addressing Increases in Family Income (HCV)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

The PHA will process all increases in earned income for all FSS participants.

For FY 2027: This activity is currently implemented and will continue in the next fiscal year.

E.1. Agency Specific Waiver for HUD Approval

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

Only households actively enrolled in the Family Self-Sufficiency (FSS) Program will be permitted to remain on the HCV program for up to 12 months after HAP reaches zero. All other households will remain subject to the standard six-month zero-HAP termination requirement.

For FY 2027: This activity is a new activity.

HATC Action Item No. IV.b.
October 1, 2026

Resolution No. HATC-2026-11: To Approve the Moving to Work (MTW) Supplement to the Annual PHA Plan for fiscal year beginning 1/1/2027.

Background Information:

Cohort # 1 – Overall Impact of Moving to Work Flexibility

Moving to Work (MTW) is a demonstration program for public housing authorities (PHAs) that provides an opportunity to design and test innovative, locally designed strategies that use federal dollars more efficiently, help residents find employment and become self-sufficient, and increase housing choices for low-income families. MTW allows PHAs exemptions from many existing housing choice voucher rules and provides funding flexibility with how federal funds are utilized.

The Moving to Work (MTW) Supplement to the Annual PHA Plan informs HUD, families served by the PHA, and members of the public about the MTW Waivers and associated activities that the MTW agency seeks to implement in the coming Fiscal Year and updates the status of MTW activities that have been previously approved. It also provides information about Safe Harbor Waivers, Agency-Specific Waivers, compliance with MTW statutory requirements, and evaluations. The MTW Supplement does not replace the PHA Plan. MTW agencies must continue to submit the applicable PHA Plan.

The MTW Supplement to the Annual PHA Plan describes the reporting requirements for MTW Expansion PHAs and will be submitted once per year as part of the standard PHA Plan process. MTW Expansion PHAs will indicate yearly the MTW activities they intend to implement from the list of MTW Waivers provided in the MTW Operations Notice.

Overview Changes to MTW Activities

Agency-Specific Waiver for HUD Approval- FSS

New Activity: Only households actively enrolled in the Family Self-Sufficiency (FSS) Program will be permitted to remain on the HCV program for up to 12 months after HAP reaches zero.

Landlord Leasing Incentives: Other Landlord Incentives

Current Activity: This activity currently allows the PHA to pay out a \$1000 incentive pay for all newly participating landlords in any of HATC's programs.

Proposed Change: Places a cap on the amount of payout from \$1000 to \$500 and limits the payout only for units in opportunity areas.

Reexaminations- Alternative Reexamination Schedule for Households

Current Activity: Establishes a biennial reexamination schedule. Changes in household composition would be processed at the next reexamination.

Proposed Change: Changes in household composition will be processed when reported, regardless of whether the change results in a decrease or increase in family rent portion.

MTW Activities Continuing in FY 2027 (No Change)

Initial Rent Burden: Establish a rent burden to not exceed 60% of the family's monthly adjusted income.

Alternative Inspection Schedule: Renewal inspections will be conducted every three years.

Landlord Leasing Incentives- Damage Claims: Provides damage claim payments to landlords for tenant-caused damages.

Policies for Addressing Increases in Family Income (HCV)- FSS: All increases in earned income will be processed when reported for all FSS participants.

MTW Activity Removed in FY 2027

Self-Certification of Assets: Families may self-certify up to \$50,000 in assets.

Requested Action:

Consideration and appropriate action regarding Resolution. HATC-2026-11 - To approve the Moving to Work (MTW) Supplement to the Annual PHA Plan for fiscal year beginning 1/1/2027.

Alternate Option:

The Board of Commissioners may elect to revise or modify changes to the MTW Supplement to the Annual Plan.

Fiscal Impact:

The proposed MTW supplement to the Annual PHA Plan aligns with HUD's requirement to implement strategies that create cost-effectiveness for HATC, promote self-sufficiency for families, and increase housing choice opportunities for low-income families.

Attachments:

- A. HUD Form 50075- MTW Supplement to the Annual PHA Plan
- B. Moving to Work Supplement to Annual Plan Overview

Prepared by:

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

Approval:

Patrick B. Howard

Patrick B. Howard, *CEO/Executive Director*

IV. ACTION ITEMS

c. Resolution No. HATC-2026-12: To Adopt The 2027 Payment Standard for all projects effective January 1, 2027

HATC Action Item IV.c.

October 1, 2026

Resolution No. HATC-2026-12: To Adopt 2027 Payment Standards for all projects effective January 1, 2027.

Background Information:

HUD publishes the fair market rents (FMR) for each market area in the United States. The PHA must adopt a payment standard schedule that establishes voucher payment standard amounts for each FMR area in the PHA jurisdiction. For each FMR area, the PHA must establish payment standard amounts for each "unit size." Unit size is measured by number of bedrooms.

The PHA may establish the payment standard amount for a unit size at any level between 90 percent and 110 percent of the published FMR for that unit size. HUD approval is not required to establish a payment standard amount in that range ("basic range"). The PHA must revise the payment standard amount no later than 3 months following the effective date of the published FMR if a change is necessary to stay within the basic range. (24 CFR 982.503) For Emergency Housing Vouchers (EHV) and Stability Vouchers (SV), a PHA may establish an exception payment standard up to 120% of the HUD published FMRs.

Requested Action:

Consideration and appropriate action regarding Resolution No. HATC-, To Adopt 2027 Payment Standards effective January 1, 2027, for all projects. This change would adopt HCV and COC payment standards at 100% of the HUD approved FMR. EHV and SV are adopted at 120% of the FMR.

Alternate Option:

The Board of Commissioners could elect to modify the proposed Payment Standard change effective January 1, 2027.

Fiscal Impact:

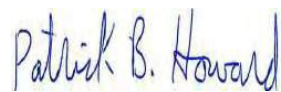
The proposed payment standards align with HUD's Fair Market Rents for Travis County. The decrease in fair market rents supports cost saving measures for HATC.

Attachments:

- A. Federal Register Vol. 91, No. 168- Fair Market Rents dated 9/1/2026
- B. Payment Standards proposed changes comparison

Prepared by:

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



Patrick B. Howard, *CEO/Executive Director*

In addition, TSA is revising the collection to include Cybersecurity Assessment Plan Reports. In October 2023, SD 1580/82–2022–01 required Owner/Operators to submit an annual report. These Owner/Operators are also required to conduct annual assessments of their cybersecurity measures and submit to TSA an annual report of the results of these assessments. TSA is updating the collection to include these reports.

Portions of the responses that are deemed sensitive security information are protected in accordance with procedures meeting the transmission, handling, and storage requirements of sensitive security information set forth in 49 CFR part 1520.³

Estimated Number of Respondents: 67.⁴

Estimated Annual Burden Hours: 22,167.

Dated: August 28, 2026.

Christina A. Walsh,

*Paperwork Reduction Act Officer,
Information Technology, Transportation
Security Administration.*

[FR Doc. 2026–17894 Filed 8–28–26; 4:15 pm]

BILLING CODE 9110–05–P

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

[Docket No. FR–6553–N–03]

Fair Market Rents for the Housing Choice Voucher Program, Moderate Rehabilitation Single Room Occupancy Program, and Other Programs, Fiscal Year 2027

AGENCY: Office of the Assistant Secretary for Policy Development and Research, Department of Housing and Urban Development, HUD.

ACTION: Notice of fiscal year (FY) 2027 fair market rents (FMRs).

SUMMARY: HUD is required to publish FMRs not less than annually, adjusted

to be effective on October 1 of each year. This notice describes the methods used to calculate the FY 2027 FMRs and lists the procedures for public housing agencies (PHAs) to request reevaluations of their FMRs as required by the Housing Opportunity Through Modernization Act of 2016 (HOTMA).

DATES: *Comment Due Date:* October 1, 2026.

Effective Date of FY 2027 FMRs: October 1, 2026, unless HUD receives a valid request for reevaluation of specific area FMRs as described below.

ADDRESSES: HUD invites interested persons to submit comments regarding the FMRs and to request reevaluation of the FY 2027 FMRs. Communications must refer to the above docket number and title and should contain the information specified in the “Request for Public Comments and FMR Reevaluations” section. There are two methods for submitting public comments or reevaluation requests:

1. *Electronic Submission of Comments.* Interested persons may submit comments or reevaluation requests electronically through the Federal eRulemaking Portal at <https://www.regulations.gov>. HUD strongly encourages commenters to submit comments or reevaluation requests electronically. Electronic submission of comments or reevaluation requests allows the author maximum time to prepare and submit a comment or reevaluation request, ensures timely receipt by HUD, and enables HUD to make them immediately available to the public. Comments submitted electronically through the <https://www.regulations.gov> website can be viewed by other submitters and interested members of the public. Commenters or reevaluation requestors should follow the instructions provided on that site to submit comments or reevaluation requests electronically.

2. *Submission of Comments by Mail.* Members of the public may submit comments or requests for reevaluation by mail to the Regulations Division, Office of General Counsel, Department of Housing and Urban Development, 451 7th Street SW, Room 10276, Washington, DC 20410–0500.

Note: To receive consideration as public comments or reevaluation requests, comments or requests must be submitted through one of the two methods specified above. Again, all submissions must refer to the docket number and title of the notice.

No Facsimile Comments or Reevaluation Requests. HUD does not accept facsimile (FAX) comments or requests for FMR reevaluation.

FOR FURTHER INFORMATION CONTACT:

Adam Bibler, Office of Policy Development and Research, U.S. Department of Housing and Urban Development, 451 7th Street SW, Washington, DC 20410, telephone (202) 402–6057 (this is not a toll-free number).

For technical information on the methodology used to develop FMRs or a listing of all FMRs, please call the HUD User information line at 800–245–2691 or access the information on the HUD User website at <https://www.huduser.gov/portal/datasets/fmr.html>. HUD welcomes and is prepared to receive calls from individuals who are deaf or hard of hearing, as well as from individuals with speech or communication disabilities. To learn more about how to make an accessible telephone call, please visit <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

Questions related to the use of FMRs or voucher payment standards should be directed to the respective local HUD program staff or the Office of Public and Indian Housing Customer Service Center at <https://www.hud.gov/contactus/css>. Questions on how to conduct FMR surveys may be addressed to the electronic mailbox for the Program Parameters and Research Division at pprd@hud.gov.

Electronic Data Availability. This **Federal Register** notice will be available electronically from the HUD User page at <https://www.huduser.gov/portal/datasets/fmr.html>. **Federal Register** notices also are available electronically from <https://www.federalregister.gov/>, the U.S. Government Printing Office website. Complete documentation of the methodology and data used to compute each area’s FY 2027 FMRs is available at https://www.huduser.gov/portal/datasets/fmr.html#2027_query. FY 2027 FMRs are available in a variety of electronic formats at <https://www.huduser.gov/portal/datasets/fmr.html>, including in PDF and Microsoft Excel. Small Area FMRs for all metropolitan and non-metropolitan areas are also available in electronic format at: <https://www.huduser.gov/portal/datasets/fmr/smallarea/index.html>. For informational purposes, HUD also publishes 50th percentile rents for all FMR areas at <https://www.huduser.gov/portal/datasets/50per.html>.

SUPPLEMENTARY INFORMATION:

I. Background

Section 8 of the USHA (42 U.S.C. 1437f) authorizes housing assistance to

³ In addition, all data in TSA systems are statutorily required to comply with the Federal Information Security Modernization Act 2014 following the National Institute of Standards and Technology Special Publication 800.37 REV2 or Risk Management Framework, and other federal information security requirements including Federal Information Processing Standards 199 and Executive Order 14028. All systems, networks, servers, clouds and endpoints under the Federal Information Security Modernization Act 2014 boundary are hardened to meet the Department of Defense Security Technical Implementation Guidelines, as well as DHS Policy (4300.A) and TSA policy (TSA IA Handbook).

⁴ After publishing the 60-day notice, TSA reviewed and updated the number of respondents from 846 to 67 and updated the estimate of the annual time burden from 210,684 hours to 22,167 hours.

aid low-income families in renting safe and decent housing. Housing assistance payments are limited by FMRs established by HUD for different geographic areas. In the Housing Choice Voucher (HCV) Program, the FMR is the basis for determining the “payment standard” used to calculate the maximum monthly subsidy for an assisted family. See 24 CFR 982.503. In addition, the year-over-year FMR change is one measure of rent inflation used to calculate the Renewal Funding Inflation Factors that affect PHAs’ HCV funding eligibility for the calendar year. HUD also uses the FMRs to determine initial renewal rents for some expiring project-based Section 8 contracts, initial rents for housing assistance payment contracts in the Moderate Rehabilitation Single Room Occupancy Program, rent ceilings for rental units in both the HOME Investment Partnerships Program and the Emergency Solution Grants Program, calculation of maximum award amounts for Continuum of Care recipients and the maximum amount of rent a recipient may pay for property leased with Continuum of Care funds, and calculation of flat rents in public housing units. The FMR is also used to determine the Performance-Based Contract Administration Fee in Multifamily Housing. In general, the FMR for an area is the amount that a tenant would need to pay the gross rent (shelter rent plus utilities) of privately owned, decent, and safe rental housing of a modest (non-luxury) nature with suitable amenities. HUD’s FMR calculations represent HUD’s best effort to estimate the 40th percentile gross rent paid by recent movers into standard quality units in each FMR area.

On August 22, 2025, HUD published a Notice of Fiscal Year (FY) 2026 Fair Market Rents (FMRs) that included Notice of Proposed Material Changes for FY 2027 FMRs (90 FR 41096). For FY 2027 FMRs, HUD is implementing the proposed change described in that notice. The change affects how HUD calculates the utility portion of the gross rent inflation factors and trend factor forecasts. As described in the FY 2026 notice, HUD is adopting this change following the decision by the Bureau of Labor Statistics to discontinue publication of the local housing fuels and utilities Consumer Price Index, which HUD formerly used in the gross rent inflation factor. The methodology used to calculate the gross rent inflation factors and trend factor forecasts is discussed in section III, subsections E and F below.

II. Publication of FMRs

Section 8(c)(1) of the USHA,¹ as amended by HOTMA (Pub. L. 114–201, enacted July 29, 2016), requires the Secretary of HUD to publish FMRs not less than annually. Section 8(c)(1)(A) states that each FMR “shall be adjusted to be effective on October 1 of each year to reflect changes, based on the most recent available data trended so the rentals will be current for the year to which they apply”. Section 8(c)(1)(B) requires that HUD publish, not less than annually, new FMRs on the World Wide Web or in any other manner specified by the Secretary, and that HUD must also notify the public of when it publishes FMRs by **Federal Register** notice. After notification, the FMRs “shall become effective no earlier than 30 days after the date of such publication,” and HUD must provide a procedure for the public to comment and request a reevaluation of the FMRs in a jurisdiction before the FMRs become effective. Consistent with the statute, HUD is issuing this notice to notify the public that FY 2027 FMRs are available at <https://www.huduser.gov/portal/datasets/fmr.html> and will become effective on October 1, 2026. This notice also provides procedures for FMR reevaluation requests.

III. FMR Methodology

This section provides a brief overview of how HUD computed the FY 2027 FMRs.

For complete information on how HUD derives each area’s FMRs, see the online documentation at https://www.huduser.gov/portal/datasets/fmr.html#2027_query.

A. Geographic Area Definitions

The FY 2027 FMRs are based on the updated metropolitan statistical area (MSA) definitions published by the Office of Management and Budget (OMB) on July 21, 2023, and first adopted by HUD for FMRs in FY 2026. However, in many cases, HUD has split metropolitan statistical areas into smaller subareas, which HUD designates as “HUD Metropolitan Fair Market Rent Areas (HMFAs).” This is meant to minimize volatility in the year-to-year change in FMRs based on geographic revisions, and to tailor FMRs to local housing markets. For more information on how HUD determines HMFAs, see the FY 2026 FMR **Federal Register** notice (90 FR 41096) or HUD’s online FMR methodology documentation.

B. Base Year Rents

For FY 2027 FMRs, HUD uses the U.S. Census Bureau’s 5-year ACS data collected between 2020 and 2024 as the “base rents” for the FMR calculations. These data are the most current ACS data available at the time that HUD calculates the FY 2027 FMRs. To evaluate the statistical reliability of the ACS data used in the FMR calculations, HUD pairs a “margin of error” test² with an additional requirement based on the number of survey observations supporting the estimate. The Census Bureau does not provide HUD with an exact count of the number of observations supporting the ACS estimate; rather, the Bureau provides HUD with categories of the number of survey responses underlying the estimate, including whether the estimate is based on more than 100 observations. Using these categories, HUD requires that, in addition to meeting the “margin of error” test, ACS rent estimates must be based on at least 100 observations to be used as base rents.

For areas in which the 5-year ACS data for two-bedroom, standard quality³ gross rents do not pass the statistical reliability tests (*i.e.*, have a margin of error ratio greater than 50 percent or fewer than 100 observations), HUD uses an average of the 5-year ACS estimates over the three most recent years⁴ (provided that there is data available for at least two of these years),⁵ or if such data are not available, using the two-bedroom rent data within the next largest geographic area. For a metropolitan subarea, the next largest area is its containing metropolitan area. For a non-metropolitan area, the next largest area is the State non-metropolitan portion.

C. Recent-Mover Factors

Following the assignment of the standard quality two-bedroom rent described above, HUD applies a recent-

² HUD’s margin of error test requires that the margin of error of the ACS estimate is less than half the size of the estimate itself.

³ The definition of a standard quality unit is one with complete plumbing and kitchen facilities; meals not included in rent; and situated on ten acres or less of land. HUD no longer excludes new construction units from the standard quality universe pursuant to the amended regulations at 24 CFR 888.113.

⁴ For FY 2027, the 3 years of ACS data in question are 2022, 2023 and 2024. HUD adjusts the 2022 and 2023 data to be denominated in 2024 dollars using the growth in Consumer Price Index (CPI)-based gross rents measured between those years and 2024.

⁵ To be used in the 3-year average calculation, the 5-year estimates must be minimally statistically qualified; that is, the margin of error of the estimates must be less than half the size of the estimate.

¹ 42 U.S.C. 1437f.

mover factor to these rents. HUD calculates the recent-mover factor as the change between the 5-year 2020–2024 standard quality two-bedroom gross rent and the 1-year 2024 recent mover gross rent for the recent mover factor area. HUD does not allow recent-mover factors to lower the standard quality base rent; therefore, if the 5-year standard quality rent is larger than the comparable 1-year recent mover rent, HUD sets the recent-mover factor to 1. When the recent-mover factor is greater than one and calculated for the same geographic area as the base rent, HUD is, in effect, replacing the base rent with the recent-mover rent for that area.

In determining the recent mover factor, HUD first considers the rents of households who moved into their unit only in the current ACS year. For ACS 2024, this means that the maximum length of time for a household to have lived in its current unit and still be considered a recent mover under this definition would be 11 months. HUD applies the same two statistical reliability checks to each ACS recent mover estimate as it does for the base rent estimate. First, the estimate must be supported by at least 100 sample cases from the ACS. Second, the estimate must have a margin of error that is smaller than half the estimate itself. HUD first considers the estimate for two-bedroom units, then for units of all bedroom counts. For areas without an ACS estimate meeting these criteria, HUD next checks the estimate tabulated from two-year recent movers. If the local two-year recent mover estimates are not reliable, HUD considers the estimates for increasingly larger areas of geography.

D. Other Rent Survey Data

HUD calculates base rents for the territorial island areas not covered by the ACS using data collected during the 2020 decennial census of American Samoa, Guam, the Northern Mariana Islands, and the US Virgin Islands.⁶ HUD updates the 2020 base year data to 2024 using the growth in national ACS data over that period.

HUD does not use ACS data to establish the base rent or recent-mover factor in cases where it has locally collected survey data which are more recent than the 2024 ACS. For larger metropolitan areas that have valid ACS 1-year recent-mover data, survey data

may not be any older than the midpoint of the calendar year for the ACS 1-year data. Since the ACS 1-year data used for the FY 2027 FMRs is from 2024, in larger areas with valid 1-year recent mover data HUD does not use other survey data collected before June 30, 2024. In areas without statistically reliable 1-year ACS data, HUD continues to use local survey data until the mid-point of the 5-year ACS data is more recent than the local survey, which is June 30, 2022 for the 2024 5-year ACS. For FY 2027 FMRs, the following are MSAs, HUD Metro FMR Areas, or non-metropolitan counties that have FMRs based on local ad hoc surveys:

(1) HUD uses survey data from 2022 to calculate the FMRs for Hawaii County, HI; Hood River County, OR; and Wasco County, OR.

(2) HUD uses survey data from 2024 for Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area; New York, NY HUD Metro FMR Area; Santa Maria-Santa Barbara, CA MSA; Santa Rosa, CA MSA; and all areas in the State of Montana.

(3) HUD uses survey data from 2025 for Albany, OR MSA; Asheville, NC HUD Metro FMR Area; Corvallis, OR MSA; Kahului-Wailuku-Lahaina, HI HUD Metro FMR Area; Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area; Napa, CA MSA; San Luis Obispo-Paso Robles-Arroyo Grande, CA MSA; and Transylvania County, NC.

(4) HUD uses survey data from 2026 for San Benito County, CA HUD Metro FMR Area and Santa Cruz-Watsonville, CA MSA.

E. Gross Rent Inflation Factors

The ACS recent mover rent estimates as described above produce a rent value that is “as of” 2024. To account for inflation, HUD adjusts this value using a gross rent inflation factor that captures rent growth from 2024 to 2025. This gross rent inflation factor itself consists of two components: a shelter rent inflation factor and a utility inflation factor.

1. Shelter Rent Inflation Factors

HUD calculates two measures of shelter rent inflation: one based on the year-to-year change in rent as measured by private data providers, and one based on the year-to-year change in rent as measured by the Consumer Price Index (CPI) rent of primary residence series. HUD uses both private data and the CPI in an attempt to fully and accurately measure recent mover rent inflation. Research has shown that private data often provide a timelier measure of recent mover rent inflation than the CPI,

which is constructed by measuring the rents of both in-place and new tenants. However, the CPI provides other advantages as a measure of rent inflation, such as consisting of a representative sample of all housing units, measuring rent in the same units over time (a “repeat rent” sample), and adjusting for the aging of units.

The private measures of rent used by HUD are the Apartment List Rent Estimate of median rent, CoStar Group average effective rent, Cotality, Inc., single-family combined three-bedroom median rent, Moody’s average market rent, RealPage average effective rent per unit, and Zillow Observed Rent Index. In calculating a measure of inflation from these data, HUD first takes the annual average of each statistic, then its year-to-year change. HUD then takes the mean of the changes from all available sources for each area. HUD uses a local measure of private rent inflation for markets that are covered by at least three of the six available sources of private rent data. For markets that are not covered by at least three sources, HUD uses the rental unit-weighted regional average of private inflation factors for the Census region in which the area is located. This ensures the rent inflation factor for smaller areas not covered directly by private sources still take into account current rental market conditions. Similarly, HUD uses the local metropolitan area CPI rent of primary residence for the 23 areas where such data exist, or the regional CPI rent in areas without a local index.

2. Utility Inflation Factors

In order to produce a gross rent inflation factor, HUD combines these year-to-year change in rent with the change in utility costs. Newly for FY 2027, HUD uses a weighted average composite of four household fuel and utility components (electricity, natural gas, fuel oil, and water/sewer/trash) to produce a utility inflation factor. This utility inflation factor is designed to replicate the CPI-based utility index for each of the 23 self-representing Primary Sampling Units (PSUs) in the CPI sample, as well as the four Class B/C Census regions. The weighted average composite uses State-level data from the U.S. Energy Information Administration (EIA) surveys for residential electricity, natural gas, and fuel oil prices, along with national-level data on changes in residential water, sewer, and trash collection costs from the BLS.

Because EIA data is primarily available at the State level, HUD assigns State-level prices to each PSU based on the State in which the PSU is located. For PSUs that span multiple States,

⁶ The ACS is not conducted in the Pacific Islands (Guam, Northern Mariana Islands and American Samoa) or the US Virgin Islands. As part of the 2020 Decennial Census, the Census Bureau conducted “long-form” sample surveys for these areas. HUD uses the results gathered by this long form survey for the FY 2027 FMRs.

HUD assigns a utility price based on a population-weighted average of the relevant State-level utility prices, using the population of each county within the PSU as weights. For example, the Washington-Arlington-Alexandria, DC-VA-MD-WV PSU spans three States and the District of Columbia and includes 25 counties; HUD calculates a weighted average utility price for each component using aggregated county population data from these States and the District of Columbia. Similarly, for the Class B/C Census regions, HUD computes a population-weighted average utility price across all non-self-representing PSU areas, consistent with the BLS approach to constructing the regional CPI for Class B/C areas.

Once each PSU and Census region is assigned utility prices, HUD calculates the year-over-year change in each of the four utility components. HUD then produces composite utility inflation factors using national CPI-U relative importance weights from the household fuels and utilities (SAH2) series. The final composite utility inflation factors are also used for the trend factor forecasts as described in section III, subsection F.

3. Gross Rent Inflation Factors

HUD then combines these utility inflation factors with the private and CPI shelter rent inflation factors by taking a weighted average of the two, using the utility share of gross rent expenditures from the ACS as weights. This produces two gross rent inflation factors, one based on the private shelter rent measure and one based on the CPI measure. Next, HUD takes an average of these two measures, where the private-sector factor is weighted at approximately 55 percent and the CPI rent inflation measure is weighted at approximately 45 percent. HUD has determined and updated these weights by comparing the national average of the private rent changes and changes in CPI rent of primary residence to changes in the national average of recent mover rents from the ACS from 2018 through 2024. HUD weights the private data averages and overall CPI rent of primary residence in such a way as to minimize the root mean squared error between the resulting average and the ACS recent mover rents. For future FMRs, HUD will continue to update the weights by adding the most recent years of ACS recent mover rents, private rent data, and CPI rent of primary residence to the analysis.

HUD multiplies this overall gross rent inflation factor by the recent mover rent, and the resulting estimates are “as of” 2025.

F. Trend Factor Forecasts

Following the application of the local or regional gross rent inflation factor, HUD trends the gross rent estimate from 2025 to FY 2027 using a trend factor which is based on local or regional forecasts of CPI gross rent data. HUD derived a trend factor for each Class A CPI area and Class B/C CPI region using time series models based on national inputs (National Input Model or NIM), local inputs (Local Input Model or LIM), and historical values of the predicted series (Pure Time Series—PTS). Starting in FY 2027, these trend factors include the composite utility inflation factors described in Section III, subsection E above. HUD chose the actual model used for each CPI area’s trend factor based on which model generates the lowest Root Mean Square Error (RMSE) statistic and applied the trend factors to the corresponding FMR areas. HUD established the type of model for each forecast (NIM, LIM, or PTS) for the FY 2020 FMRs. HUD had previously stated it would reassess the model selections during the calculation of the FY 2025 FMRs. However, due to the high degree of volatility that occurred in rental markets from 2020–2024, HUD believes that evaluating model performance during this period will not result in the best long term model selection and, therefore, did not reevaluate for the FY 2027 FMRs. More details on the trend factor forecasts are available in the June 5, 2019, **Federal Register** notice (84 FR 26141) and are available at <https://www.federalregister.gov/documents/2019/06/05/2019-11763/proposed-changes-to-the-methodology-used-for-estimating-fair-market-rents>.

G. Bedroom Rent Adjustments

HUD uses two-bedroom units for its primary calculation of FMR estimates. This is generally the most common size of rental unit and, therefore, the most reliable to survey and analyze. After estimating two-bedroom FMRs, HUD calculates bedroom ratios for each FMR area, which relate the prices of smaller and larger units to the cost of two-bedroom units. The bedroom ratios HUD uses in the calculation of FY 2027 FMRs are calculated from three 5-year ACS data series (2018–2022, 2019–2023, and 2020–2024). HUD only uses estimates with a margin of error ratio of less than 50 percent. If an area does not have reliable estimates in at least two of the previous three ACS releases, HUD uses the bedroom ratios for the area’s larger parent geography.

To ensure an adequate distributional fit in these bedroom ratio calculations for individual FMR areas, HUD

establishes bedroom interval ranges which set upper and lower limits for bedroom ratios nationwide, based on an analysis of the range of such intervals for all areas with large enough samples to permit accurate bedroom ratio determinations. In the calculation of FY 2027 FMR estimates, HUD sets the bedroom interval ranges as follows: efficiency FMRs are constrained to fall between approximately 0.70 and 0.88 of the two-bedroom FMR; one-bedroom FMRs must be between 0.76 and 0.92 of the two-bedroom FMR; three-bedroom FMRs (prior to the adjustments described below) must be between 1.10 and 1.27 of the two-bedroom FMR; and four-bedroom FMRs (again, prior to adjustment) must be between 1.22 and 1.55 of the two-bedroom FMR. Given that these interval ranges partially overlap across unit bedroom counts, HUD further adjusts bedroom ratios for a given FMR area, if necessary, to ensure that higher bedroom-count units have higher rents than lower bedroom-count units within that area.

HUD further adjusts the rents for three-bedroom and larger units to reflect HUD’s policy to set higher rents for these units.⁷ This adjustment is intended to increase the likelihood that the largest families, who have the most difficulty in leasing units, will be successful in finding eligible program units. The adjustment adds 8.7 percent to the unadjusted three-bedroom FMR estimates and adds 7.7 percent to the unadjusted four-bedroom FMR estimates.

HUD derives FMRs for units with more than four bedrooms by adding 15 percent to the four-bedroom FMR for each extra bedroom. For example, the FMR for a five-bedroom unit is 1.15 times the four-bedroom FMR, and the FMR for a six-bedroom unit is 1.30 times the four-bedroom FMR. Similarly, HUD derives FMRs for single-room occupancy units by subtracting 25 percent from the zero-bedroom FMR (*i.e.*, they are set at 0.75 times the zero-bedroom [efficiency] FMR).⁸

H. Minimum FMRs

All FMRs are subject to a minimum rent based on State or national non-metropolitan area median rent. HUD calculates a population-weighted

⁷ As mentioned above, HUD applies the interval ranges for the three-bedroom and four-bedroom FMR ratios prior to making these adjustments. In other words, the adjusted three- and four-bedroom FMRs can exceed the interval ranges but the unadjusted FMRs cannot.

⁸ As established in the interim rules implementing the provisions of the Quality Housing and Work Responsibility Act of 1998 (Title V of the FY 1999 HUD Appropriations Act; Pub. L. 105–276) in 24 CFR 982.604.

median two-bedroom FMR across all non-metropolitan counties or county-equivalents of each State, which, for the purposes of FMRs, is the State minimum rent. HUD also calculates the population weighted median FMR rent across all non-metropolitan areas of the country, which, for the purposes of FMRs, is the national non-metropolitan rent. For FY 2027, the national non-metropolitan rent is \$1,014. The applicable minimum rent for a particular area is the *lower* of the State or national non-metropolitan median. Each area's two-bedroom FMR must be no less than the applicable minimum rent.

I. Limit on FMR Decreases

HUD's regulations at 24 CFR 888.113 include a limit on the amount that FMRs may annually decrease. The current year's FMRs resulting from the application of the bedroom ratios, as discussed in section (E) above, may be no less than 90 percent of the prior year's FMRs for units with the same number of bedrooms. Accordingly, if the current year's FMRs are less than 90 percent of the prior year's FMRs as calculated by the above methodology, HUD sets the current year's FMRs equal to 90 percent of the prior year's FMRs. For areas where HUD has required the use of Small Area FMRs in the administration of their voucher programs, the FY 2027 Small Area FMRs may be no less than 90 percent of the FY 2026 Small Area FMRs. For all other metropolitan areas, the FY 2027 Small Area FMRs may be no less than 90 percent of the greater of the FY 2026 metropolitan area wide FMRs or the applicable FY 2026 Small Area FMR.

PHAs operating in areas where the calculated FMR is lower than the published FMR (*i.e.*, those areas where HUD has limited the decrease in the annual change in the FMR to 10 percent) may request payment standards below the basic range (24 CFR 982.503(e)) and reference the "unfloored" rents (*i.e.*, the unfinalized FMRs calculated by HUD prior to application of the 10-percent-decrease limit) depicted in the FY 2027 FMR Documentation System (available at: https://www.huduser.gov/portal/datasets/fmr.html#2027_query).

IV. Small Area FMRs (SAFMRs)

A. SAFMR Methodology

The methodology for calculating SAFMRs is unchanged from FY 2026. First, HUD calculates Small Area FMRs directly from the standard quality gross rents provided to HUD by the Census Bureau for ZIP Code Tabulation Areas

(ZCTAs) when such data are statistically reliable. The ZCTA two-bedroom equivalent 40th percentile gross rent is analogous to the standard quality base rents set for metropolitan areas and non-metropolitan counties. For each ZCTA with statistically reliable gross rent estimates, HUD calculates a two-bedroom equivalent 40th percentile gross rent using the first statistically reliable gross rent estimate from the following data sets (in this order): two-bedroom gross rents, one-bedroom gross rents, and three-bedroom gross rents. If either the one-bedroom or three-bedroom gross rent data are used because the two-bedroom gross rent data are not statistically reliable, HUD converts the one-bedroom or three-bedroom 40th percentile gross rent to a two-bedroom equivalent rent using the bedroom ratios for the ZCTA's parent metropolitan or non-metropolitan area. To increase stability of these Small Area FMR estimates, HUD averages the latest 3 years of gross rent estimates.⁹

For ZCTAs without usable gross rent data by bedroom count, HUD calculates Small Area FMRs using the rent ratio method. To calculate Small Area FMRs using a rent ratio, HUD divides the median gross rent across all bedrooms for the ZCTA by the similar median gross rent for the metropolitan or non-metropolitan area of the ZCTA. If a ZCTA does not have reliable rent data at the all-bedroom level, HUD will then check to see if the ZCTA borders other ZCTAs that themselves have reliable rent data. If at least half of a ZCTA's "neighbors" have such data, HUD will use the weighted average of those estimates as the basis for the Small Area FMR rather than a county proxy, where the weight is the length of the shared boundary between the ZCTA and its neighbor. In small areas where the neighboring ZCTA median gross rents are not statistically reliable, HUD substitutes the median gross rent for the county containing the ZIP Code in the numerator of the rent ratio calculation. HUD multiplies this rent ratio by the current two-bedroom FMR for the metropolitan or non-metropolitan area containing the small area to generate the current year two-bedroom FMR for the small area.

HUD continues to use a rolling average of ACS data in calculating the Small Area FMR rent ratios. HUD believes coupling the most current data with previous year's data minimizes

excessive year-to-year variability in Small Area FMR rent ratios due to sampling variance. Therefore, for FY 2027 Small Area FMRs, HUD has updated the rent ratios to use an average of the rent ratios calculated from the 2018–2022, 2019–2023, and 2020–2024 5-year ACS estimates.

HUD limits each two-bedroom Small Area FMR to be no more than 150 percent of the two-bedroom FMR for the metropolitan or non-metropolitan area where the ZIP Code is located.

B. SAFMR Mandatory Use

On November 16, 2016, HUD published a final rule entitled "Establishing a More Effective Fair Market Rent (FMR) System; Using Small Area Fair Market Rents (Small Area FMRs) in Housing Choice Voucher Program Instead of the Current 50th Percentile FMRs" (81 FR 80567) ("final rule" or "Small Area FMRs final rule"). Based on that rule, HUD has required PHAs operating in certain metropolitan areas to use Small Area Fair Market Rents in determining payment standards used in the Housing Choice Voucher Program.

On October 25, 2023, HUD published the notice "Small Area Fair Market Rents in the Housing Choice Voucher Program—Metropolitan Areas Subject to Small Area Fair Market Rents" (88 FR 73352), which requires 41 additional metropolitan areas to use Small Area FMRs in the administration of the HCV Program.

Additionally, geographic changes for the FY 2026 FMRs changed the boundaries of two mandatory SAFMR areas: Calvert County, MD was removed from the Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area, and the towns of Bristol, Burlington, Hartland, and Union were removed from Hartford-West Hartford-East Hartford, CT HUD Metro FMR Area. Additionally, the towns of Clinton, Deep River, Essex, Killingworth, Lyme, Old Lyme, Old Saybrook and Westbrook were newly added to the Hartford-West Hartford-East Hartford, CT MSA. PHAs in all these areas are required to use Small Area FMRs in determining payment standards.

HUD lists Small Area FMRs for all areas in the Small Area FMR Schedule. PHAs operating in areas where the use of Small Area FMRs is not mandated must notify HUD of their voluntary use of Small Area FMRs in the operation of their HCV Program.

⁹ For example, for FY 2027 Small Area FMRs, HUD averages the gross rents from 2022, 2023, and 2024 5-Year ACS estimates. The 2022 and 2023 gross rent estimates would be adjusted to 2024 dollars using the metropolitan area's gross rent CPI adjustment factors.

V. Request for Public Comments and FMR Reevaluations

HUD accepts public comments on the methods HUD uses to calculate FY 2027 FMRs and requests for reevaluation of FMRs for specific areas until the comment deadline specified in this notice. HUD lacks the resources to conduct local surveys of rents to address comments filed regarding the FMR levels for specific areas. PHAs may continue to fund such surveys independently, as specified below, using ongoing administrative fees or their administrative fee reserve if they so choose. HUD continually strives to calculate FMRs that meet the statutory requirement of using “the most recent available data” while also serving as an effective program parameter.

A. FMR Reevaluation Comment Instructions and Timeline

Section 8(c)(1)(B) of the USHA includes the following: “The Secretary shall establish a procedure for public housing agencies and other interested parties to comment on such fair market rentals and to request, within a time specified by the Secretary, reevaluation of the fair market rentals in a jurisdiction before such rentals become effective.”

Typically, PHAs request a reevaluation of FMRs solely to ensure that they can establish adequate payment standards. HUD reminds PHAs that FMRs are also an underlying component of their annual HCV Renewal Funding Inflation Factors (RFIFs), and potential concerns regarding the adequacy of the RFIF are important considerations when determining whether to request an FMR reevaluation.

PHAs or other parties interested in requesting HUD’s reevaluation of their area’s FY 2027 FMRs, as provided for under section 8(c)(1)(B) of USHA, must follow the following procedures:

(1) By the end of the 30-day comment period, PHAs must submit reevaluation requests through <https://www.regulations.gov/> or directly to HUD as described in the Addresses section above. The area’s PHA or, in multi-jurisdictional areas, PHA(s) representing at least half of the voucher tenants in the FMR area, must agree that the reevaluation is necessary.

(2) The requestor(s) must supply HUD with data more recent than the 2024 ACS data used in the calculation of the FY 2027 FMRs. HUD requires data on gross rents paid in the FMR area for occupied standard quality rental housing units. Occupied recent mover units (defined as those who moved in

the past 24 months, although a shorter definition may also be used at the requestor’s discretion) provide the best data. The data delivered must be sufficient for HUD to calculate a 40th percentile two-bedroom gross rent. Should this type of data not be available, requestors may gather this information using the survey guidance available at <https://www.huduser.gov/portal/datasets/fmr/NoteRevisedAreaSurveyProcedures.pdf> and <https://www.huduser.gov/portal/datasets/fmr/PrinciplesforPHA-ConductedAreaRentSurveys.pdf>.

(3) Areas where valid reevaluation requests are submitted *may* continue to use FY 2026 FMRs, or *may* use the FY 2027 FMRs. Commenters should indicate whether they wish to maintain the FY 2026 or implement the FY 2027 FMR during the revaluation period as part of their reevaluation request. Following the comment period, HUD will post a list, at <https://www.huduser.gov/portal/datasets/fmr.html>, of the areas requesting reevaluations where FY 2026 FMRs remain in effect.

(4) PHAs or other parties must supply data for reevaluations to HUD no later than Friday, January 8, 2027. All survey responses of rental units gathered as part of the survey efforts should be delivered to HUD via email. As in FY 2026, HUD requests that survey responses include the ZIP Code or comparable small-area identifier (such as Census tract) of the housing unit. In addition to the survey data, HUD requires a current utility schedule to evaluate the survey responses. Finally, HUD encourages PHAs to evaluate their survey data to ensure the survey supports their request. Should PHAs or their contractors undertake this evaluation, HUD requests that this analysis also be submitted.

HUD will use the data delivered by January 8, 2027, to reevaluate the FMRs and following the reevaluation, HUD will post revised FMRs in April of 2027 with an accompanying **Federal Register** notice stating the revised FMRs are available, which will include HUD’s responses to comments filed during the comment period for this notice. By January 15, 2027, HUD will post at <https://www.huduser.gov/portal/datasets/fmr.html> a listing of the areas that requested FMR reevaluations and continued effect of the FY2026 FMRs, but did not deliver data, making the FY 2027 FMRs effective in these areas. HUD will incorporate any data supporting a change in FMRs supplied after January 8, 2027, into the FY 2028 FMRs. Questions on how to conduct FMR surveys may be addressed to the

Program Parameters and Research Division at pprd@hud.gov.

B. FMR Reevaluation Survey Procedures

PHAs conducting FMR reevaluation surveys should refer to the guidelines at: https://www.huduser.gov/portal/datasets/fmr.html#survey_info. In general, PHAs must sponsor or conduct an address-based mail survey that mirrors the rent and housing characteristics portion of the ACS. Other survey methods are acceptable in providing data to support reevaluation requests if the survey method can provide statistically reliable, unbiased estimates of gross rents paid throughout the entire FMR area and small area identifiers for the survey responses. In general, recommendations for FMR changes and supporting data must reflect the rent levels that exist within the entire FMR area and should be statistically reliable.

PHAs in large metropolitan areas should target sample sizes of at least 200–300 units; PHAs in non-metropolitan areas are required to obtain 100 eligible survey responses. In both cases the sample frame will be considerably larger, taking into account survey non-response rates and the fact that some units will fail to qualify. PHAs may conduct surveys of groups of non-metropolitan counties to increase the number of rental units that are surveyed, but HUD must approve all county-grouped surveys in advance. HUD cautions that the resulting FMRs may not be identical for the counties surveyed; each individual FMR area will have a separate FMR based on the relationship of rents in that area to the combined rents in the cluster of FMR areas. In addition, HUD advises that in counties where FMRs are based on the combined rents in the cluster of FMR areas, HUD will not revise their FMRs unless the grouped survey results show a revised FMR statistically different from the combined rent level.

Survey samples should preferably be randomly drawn from a complete list of rental units for the FMR area. If this is not feasible, the selected sample must be drawn to be statistically representative of the entire rental housing stock of the FMR area. Surveys must include units at all rent levels and be representative by structure type (including single-family, duplex, and other small rental properties), age of housing unit, and geographic location. The current 5-year ACS data should be used as a means of verifying if a sample is representative of the FMR area’s rental housing stock. HUD staff are available to work with PHAs in areas requesting re-evaluations to provide the

minimum number of survey cases required to ensure that data submitted for re-evaluation represent a statistically valid sample. In cases where a submitted sample is not representative, HUD may attempt to weight the sample cases prior to calculating 40th percentile rent estimates.

A PHA or contractor that cannot obtain the recommended number of sample responses after reasonable efforts should consult with HUD before abandoning its survey; in such situations, HUD may find it appropriate to relax normal sample size requirements.

VI. Environmental Impact

This notice involves the establishment of FMR schedules, which do not constitute a development decision affecting the physical condition of specific project areas or building sites. Accordingly, under 24 CFR 50.19(c)(6), this notice is categorically excluded from environmental review under the National Environmental Policy Act of 1969 (42 U.S.C. 4321).

Accordingly, the FMR schedules, which will not be codified in 24 CFR part 888, are available at <https://www.huduser.gov/portal/datasets/fmr.html>.

Reid Wilson,

*Deputy Chief of Staff to the Secretary,
Performing the Delegable Duties of the
Principal Deputy Assistant Secretary for
Policy Development and Research.*

[FR Doc. 2026-17891 Filed 8-31-26; 8:45 am]

BILLING CODE 4210-67-P

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

[Docket No. FR-6542-N-02]

Tribal Intergovernmental Advisory Committee Request for Member Nominations

AGENCY: Office of Assistant Secretary for Public and Indian Housing, HUD.

ACTION: Notice.

SUMMARY: This notice seeks nominations for HUD's Tribal Intergovernmental Advisory Committee (TIAC).

DATES: Nominations for potential representatives of the TIAC are due on or before: November 2, 2026.

Electronic Submission of Nominations. Interested persons are invited to submit nominations for potential representatives of the TIAC. Nominations must be submitted to HUD electronically through the Federal Rulemaking Portal at

www.regulations.gov. Electronic submission allows the maximum time to prepare and submit nominations, ensures timely receipt by HUD, and enables HUD to make them immediately available to the public. Individuals should follow the instructions provided on the website to submit nominations. To be considered, all submissions must refer to the docket number and title. Nominations should not be submitted by mail or fax.

FOR FURTHER INFORMATION CONTACT:

Hilary Atkin, Acting Deputy Assistant Secretary for Native American Programs, Office of Public and Indian Housing, Department of Housing and Urban Development, 451 7th Street SW, Washington, DC 20410. HUD welcomes and is prepared to receive calls from individuals who are deaf or hard of hearing, as well as individuals with speech or communication disabilities. To learn more about how to make an accessible call, please visit <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

SUPPLEMENTARY INFORMATION:

I. Background

HUD established the TIAC in 2022 to further enhance consultation and collaboration with Tribal governments. It has provided critical support to HUD as it formulates policies with a direct impact on Tribes and tribally designated housing entities (TDHEs). TIAC members serve 2-year terms. At the end of calendar year 2026, seven of the representatives' terms will end.

II. Nominations for TIAC Membership

HUD is requesting nominations for Tribal representatives to serve on the TIAC, starting in January 2027, for 2-year terms. Nominations are due on or before: November 2, 2026. Nominations are encouraged from all regions of the continental United States and Alaska. If you are interested in serving as a member or in nominating another person to serve as a member, you may submit a nomination to HUD in accordance with the Electronic Submission of Nominations section of this notice. Your nomination for TIAC membership must include:

1. The name of the nominee, a description of the interests the nominee would represent, and a description of the nominee's experience and interest in American Indian and Alaska Native (AIAN) housing and community development;

2. Evidence that the nominee is a duly elected or appointed Tribal leader and is authorized to represent a federally recognized Tribal government or Alaska Native Corporation; and

3. A written commitment from the nominee that they will actively engage and participate in TIAC meetings.

HUD will appoint TIAC members from the pool of nominees submitted in response to this notice. HUD will announce the final selections for TIAC membership in a future **Federal Register** notice. Members will be selected based on proven experience and interest in AIAN housing and community development and whether their interest could be represented adequately by other members. In addition to regional members, at-large members will be selected based on their ability to represent specific interests that might not be represented by the selected regional members. For membership requirements, see section III.C.

III. Purpose of TIAC and Meetings

A. Purpose and Role of TIAC

The purposes of the TIAC are:

(1) To further facilitate intergovernmental communication between HUD and Tribal leaders of federally recognized Tribes on all HUD programs;

(2) To make recommendations to HUD regarding current program regulations that may require revision, as well as suggest rulemaking methods to develop such changes. The TIAC will not, however, negotiate changes to regulations subject to negotiated rulemaking under section 106 of the Native American Housing Assistance and Self-Determination Act and will not serve in place of any future negotiated rulemaking committee established by HUD; and

(3) To advise in the development of HUD's AIAN housing priorities. The role of the TIAC is to provide recommendations and input to HUD and to provide a vehicle for regular, meaningful consultation and collaboration with Tribal officials. It does not replace other means of Tribal consultations, but, rather, supplements them. HUD maintains the responsibility to exercise program management, including drafting of HUD notices, guidance documents, and regulations.

B. Meetings and Participation

Subject to availability of Federal funding, the TIAC plans to meet in-person twice per year (once at HUD's office in Alexandria, VA and once at another location) to discuss agency policies and activities with HUD, set shared priorities, and facilitate further consultation with Tribal leaders. HUD will pay for these meetings, including members' travel costs. The TIAC may meet on a more frequent basis virtually

Payment Standards

Housing Choice Voucher and Continuum of Care

Proposed Changes
Effective January 1, 2027

Bedroom size	Current Payment Standards Effective January 2026-December 2026 (100% of FMR)	Proposed % change of new FMR	Proposed Payment Standards Effective January 1, 2027
Single Room Occupancy	1106	75% of Efficiency FMR	1085
Efficiency	1474	100%	1447
1	1562	100%	1530
2	1852	100%	1817
3	2347	100%	2292
4	2760	100%	2689
5	3174	100%	3092
6	3588	100%	3496

Emergency Housing Vouchers & Stability Vouchers

Bedroom size	Current Payment Standards Effective January 2026-December 2026 (120% of FMR)	Proposed % change of new FMR	Proposed Payment Standards Effective January 1, 2027
Single Room Occupancy	1327	120%	1302
Efficiency	1769	120%	1736
1	1874	120%	1836
2	2222	120%	2180
3	2816	120%	2750
4	3312	120%	3227
5	3809	120%	3710
6	4306	120%	4195

HATC has the authority to adopt Payment Standards between 90% and 110% of the Fair Market Rents (FMR) with board approval and up to 120% for reasonable accommodation for persons with disabilities without HUD approval. HUD allows PHAs to set certain special purpose vouchers at 120% of the FMR without HUD approval.



Payment Standards
Effective 1/1/2027

Payment standard is defined as: *The maximum monthly assistance payment for a family assisted in the voucher program (before deducting the total tenant payment by the family).* 24 CFR 982.4

Housing Choice Vouchers
HCV & Continuum of Care (CoC)

Payment Standards are set at **100%** of the Fair Market Rates (FMRs) for Travis County

Number of Bedrooms on Voucher	Payment Standards All Bills Paid
Single Room Occupancy (SRO)	1085
Efficiency	1447
1	1530
2	1817
3	2292
4	2689
5	3092
6	3496

Emergency Housing Vouchers (EHV) & Stability Vouchers (SV)

Payment Standards are set at **120%** of the Fair Market Rates (FMRs) for Travis County

Number of Bedrooms on Voucher	Payment Standards All Bills Paid
Single Room Occupancy (SRO)	1302
Efficiency	1736
1	1836
2	2180
3	2750
4	3227
5	3710
6	4195

THE PAYMENT STANDARDS ABOVE REFLECT RENTS IF THE LANDLORD PAID ALL UTILITIES.

The payment standard used to calculate rent for the family is the lower of: The payment standard amount for the family voucher size or the payment standard amount for the size of the dwelling unit rented by the family.

REASONABLE RENTS: the rent requested must be reasonable compared to other similar unassisted units. Rent reasonableness certification will be assessed for all new units and all requested increases in rents for renewed units.

Resolution Item IV.c.

October 1, 2026

Resolution No. HATC-2026-12: To Adopt 2027 Payment Standards for all projects effective January 1, 2027.

WHEREAS, The HATC reviews and proposes changes to Payment Standards each year based on the HUD published Fair Market Rents for Travis County,

WHEREAS, HUD requires that each PHA adopt and revise Payment Standards within 3 months following HUD's Fair Market Rents effective date which is October 1; and

WHEREAS, adopting the new payment standards would align with HUD's requirement and continue to provide opportunities for families to locate suitable housing.

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

1. Approves Resolution No. HATC-2026-12
2. Authorizes the CEO/Executive Director to execute all necessary documents and extensions.

Passed and approved the 1st day of October 2026.

Chair/ Board of Commissioners

Attested and approved as to form:

Patrick B. Howard, CEO/Executive Director

IV. ACTION ITEMS

d. Resolution No. HATC-2026-13: To Approve the addition of Agency Specific Waiver to Moving-to-Work (MTW) Supplement to the Annual PHA Plan for fiscal year beginning January 1, 2027

Agency-Specific Waiver Request

Extension of Zero HAP Period for Family Self-Sufficiency (FSS) Participants

A. Description of MTW Activity

HATC requests an Agency-Specific Waiver of 24 CFR § 982.455(a) to allow Housing Choice Voucher (HCV) participants who are actively enrolled in the Family Self-Sufficiency (FSS) Program to remain on the HCV Program for up to twelve (12) consecutive months after the Housing Assistance Payment (HAP) has been reduced to zero.

Under current regulations, assistance terminates after six consecutive months of zero HAP. HATC proposes to extend this period to twelve months solely for households actively participating in the FSS Program and in good standing.

If a family's HAP increases above zero during the twelve-month period, HCV assistance will continue without interruption. Families whose HAP remains at zero for twelve consecutive months will be terminated from the HCV Program in accordance with HATC policy.

This activity is intended to remove disincentives to employment by allowing FSS participants who experience increases in earned income to maintain program participation while they stabilize financially and continue working toward successful completion of their FSS Contract of Participation.

B. Statutory Objective

This activity supports the following MTW statutory objectives:

- Give incentives to families with children where the head of household is working, seeking work, or preparing for work by participating in job training, educational programs, or programs that assist people in obtaining employment and becoming economically self-sufficient.
- Reduce cost and achieve greater cost effectiveness in Federal expenditures.
- Increase housing choice for low-income families.

C. Justification

Participation in the FSS Program is designed to increase earned income and promote long-term economic independence. As participants obtain higher-paying employment, many experience reductions in their Housing Assistance Payment and may reach zero HAP before they have accumulated sufficient financial reserves to successfully transition from housing assistance.



The current six-month zero-HAP termination requirement may discourage participants from increasing earned income or accepting employment opportunities due to concerns about losing housing assistance before achieving financial stability.

By extending the zero-HAP period to twelve months for active FSS participants, HATC will:

- Encourage sustained employment and wage growth.
- Reduce the benefits associated with increased earned income.
- Improve FSS completion and graduation rates.
- Allow families additional time to stabilize financially before exiting the HCV Program.
- Reduce administrative costs associated with terminating assistance and processing future applications for families whose income later decreases.

This activity applies only to active FSS participants and is intended to support successful transition to self-sufficiency.

D. Hardship Policy

Because this activity extends rather than limits assistance, no hardship policy is required.

E. Impact on Residents

The proposed activity is expected to have a positive impact on participating families by reducing barriers to employment advancement and providing additional housing stability while families work toward financial independence.

No participant will receive less assistance than is currently available under existing HUD regulations.

F. Impact on the Agency

The activity is expected to have minimal financial impact because participating households are receiving zero Housing Assistance Payments during the extension period.

Administrative efficiencies are anticipated through reduced program exits, fewer reinstatements or new admissions resulting from temporary income fluctuations, and improved FSS program outcomes.

G. Impact on the Community

The activity supports local workforce participation and economic mobility while promoting housing stability for working families. The waiver is also expected to improve landlord retention by reducing unnecessary turnover among households that remain lease compliant but have temporarily reached zero HAP due to increased earnings.



H. Metrics

HATC will monitor the effectiveness of this activity using the following performance measures:

Metric	Baseline	Annual Goal
Number of FSS participants utilizing the 12-month zero-HAP extension	TBD	Track annually
Percentage of participating households that remain employed during the extension period	TBD	Increase annually
Percentage of participating households that successfully graduate from the FSS Program	TBD	Increase annually
Number of households that resume HAP within the 12-month extension period	TBD	Track annually
Number of households that successfully exit the HCV Program after twelve months of zero HAP	TBD	Track annually

I. Authorization Requested

HATC requests HUD approval of an Agency-Specific Waiver of 24 CFR § 982.455(a) to permit Housing Choice Voucher families actively participating in the Family Self-Sufficiency Program to remain assisted for up to twelve (12) consecutive months after the Housing Assistance Payment is reduced to zero.

PHA Name : Travis County

PHA Code : TX480

MTW Supplement for PHA Fiscal Year Beginning : (MM/DD/YYYY): 1/1/2027

PHA Program Type: Housing Choice Voucher (HCV) only

MTW Cohort Number: MTW Flexibility for Smaller PHAs

MTW Supplement Submission Type: Annual Submission

B. MTW Supplement Narrative.

During FY 2025–2026, HATC continued to experience increased program expenditures resulting in funding constraints (shortfall). To support the MTW statutory objective of reducing costs while maintaining quality services and expanding housing choice, HATC revised several MTW activities.

To promote equitable access to housing opportunities, the landlord incentive payment will be reduced and expanded to include landlords leasing units in designated opportunity areas throughout Travis County. HATC will also continue to consider requests for a greater share of the initial family rent burden, providing participants with greater flexibility to access housing in higher-cost areas and increasing housing choice.

To encourage economic self-sufficiency and support continued participation in the Family Self-Sufficiency (FSS) Program, HATC is requesting an Agency-Specific Waiver to 24 CFR § 982.455(a) to allow FSS participants to remain on the Housing Choice Voucher Program for up to 12 consecutive months after the Housing Assistance Payment (HAP) is reduced to zero. This additional time will allow participating families to stabilize employment and income without the immediate loss of housing assistance while continuing to work toward successful completion of their FSS goals.

HATC will also continue to implement triennial Housing Quality Standards (HQS) inspections, which reduce administrative burden for the agency, landlords, and participating families while promoting cost effectiveness and operational efficiency. HATC's priorities remain focused on retaining landlord participation, expanding housing opportunities throughout Travis County's competitive rental market, reducing administrative burden, and implementing policies that encourage long-term family self-sufficiency.

C. The policies that the MTW agency is using or has used (currently implement, plan to implement in the submission year, plan to discontinue, previously discontinued).

1. Tenant Rent Policies	
b. Tiered Rent (HCV)	Not Currently Implemented
d. Stepped Rent (HCV)	Not Currently Implemented
f. Minimum Rent (HCV)	Not Currently Implemented
h. Total Tenant Payment as a Percentage of Gross Income (HCV)	Not Currently Implemented
j. Alternative Utility Allowance (HCV)	Not Currently Implemented
l. Fixed Subsidy (HCV)	Not Currently Implemented
n. Utility Reimbursements (HCV)	Not Currently Implemented
o. Initial Rent Burden (HCV)	Currently Implementing
q. Imputed Income (HCV)	Not Currently Implemented
s. Elimination of Deduction(s) (HCV)	Not Currently Implemented
u. Standard Deductions (HCV)	Not Currently Implemented
w. Alternative Income Inclusions/Exclusions (HCV)	Not Currently Implemented
2. Payment Standards and Rent Reasonableness	
a. Payment Standards- Small Area Fair Market Rents (HCV)	Not Currently Implemented
b. Payment Standards- Fair Market Rents (HCV)	Not Currently Implemented
c. Rent Reasonableness – Process (HCV)	Not Currently Implemented
d. Rent Reasonableness – Third-Party Requirement (HCV)	Not Currently Implemented
3. Reexaminations	
b. Alternative Reexamination Schedule for Households (HCV)	Currently Implementing
d. Self-Certification of Assets (HCV)	Will be Discontinued in the Submission Year
4. Landlord Leasing Incentives	
a. Vacancy Loss (HCV-Tenant-based Assistance)	Not Currently Implemented
b. Damage Claims (HCV-Tenant-based Assistance)	Currently Implementing
c. Other Landlord Incentives (HCV- Tenant-based Assistance)	Currently Implementing
5. Housing Quality Standards (HQS)	
a. Pre-Qualifying Unit Inspections (HCV)	Not Currently Implemented
b. Reasonable Penalty Payments for Landlords (HCV)	Not Currently Implemented
c. Third-Party Requirement (HCV)	Not Currently Implemented
d. Alternative Inspection Schedule (HCV)	Currently Implementing
6. Short-Term Assistance	
b. Short-Term Assistance (HCV)	Not Currently Implemented
7. Term-Limited Assistance	
b. Term-Limited Assistance (HCV)	Not Currently Implemented
8. Increase Elderly Age (PH & HCV)	
Increase Elderly Age (PH & HCV)	Not Currently Implemented
9. Project-Based Voucher Program Flexibilities	
a. Increase PBV Program Cap (HCV)	Not Currently Implemented
b. Increase PBV Project Cap (HCV)	Not Currently Implemented
c. Elimination of PBV Selection Process for PHA-owned Projects Without Improvement, Development, or Replacement (HCV)	Not Currently Implemented
d. Alternative PBV Selection Process (HCV)	Not Currently Implemented
e. Alternative PBV Unit Types (Shared Housing and Manufactured Housing) (HCV)	Not Currently Implemented
f. Increase PBV HAP Contract Length (HCV)	Not Currently Implemented
g. Increase PBV Rent to Owner (HCV)	Not Currently Implemented
h. Limit Portability for PBV Units (HCV)	Not Currently Implemented
10. Family Self-Sufficiency Program with MTW Flexibility	
a. HCV Waive Operating a Required FSS Program (HCV)	Not Currently Implemented
b. HCV Alternative Structure for Establishing Program	

Coordinating Committee (HCV)	Not Currently Implemented
c.HCV Alternative Family Selection Procedures (HCV)	Not Currently Implemented
d.HCV Modify or Eliminate the Contract of Participation (HCV)	Not Currently Implemented
e.HCV Policies for Addressing Increases in Family Income (HCV)	Currently Implementing
11. MTW Self-Sufficiency Program	
a.HCV Alternative Family Selection Procedures (HCV)	Not Currently Implemented
b.HCV Policies for Addressing Increases in Family Income (HCV)	Not Currently Implemented
12. Work Requirement	
b. Work Requirement (HCV)	Not Currently Implemented
13. Use of Public Housing as an Incentive for Economic Progress (PH)	
14. Moving on Policy	
a. Waive Initial HQS Inspection Requirement (HCV)	Not Currently Implemented
b.HCV Allow Income Calculations from Partner Agencies (HCV)	Not Currently Implemented
c.HCV Aligning Tenant Rents and Utility Payments Between Partner Agencies (HCV)	Not Currently Implemented
15. Acquisition without Prior HUD Approval (PH)	
16. Deconcentration of Poverty in Public Housing Policy (PH)	
17. Local, Non-Traditional Activities	
a. Rental Subsidy Programs	Not Currently Implemented
b. Service Provision	Not Currently Implemented
c. Housing Development Programs	Not Currently Implemented

C. MTW Activities Plan that Travis County Plans to Implement in the Submission Year or Is Currently Implementing

1.o. - Initial Rent Burden (HCV)
Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative The PHA will not approve an initial assisted tenancy if the family share exceeds 60% of the family's monthly adjusted income. This activity increases the initial rent burden from 40% to increase housing opportunities for assisted families while reducing administrative burden.
Which of the MTW statutory objectives does this MTW activity serve? Cost effectiveness; Housing choice
What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today. Decreased expenditures
Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households? The MTW activity applies to all assisted households
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation. For FY 2026, no households have requested approval above 40%. No impact in 2026.
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described? No

Does the MTW activity require an impact analysis?

Provided Already

If the MTW agency plans to implement a new maximum income-based rent percentage (higher than 40% of adjusted monthly income), what is that maximum?

60.00%

3.b. - Alternative Reexamination Schedule for Households (HCV)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

The PHA will establish a biennial reexamination schedule for all households. Implementing this initiative will reduce administrative and family burden due to less frequency of reporting and processing reexaminations. The PHA will conduct an interim reexamination any time the family's adjusted income has decreased by any amount.

Increases in earned income between annual/ biennial reexaminations will be processed only if the prior income reported for the household was zero or the family had previously received an interim reduction in rent during the same reexamination cycle.

The PHA will process an interim reexamination for any increases in unearned income of 10% or more in adjusted income. Changes in household composition will also be reviewed and processed accordingly. PHAs policies allowing families to retain their increased earnings in between the biennial reexamination periods will provide greater self-sufficiency for the family. The following projects will be processed annually for reexamination: VASH, Stability Vouchers, FUP Youth, and

Emergency Housing Vouchers. Biennial Reexamination schedule became effective in 2025.

Which of the MTW statutory objectives does this MTW activity serve?

Cost effectiveness; Self-sufficiency

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Increased expenditures

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies only to a subset or subsets of assisted households

Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?

New admissions and currently assisted households

Does the MTW activity apply to all family types or only to selected family types?

The MTW activity applies to all family types

Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?

The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers

Please describe which tenant-based units and/or properties with project-based vouchers participate in the MTW activity.

VASH, Stability Vouchers, FUP Youth, and Emergency Housing Vouchers are set on an annual reexamination cycle.

Traditional HCV, Mainstream, NED, FUP Family, and project-based households are completed on a biennial cycle.

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

Cost effectiveness due to capturing all changes for zero income families. Due to the biennial reexamination cycle starting

in 2025 the PHA has accomplished a reduction in administrative staff burden for 2026 which has allowed for a software change in 2026.

Does this MTW activity require a hardship policy?

Provided Already

Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?

No

Does the MTW activity require an impact analysis?

Provided Already

What is the recertification schedule?

Once every two years

How many interim recertifications per year may a household request?

2 or more

Please describe briefly how the MTW agency plans to address changes in family/household circumstances under the alternative reexamination schedule.

Changes in household composition will be processed as needed throughout the biennial reexamination cycle.

3.d. - Self-Certification of Assets (HCV)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

At reexamination, the PHA will allow self-certification of assets up to \$50,000. Per HUD's new regulations, the \$50,000 amount is the new standard under HOTMA regulations. This initiative supports reduction of administrative burden in needing to verify assets through third party sources. For FY 2027: This activity will be removed as an MTW activity and will be included in the administrative plan under the new HOTMA policies.

Which of the MTW statutory objectives does this MTW activity serve?

Cost effectiveness

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Neutral (no cost implications)

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies to all assisted households

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

No families have reported more than \$50,000 in assets. No significant impact to agency or families. This activity will be removed under MTW due to similar HOTMA policy to be implemented in 2027.

Please provide an explanation as to why the activity was discontinued or will be discontinued.

HOTMA policy aligns with this activity, therefore MTW activity not necessary.

Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?

No

Please state the dollar threshold for the self-certification of assets.

\$50,000.

4.b. - Damage Claims (HCV-Tenant-based Assistance)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

Under Moving to Work, the HATC may provide payments to landlords for tenant caused damages following the move out of a voucher tenant. Upon receipt of a claim, a notice of pre termination will be provided to the program participant. The participant will have an opportunity to dispute the claim or enter into a repayment agreement with the PHA to repay the claim following payout of damages. Entering into a repayment agreement with the PHA and paying off the debts owed would result in continued housing assistance for the family. Only one claim will be paid per program participant. A second claim would be assessed for termination from the program.

The security deposit paid by the tenant must first be applied to the amount of the cost of damages. The total amount of damages to be paid by HATC will be the lesser of:

1. the actual costs to repair the damages less the tenant security deposit not otherwise applied to other charges or;
2. two (2) months contract rent.

Providing payments would further promote landlord recruitment and retention therefore increasing housing choice for tenants.

Damage claims are based on available funding each fiscal year. The PHA will establish a fixed budget each fiscal year for landlord incentives based on the first year's utilization.

For FY 2027: This activity is currently implemented for all households and will continue in the next fiscal year.

Which of the MTW statutory objectives does this MTW activity serve?

Housing choice

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Increased expenditures

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies to all assisted households

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

Due to funding shortfall in 2025-2026, no damage claims were paid.

Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?

No

Does this policy apply to certain types of units or to all units all HCV units or only certain types of units (for example, accessible units, units in a low-poverty neighborhood, or units/landlords new to the HCV program?)

To all units

What is the maximum payment that can be made to a landlord under this policy?

The security deposit paid by the tenant must first be applied to the amount of the cost of damages. The total amount of

damages to be paid by HATC will be the lesser of:

1. the actual costs to repair the damages less the tenant security deposit not otherwise applied to other charges or;
2. two (2) months contract rent.

How many payments were issued under this policy in the most recently completed PHA fiscal year?

0

What is the total dollar value of payments issued under this policy in the most recently completed PHA fiscal year?

\$0

4.c. - Other Landlord Incentives (HCV- Tenant-based Assistance)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

At HAP contract and lease execution, the PHA will pay a \$500 incentive to landlords newly participating in the HATC's HCV tenant-based program if the unit is in an opportunity area within Travis County. Under this initiative, a new landlord is a landlord who has never participated in any of HATC's housing assistance programs. The agency goal is to increase housing opportunities for low-income families by recruiting new landlords.

For FY 2027: This activity is currently implemented for all households and will continue in the next fiscal year.

Which of the MTW statutory objectives does this MTW activity serve?

Housing choice

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Increased expenditures

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies to all assisted households

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

Due to funding shortfall in 2025-2026, no incentives were paid. For FY 2027, the incentive will be reduced from \$1000 to \$500 and will only be provided to landlords whose units are in opportunity areas.

Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?

No

Does this policy apply to certain types of units or to all units all HCV units or only certain types of units (for example, accessible units, units in a low-poverty neighborhood, or units/landlords new to the HCV program?)

Certain types of units only

What is the maximum payment that can be made to a landlord under this policy?

500

How many payments were issued under this policy in the most recently completed PHA fiscal year?

0

What is the total dollar value of payments issued under this policy in the most recently completed PHA fiscal year?

\$0

5.d. - Alternative Inspection Schedule (HCV)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

The PHA will inspect units under contract at least once every three years (36 months). The PHA will also conduct an inspection at the request of the family or owner anytime during tenancy as needed. This initiative reduces administrative burden for HATC staff.

For FY 2027: This activity is currently implemented for all households and will continue in the next fiscal year. 2023 was first year for triennial HQS.

Which of the MTW statutory objectives does this MTW activity serve?

Cost effectiveness

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Decreased expenditures

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies to all assisted households

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

Reduced administrative burden.

Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?

No

10.e.HCV - Policies for Addressing Increases in Family Income (HCV)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

The PHA will process all increases in earned income for all FSS participants to allow escrow growth.

For FY 2027: This activity is currently implemented and will continue in the next fiscal year.

Which of the MTW statutory objectives does this MTW activity serve?

Self-sufficiency

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Neutral (no cost implications)

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies to all assisted households

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

Accounting for all increases in earned income for FSS families allows the families to increase their escrow for self-sufficiency.

Does this MTW activity require a hardship policy?

No

No document is attached.

Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?

No

Does the MTW activity require an impact analysis?

No

No document is attached.

How will the MTW agency treat increased earnings for families participating in the FSS Program with MTW flexibility?

All increases in earnings will be processed accordingly.

D.	Safe Harbor Waivers.
D.1	Will the MTW agency submit request for approval of a Safe Harbor Waiver this year? No Safe Harbor Waivers are being requested.

E.	Agency-Specific Waiver(s).				
E.1	Agency-Specific Waiver(s) for HUD Approval: The MTW demonstration program is intended to foster innovation and HUD encourages MTW agencies, in consultation with their residents and stakeholders, to be creative in their approach to solving affordable housing issues facing their local communities. For this reason, flexibilities beyond those provided for in Appendix I may be needed. Agency-Specific Waivers may be requested if an MTW agency wishes to implement additional activities, or waive a statutory and/or regulatory requirement not included in Appendix I. In order to pursue an Agency-Specific Waiver, an MTW agency must include an Agency-Specific Waiver request, an impact analysis, and a hardship policy (as applicable), and respond to all of the mandatory core questions as applicable. For each Agency-Specific Waiver(s) request, please upload supporting documentation, that includes: a) a full description of the activity, including what the agency is proposing to waive (i.e., statute, regulation, and/or Operations Notice), b) how the initiative achieves one or more of the 3 MTW statutory objectives, c) a description of which population groups and household types that will be impacted by this activity, d) any cost implications associated with the activity, e) an implementation timeline for the initiative, f) an impact analysis, g) a description of the hardship policy for the initiative, and h) a copy of all comments received at the public hearing along with the MTW agency's description of how the comments were considered, as a required attachment to the MTW Supplement. Will the MTW agency submit a request for approval of an Agency-Specific Waiver this year? Yes				
	<table border="1"> <thead> <tr> <th>Title</th> <th>Supporting Documents Attached</th> </tr> </thead> <tbody> <tr> <td>Only households actively enrolled in the Family Self-Sufficiency (FSS) Program will be permitted to remain on the HCV program for up to 12 months after HAP reaches zero. All other households will remain subject to the standard six-month zero-HAP termination requirement.</td> <td>0</td> </tr> </tbody> </table>	Title	Supporting Documents Attached	Only households actively enrolled in the Family Self-Sufficiency (FSS) Program will be permitted to remain on the HCV program for up to 12 months after HAP reaches zero. All other households will remain subject to the standard six-month zero-HAP termination requirement.	0
Title	Supporting Documents Attached				
Only households actively enrolled in the Family Self-Sufficiency (FSS) Program will be permitted to remain on the HCV program for up to 12 months after HAP reaches zero. All other households will remain subject to the standard six-month zero-HAP termination requirement.	0				

E.2	Agency-Specific Waiver(s) for which HUD Approval has been Received: Does the MTW agency have any approved Agency-Specific Waivers? No

F.	Public Housing Operating Subsidy Grant Reporting.
F.1	Total Public Housing Operating subsidy amount authorized, disbursed by 9/30, remaining, and deadline for disbursement, by Federal Fiscal Year for each year the PHA is designated an MTW agency.

Federal Fiscal Year (FFY)	Total Operating Subsidy Authorized Amount	How Much PHA Disbursed by the 9/30 Reporting Period	Remaining Not Yet Disbursed	Deadline
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G.	MTW Statutory Requirements.
G.1	75% Very Low Income – Local, Non-Traditional. HUD will verify compliance with the statutory requirement that at least 75% of the households assisted by the MTW agency are very low-income for MTW public housing units and MTW HCVs through HUD systems. The MTW PHA must provide data for the actual families housed upon admission during the PHA's most recently completed Fiscal Year for its Local, Non-Traditional program households.
Income Level	Number of Local, Non-Traditional Households Admitted in the Fiscal Year*
80%-50% Area Median Income	0
49%-30% Area Median Income	0
Below 30% Area Median Income	0
Total Local, Non-Traditional Households	0

*Local, non-traditional income data must be provided in the MTW Supplement form until such time that it can be submitted in IMS-PIC or other HUD system.

G.2	Establishing Reasonable Rent Policy.
Has the MTW agency established a rent reform policy to encourage employment and self-sufficiency? Yes	

G.3	Substantially the Same (STS) – Local, Non-Traditional.
The total number of unit months that families were housed in a local, non-traditional rental subsidy for the prior full calendar year.	# of unit months
The total number of unit months that families were housed in a local, non-traditional housing development program for the prior full calendar year.	# of unit months

Number of units developed under the local, non-traditional housing development activity that were available for occupancy during the prior full calendar year:

PROPERTY NAME/ ADDRESS	0/1 BR	2 BR	3 BR	4 BR	5 BR	6+ BR	TOTAL UNITS	POPULATION TYPE*	if 'Population Type' is Other	# of Section 504 Accessible (Mobility)**	# of Section 504 Accessible (Hearing/ Vision)	Was this Property Made Available for Initial Occupancy during the Prior Full Calendar Year?	What was the Total Amount of MTW Funds Invested into the Property?
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G.4	Comparable Mix (by Family Size) – Local, Non-Traditional.
To demonstrate compliance with the statutory requirement to continue serving a 'comparable mix' of families by family size to that which would have been served without MTW, the MTW agency will provide the number of families occupying local, non-traditional units by household size for the most recently completed Fiscal Year in the provided table.	

Family Size:	Occupied Number of Local, Non-Traditional units by Household Size
1 Person	
2 Person	
3 Person	
4 Person	
5 Person	
6+ Person	
Totals	0

H.	Public Comment
Attached you will find a copy of all of the comments received and a description of how the agency analyzed the comments, as well as any decisions made based on those comments.	
Please see attached for an additional public hearing held for Agency-Specific Waiver(s) and/or Safe Harbor Waiver(s)	

I.	Evaluations.
No known evaluations.	

Action Item: IV.d.

October 1, 2026

Resolution No. HATC-2026-13: To Approve the addition of Agency Specific Waiver to the Moving to Work (MTW) Supplement to the Annual PHA Plan for the fiscal year beginning January 1, 2027.

WHEREAS, the HATC is required to yearly review and update the Annual Plan -HUD Form 50075: MTW Supplement to the Annual PHA plan; and

WHEREAS, Agency Specific Waivers are the key to allowing MTW Expansion agencies to go beyond the pre-approved MTW Waivers and propose new and innovative activities that will meet specific local needs; and

WHEREAS, the HATC published the MTW Supplement to the Annual PHA Plan on August 3, 2026, for public process, which allowed for a 45-day comment period; and

WHEREAS, the HATC met the public process requirements described in the MTW Operations Notice and PIH Notice 2018-17.

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

1. Approves Resolution No. HATC-2026-13
2. Authorizes the CEO/Executive Director to execute all necessary documents and extensions.

Passed and approved the 1st day of October 2026.

Chair, Board of Commissioners

Attested and approved as to form:

Patrick B. Howard, CEO/Executive Director

IV. ACTION ITEMS

- e. Resolution No. HATC-2026-14: To Adopt A
Revision to The HCV Administrative Annual
Plan for 2027

HATC Action Item No. IV.e.

10/1/2026

Resolution No. HATC-2026-14: To adopt revisions to the Housing Choice Voucher (HCV) Administrative Plan for FY 2027.

Background Information:

24 CFR 982.54 Administrative plan.

(a) The PHA must adopt a written administrative plan that establishes local policies for administration of the program in accordance with HUD requirements. The administrative plan and any revisions of the plan must be formally adopted by the PHA Board of Commissioners or other authorized PHA officials. The administrative plan states PHA policy on matters for which the PHA has discretion to establish local policies.

(b) The administrative plan must be in accordance with HUD regulations and requirements. The administrative plan is a supporting document to the PHA plan and must be available for public review. The PHA must revise the administrative plan if needed to comply with HUD requirements.

HATC contracts with Nan McKay and Associates, INC. to provide ongoing revisions to the administrative plan based on HUD requirements.

Summary of proposed changes for FY 2027 is provided for review. Revisions to the administrative plan include MTW activities proposed changes.

Requested Action:

Consideration and appropriate action regarding Resolution No. HATC-2026-14, to adopt revisions to the Housing Choice Voucher (HCV) Administrative Plan for FY 2027. Public Comment period was effective August 3, 2026 – September 17, 2026.

Alternate Option:

The Board of Commissioners could elect to modify any new *PHA Discretionary Policy* in the Housing Choice Voucher (HCV) Administrative Plan. Mandatory revisions per HUD may not be modified.

Fiscal Impact:

The proposed changes to the HCV Administrative Plan align with HUD's guidance and published PIH Notices.

Attachments:

- A. HCV Administrative Plan Draft FY 2027
- B. Overview of HCV Administrative Plan FY 2027 Changes

Prepared by:

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

Approval:

Patrick B. Howard, *CEO/Executive Director*

FY 2027 Overview of Changes HATC HCV Administrative Plan

Introduction

- Revised to account for most recent HOTMA guidance and updated NSPIRE compliance date.
- NSPIRE Compliance date: February 1, 2027

Chapter 1

- Contains clarifications for the HOTMA Voucher Final Rule, particularly as relevant to the contents of the plan.
- Revised history of the program section to include information on full HOTMA compliance.
HOTMA Compliance date: January 1, 2027

Chapter 2

- Revised equal access language to account for Executive Order 14168.
- Revised policy language on serving limited English proficient (LEP) persons in accordance with Executive Order 14224 and Office of Attorney General (OAG) Memo 7/14/25.
- Clarified language as to what requirements apply in light of recent executive orders and proposed rules.
- Elaborated policy language on how to file a discrimination complaint.
- Clarified language regarding enforcement actions on national origin discrimination per FHEO memo 9/19/25.

Chapter 3

- Contains clarifications on compliance of consent to release of information per Notice PIH 2024-38.
- Revised to account for updated HUD guidance on use of arrest records set forth in Notice PIH 2025-26.
- Added clarification regarding criminal background checks per Notice PIH 2012-28.
- Removed language calling out policy that will apply upon the HOTMA compliance date.
- **PHA Policy:** Clarifies per HUD requirements that arrest records can be used as the sole basis in determining eligibility.
- **PHA Policy:** Proof of citizenship will be required for each family member.

Chapter 4

- Revised policy language on limited English proficient (LEP) persons in accordance with Executive Order 14224 and Office of Attorney General (OAG) Memo 7/14/25.
- **PHA Policy:** Clarifies that an informal hearing is not granted for applicants not selected through the lottery selection process.
- **PHA Policy:** Clarifies that the PHA will notify families of the lottery selection within 10 business days of their placement on the list.
- **PHA Policy:** Clarifies that the PHA will require a referral from the corresponding agency when a special purpose voucher is available.

Chapter 5

- Revised language on limited English proficient (LEP) persons in accordance with Executive Order 14224 and Office of Attorney General (OAG) Memo 7/14/25.
- Clarified language to reflect updated VAWA forms.
- Clarified that the PHA may rescind the voucher for insufficient funding with HUD approval.

- **PHA Policy:** Per PIH 2025-08, FUP vouchers must be automatically extended for 90 days. Total FUP voucher with extensions – 270 days. Request may be in writing or orally but must be requested prior to voucher expiration.
- **PHA Policy:** Redefines the number of extensions and duration for all other vouchers from two 30-day extensions to one 60-day extension. Total voucher extension – 180 days. Request may be in writing or orally but must be requested prior to voucher expiration.

Chapter 6

Chapter 6.A. is pre HOTMA and is omitted effective 1/1/2027.

Chapter 6.B includes the following changes:

- Chapter 6.B is now Chapter 6. HOTMA Policy included.
- Removal of policy language regarding the Earned Income Disallowance, as this has now fully sunset.
- Updated for inflationary adjustments.
- Updated how Earned Income is defined to include day laborer work as income.
- Minor clarifications regarding student financial assistance.
- Clarifications regarding alimony and child support per Notice PIH 2023-27 and answers received from Hotmaquestions@hud.gov.
- Clarifications on phased-in relief for hardship exemptions based on answers received from Hotmaquestions@hud.gov.
- **PHA Policy:** Defines when and how child support will be counted to determine annual income.
- **PHA Policy:** Clarifies process for maintaining personally identifiable information (PII) and specific medical diagnosis confidential.
- **PHA Policy:** Defines minimum rent for VASH to \$0.
- **PHA Policy:** Defines eligible auxiliary apparatus for persons with disabilities such as including the cost of caring for an approved service animal.

Chapter 7

Chapter 7.A. is pre HOTMA and is omitted effective 1/1/2027.

Chapter 7.B includes the following changes:

- Chapter 7.B is now Chapter 7. HOTMA Policy included.
- Policy clarifications on the treatment of income based on answers received from Hotmaquestions@hud.gov.
- Updated for inflationary adjustments.
- Aligned HUD policy on who and when HUD 9886- A Authorization for Release Information is required to be signed.
- Clarifications on citizenship or eligible immigration status in accordance with HUD Secretary Letter 12/16/25.
- Defined the PHA process for verifying eligible immigrants.
- Defined frequency of reviewing deceased report as monthly and provides the process on how to properly report deceased tenants.
- Minor clarifications regarding verification of student financial assistance.
- Clarified language to reflect updated VAWA forms.
- **PHA Policy:** Clarifies procedures related to families granting consent to the PHA for distribution of EIV reports.
- **PHA Policy:** Removes MTW activity that accepted self-certification of assets totaling \$50,000 or less and includes the need to verify assets via third party regardless of the amount at intake and for each new family member added.
- **PHA Policy:** Requires all adults turning 18 years of age to sign the required 9886-A form within 30 days of turning 18.

- **PHA Policy:** Self certification from a family as verification of assets disposed of for less than fair market value is acceptable.
- **PHA Policy:** Policy change requiring proof of citizenship for all family members.
- **PHA Policy:** The PHA will accept the family's self-certification of the value of family assets and anticipated asset income when the family's assets do not exceed the HUD published threshold. If it does exceed the threshold, families will be required to provide third party verifications.

Chapter 8

Chapter 8.A includes the following changes:

- Updated NSPIRE compliance date. February 1, 2027
- Revised section on NSPIRE standards applicable to HQS to account for requirements in Notice PIH 2024-26, REV-1.
- Revised additional content to bring policies current to HAP contracts executed or renewed June 6, 2024 or later.
- Removal of incorrect language on rent increases.

Chapter 8.B includes the following changes:

- Updated NSPIRE compliance date.
- Updated citations related to life-threatening deficiencies.
- Revised additional content to bring policies current to HAP contracts executed or renewed June 6, 2024 or later.
- Removal of incorrect language on rent increases.

Chapter 9

- Added section on PHA Leasing Assistance for Families in accordance with Notice PIH 2022-18.
- **PHA Policy:** The PHA will not utilize Unrestricted Net Position or ongoing administrative fees to pay for security deposits, utility deposits, assistance with application fees, or holding fees.

Chapter 10

- This chapter contains only minor updates to bring the content current.

Chapter 11

Chapter 11.A is pre HOTMA and is omitted effective 1/1/2027.

Chapter 11.B is now Chapter 11. HOTMA Policy included.

- Policy clarifications based on answers received from Hotmaquestions@hud.gov.
- Revised policy language on limited English proficient (LEP) persons in accordance with Executive Order 14224 and Office of Attorney General (OAG) Memo 7/14/25.
- Changes regarding conducting interim reexaminations per Notice PIH 2023-27, revision 3.
- **PHA Policy:** Clarifies steps for processing an annual/ biennial reexamination.
- **PHA Policy:** Removes interim policy under MTW status for processing change of household composition only at reexamination. Per Notice PIH 2026-09, PHAs are required to conduct changes in family composition when they occur regardless if results in a decrease, increase, or no change in the family's annual adjusted income.

Chapter 12

- Contains clarifications on compliance of consent to release of information per Notice PIH 2024-38.
- Revised to account for updated HUD guidance on use of arrest records set forth in Notice PIH 2025-26.
- Revisions regarding death of a sole family member and family absence from the unit per Notice PIH 2026-11.

- Removed language calling out policy that will apply upon the HOTMA compliance date.
- Policy revisions regarding insufficient funding per Notice PIH 2026-12, Revision 2.
- **PHA Policy:** Under the MTW initiative, the PHA extends the termination period for zero HAP families from 180 days to 12 months for FSS participants. Termination may occur only after 12 consecutive months of zero housing assistance.
- **PHA Policy:** Added actions the PHA will take to reduce costs when there is insufficient funding.

Chapter 13

- Added section on owner incentive/retention payments in accordance with Notice PIH 2022-18.
- Added policy language to comply with HUD requirements and for ease of administration.
- **PHA Policy:** Removed MTW activity to pay landlord incentives from Chapter 9 and placed in chapter 13. Reduce landlord incentive from \$1000 to \$500 and will only be issued to landlords leasing in high opportunity areas.

Chapter 14

- Revised amount of federal awards required to have an independent audit.

Chapter 15

- Added section on use of exception payment standards in line with Notice PIH 2025-12.

Chapter 16

- Clarified reasonable accommodation language in line with Notice PIH 2025-12.
Revised language on language assistance in accordance with Executive Order 14224 and Office of Attorney General (OAG) Memo 7/14/25.
- Clarified record retention language on equal access to account for Executive Order 14168.
- Revised language on medical and disability records citing Notice PIH 2010-26.
- Clarified language to reflect updated VAWA forms and included sample versions of new forms.
- **PHA Policy:** Updated HATC's VAWA Emergency Plan for all programs served.

Chapter 17

- Revised language on language assistance in accordance with Executive Order 14224 and Office of Attorney General (OAG) Memo 7/14/25.

Chapter 18

- Multiple sections of this chapter have been revised to align with Notice PIH 2019-23, REV-4.
- Updated language in accordance with the 2/26/25 interim final rule rescinding the 30-day notice of nonpayment of rent.

Chapter 19

- Updated FUP and FYI sections to bring current with Notice PIH 2025-08.
- Revised language regarding limited English proficient persons and language assistance in accordance with Executive Order 14224 and Office of Attorney General (OAG) Memo 7/14/25.
- Removed language on SSN and citizen status verification for the Stability Voucher program per Notice PIH 2026-05.
- **PHA Policy:** For FUP vouchers, in accordance with PIH 2025-08, an automatic 90-day extension will be granted if requested prior to voucher expiration. Extensions beyond the 90-day extension will follow PHA policies on voucher extensions in Chapter 5.

Glossary

- Revised definitions.
- Updated acronyms section.
- Removed pre-HOTMA definitions and language calling out definitions that will apply upon the HOTMA compliance date.

Appendix

- Removed appendix for HOTMA.

Temporary Policy Supplement for Emergency Housing Vouchers (EHVs)

- Revised TPS for EHV's with updated information contained in Notices PIH 2025-07 and PIH 2025-19.
- Removed service fees as they are no longer applicable.

Resolution Item: IV.e.

October 1, 2026

Resolution No. HATC-2026-14: To adopt revised Housing Choice Voucher (HCV) Administrative Plan with implementation date of January 1, 2027.

WHEREAS, The HATC HCV Administrative Plan provides a framework for the management and administration of the HCV Program; and

WHEREAS, Periodic amendments to HATC Board-adopted Plan are necessary to accommodate legislative changes, HUD revised regulations and designations, and in consideration of current trends and best practices; and

WHEREAS, the HCV Administrative Plan was available for review for public comment from August 3, 2026 – September 17, 2026;

WHEREAS, the Housing Authority Board of Commissioners or other governing body must formally adopt the administrative plan and any revisions after the specified time frame for public review.

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

1. Approves Resolution No. HATC-2026-14
2. Authorizes the CEO/Executive Director to execute all necessary documents and extensions.

Passed and approved the 1st day of October 2026.

Chair, Board of Commissioners

Attested and approved as to form:

Patrick B. Howard, CEO/*Executive Director*

V. CONSENT AGENDA

- a. Approval of the Minutes from the
September 3, 2026, Regular Meeting

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

**September 3, 2026
9:30 AM**

MINUTES

The Housing Authority of Travis County (HATC) held its Regular Board of Commissioners meeting on August 6, 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 10:23 A.M.
- b. Administrative Support Specialist Patricia Tate 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; Director of Housing Choice Voucher Programs Christina Diaz; Resident Services Director Brenda Silva-Barber; Administrative Support Specialist Patricia Tate; Interim Chief Operating Officer Veronica Macon; and Executive Assistant and Director of Communications and Outreach Arlenne Lozano
- e. 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); Kim Hayes (virtual); and HATC Consultant Kevin Bryniak

II. PUBLIC FORUM / CITIZEN COMMUNICATION

N/A

III. CONSENT AGENDA

- a. Approval of the Minutes from the August 6, 2026, Regular Meeting.
 - i. Commissioner Farid made a **motion** for approval.
 - ii. Commissioner Roberts **seconded** the motion.
 - iii. Motion **passed** unanimously.

IV. DISCUSSION ITEMS

- a. CEO/Executive Director's Report
 - i. Voucher Programs/Homeless Initiatives
 - 1. HCV Programs (Conventional)
 - 2. Homeless Initiatives
 - a. Director Diaz informed the Board that the CoC NOFO was cancelled.

-
3. Special Purpose Vouchers
 4. Resident Spotlight: Thomas Tutt - CoC Voucher
 - ii. Affordable Housing Program [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 Guzman and Carleton VP of Operations Ashley Shelite provided the Board with an update on the Affordable Housing portfolio for the period of 07/01/2026 through 07/31/2026.

Eastern Oaks:

- 93% occupied – 1 (one) vacant unit
- \$2,654.00 in delinquent rent
- 0 (zero) outstanding service requests
- 0 (zero) pending evictions
 - a. Director Guzman informed the Board that a TDHCA inspection is coming up on 9/22/2026.

Summit Oaks:

- 96 % occupied – 1(one) vacant units
- \$7,684.00 in delinquent rent
- 1 (one) outstanding service request
- 0 (zero) pending evictions
 - a. Director Guzman noted that there was a DEVI file audit on 06/23/2026.

Alexander Oaks:

- 96% occupied – 2 (two) vacant units
- \$10,872.00 in delinquent rent
- 6 (six) outstanding service requests
- 0 (zero) pending evictions

Carson Creek:

- 88% occupied – 2 (two) vacant units
- \$677 in delinquent rent
- 0 (zero) outstanding service requests
- 0 (zero) pending evictions

Manor Town:

- 91% occupied – 3 (three) vacant units
- \$3,848.00 in delinquent rent
- 4 (four) outstanding service requests
- 0 (zero) pending evictions

Manor Town II:

-
- 100% occupied – 0 (zero) vacant units
 - \$2,000.00 in delinquent rent
 - 0 (zero) outstanding service requests
 - 0 (zero) pending evictions
 - a. Commissioner Brown asked for separate categories for service issues/work orders submitted by Carleton and Director Guzman.
- iii. HATC Finance Report for Period ending on 07/31/2026
 - 1. CEO/Executive Director Howard informed the Board that the 2027 Budget Workshop sessions will take place in November 2026.
 - iv. September Programs Calendar
 - 1. CEO/Executive Director Howard updated the Board on events and important dates for September 2026 across the Affordable Housing, Foundation, and HCV programs.
 - b. Board Reports
 - i. Executive Committee- N/A
 - ii. Real Estate Committee
 - 1. The Real Estate Committee notified the Board that they held a virtual meeting in August regarding the Easton Park project.
 - iii. Governance Committee- N/A
 - iv. HR Committee-
 - 1. Commissioner Roberts updated the Board on the committee's meeting about the Strategic Plan and the Employee Survey of the CEO.
 - v. Ad Hoc Resident Advocacy Tenant Protections Committee
 - 1. Commissioner Goettsche requested that HATC present a high-level overview of the pilot program in October 2026, before the Board votes on the 2027 budget.
- V. EXECUTIVE SESSION**
- a. N/A
- VI. ADJOURNMENT**
- a. Commissioner Roberts made a **motion** for approval.
 - b. Commissioner Farid **seconded** the motion.
 - c. Motion **passed** unanimously.

The meeting was adjourned at approximately 11:12 A.M.



Patrick B. Howard, Secretary
Housing Authority of Travis County

VI. 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 VI.a.i. Voucher Programs/Homeless Initiatives

October 1, 2026

VI.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 8/31/26

691	Total Number of Vouchers
431	Number of Vouchers utilized (<i>Conventional</i>)
650	Total Lease-up for the HCV program (<i>Actual, i.e., 667/691</i>)
94.07%	Total Lease-up for the HCV program (<i>Percentage, i.e., 667/691</i>)
83	Applicants on the Waiting List
95	Port-In Families served by HATC
19	Number of HATC Project-Based Vouchers (<i>designated for Cambridge Villas</i>)
18	Number of HATC Project-Based Vouchers currently leased/under contract- Ends 9/2027

Monthly Data August 2026	Housing Assistance Program Operations
2 FUP/ 1 VASH	New Admissions
82	Annual Reexaminations Completed
28	Interims Completed
27	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)	18		19	94.74%
Housing Choice Vouchers (<i>Conventional</i>) (HCV)	431		428	100.70%
Port-Outs (PO) HCV	26		26	100%
Non-Elderly and Disabled (NED)	66		75	88.00%
**HUD-VASH Vouchers	24	1	30	83.33%
**Homeless Preference	35		36	97.22%
**Family Unification Program (FUP)	44	1	72	62.50%
**Stability Voucher Program (SV)	4		5	80.00%
Total	648	2	691	94.07%
Total HCV Leased after the first of the month:	650			

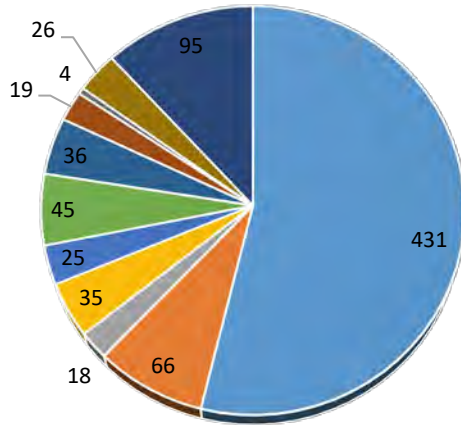
Programs not counted in HCV TOTAL:	Leased (Last Day of month)	Voucher Allocation	% Leased
**Continuum Of Care (COC)	76	74	102.70%
Mainstream (MVP)	36	49	73.47%
**Emergency Housing Vouchers (EHV)	19	19	100%
Port Ins	95	N/A	N/A

Vouchers Searching (Not Leased)	Applicants	Current Participants	Total
TOTAL All Projects	9	17	26

Waiting List (HCV, Choice PBRA, HP, MVP)			83
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ATTACHMENT B

August 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 VI.a.i. Voucher Programs/Homeless Initiatives

October 1, 2026

VI.a.i.2.

Subject: Homeless Initiatives

Synopsis of Housing Continuum of Care (CoC) Program – as of 8/31/26

\$1,444,955	HATC Total CoC award for FY 2025
7/1/26 – 6/30/27	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 8/31/26

1 in every 4 Voucher Offers	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
35	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 VI.a.i. Voucher Programs/Homeless Initiatives

October 1, 2026

VI.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 8/31/26

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 8/31/26

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 8/31/26

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
36	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 8/31/26

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
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 8/31/26

34	Total Number of EHV allocation
19	Updated Attrition Total (as per HUD)
19	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 8/31/26

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*

VI. DISCUSSION ITEMS

a. CEO/Executive Director's Report

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

CEO/Executive Director's Report

Item VI.a.ii Affordable Housing Program

October 1, 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
- C. Dumpster Enclosure Pictures

Prepared by:

Carlos Guzman, *Director of Affordable Housing Programs*

Approval:



Patrick B. Howard, *CEO/Executive Director*

PROPERTY	SEA RAD Apartments – Eastern Oaks	30 units
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OCCUPANCY & RENT COLLECTION

Occupancy / Trend	Vacant Units / Notice to Vacate (NTV)	Leased Unit(s)	Delinquent Rent	Delinquency Notes
97% / 97%	1 / 0	Applicant(s): 1	- RA: \$101 - 10% - Non-RA: \$0 - 0% - TOTAL: \$101- 10% RA-Repayment Agreement	- Current-\$101 - 10% 30 days - \$0 - 60 days - \$0 - 90 days - \$0 -

MANAGEMENT PRIORITIES	STATUS
Compliance / Inspections	- All HUD REAC/NSPIRE Inspection deficiencies are submitted to HUD for review. Pending Final Close-out letter. - TDHCA NSPIRE Inspection set for 09/22 - Monthly HATC Building Exterior Inspections
OCAF / Annual Rent Adjustments	No new update.
Routine / Periodic Maintenance	Site Preparations for TDHCA's NSPIRE Inspection
Capital Improvements	No new update.

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 1 – Siding Loose 0 7 1 0 2 0 5 4 5 0 SUBTOTAL 27	27 Service Requests during this period have been resolved General – Gutter cleanout and Sheetrock repair
Type of Service Issue TOTAL	27	

¹REPORTING PERIOD 08/01/26-08/31/26

PROPERTY	SEA RAD Apartments – Summit Oaks	24 Units
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OCCUPANCY & RENT COLLECTION

Occupancy / Trend	Vacant Units / Notice to Vacate (NTV)	Leased Unit(s)	Delinquent Rent	Delinquency Notes
96% / 96%	1 / 0	Applicant(s): 0	- RA: \$4,788 - 21% - Non-RA: \$7,283- 21% - TOTAL: \$12,071- 42% RA-Repayment Agreement	- Current - \$5,236 – 21% 30 days - \$2,108 - 60 days - \$3,054 – 13% 90 days - \$1,673 – 8%

MANAGEMENT PRIORITIES	STATUS
Compliance / Inspections OCAF / Annual Rent Adjustments Routine / Periodic Maintenance Capital Improvements	- Monthly HATC Building Exterior Inspections. - SMART Housing File Review set for 09/25 - No new update. - Site Preparations for Eastern Oaks TDHCA NSPIRE Inspection - No new update. .

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	3 0 0 1 0 0 1 – Sheetrock repair 0 2 2 0 0 9	8 Service Requests during this period have been resolved General – Sheetrock Repair Pending – 1 HVAC Pending Contractor
SUBTOTAL	9	
Type of Service Issue	0	
TOTAL	9	
		1 Pending, 0 In Progress

¹REPORTING PERIOD 08/01/26-08/31/26

PROPERTY	SEA RAD Apartments – Alexander Oaks Apartments	51 Units
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OCCUPANCY & RENT COLLECTION

Occupancy / Trend	Vacant Units / Notice to Vacate (NTV)	Leased Unit(s)	Delinquent Rent	Delinquency Notes
96% / 96%	2 / 0	Applicant(s): 0	- RA: \$1,984 - 12% - Non-RA: \$11,516 - 14% - TOTAL: \$13,500 - 26% RA - Repayment Agreement	- Current - \$11,055 - 20% 30 days - \$149 - 60 days - \$679 - 2% 90 days - \$1,617 - 4%

MANAGEMENT PRIORITIES	STATUS
Compliance / Inspections OCAF / Annual Rent Adjustments Routine / Periodic Maintenance Capital Improvements	<i>Monthly HATC Building Exterior Inspections</i> <i>No new update.</i> <i>Bi-monthly Pest Control Services</i> <i>Site Preparations for Eastern Oaks TDHCA NSPIRE 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	5 0 0 5 6 0 7 0 6 7 9 – A/C Filter 0 45 0 45	44 Service Requests during this period have been Resolved General – 2 pest control requests, 1 no hot water, 2 cabinet repairs, 2 blind replacements. 1 Pending - Appliance 1 Pending, 0 In Progress
SUBTOTAL	45	
TOTAL	45	

¹REPORTING PERIOD 08/01/26-08/31/26

PROPERTY	Carson Creek Homes	16 Units
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OCCUPANCY & RENT COLLECTION

Occupancy / Trend	Vacant Units / Notice to Vacate (NTV)	Leased Unit(s)	Delinquent Rent	Delinquency Notes
100% / 100%	0 / 0	Applicant(s): N/A	- RA: \$670 - 18% - Non-RA: \$0 - - TOTAL: \$670 - 18% RA - Repayment Agreement	- Current - \$670 - 18% 30 days - \$0 60 days - \$0 90 days - \$0

MANAGEMENT PRIORITIES	STATUS
Compliance / Inspections OCAF / Annual Rent Adjustments Routine / Periodic Maintenance Capital Improvements	- Monthly HATC Building Exterior Inspections - Preparing Monitoring Data Services, Inc. (MDSI) Affordable Housing Annual Compliance Report due October 10 - No new update. - Bi-monthly Pest Control Services. - Site Preparations for Eastern Oaks TDHCA NSPIRE Inspection - No new update.

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	1 0 0 2 0 0 2 – 1 Window replacement & 1 sheetrock repair 0 0 5 0 0 10 0 10	6 Service Requests during this period have been resolved General – 1 Window replacement, 1 sheetrock repair. Pending – 2 Door replacements, 1 window replacement, 1 appliance 4 Pending, 0 In Progress
SUBTOTAL	10	
TOTAL	10	

¹REPORTING PERIOD 08/01/26-08/31/26

PROPERTY	Manor Town Apartments	33 Units
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OCCUPANCY & RENT COLLECTION

Occupancy / Trend	Vacant Units / Notice to Vacate (NTV)	Leased Unit(s)	Delinquent Rent	Delinquency Notes
100% / 96%	3 / 0 (2 unable to lease)	Applicant(s): 0	- RA: \$3,567 - 15% - Non-RA: \$266 - 3% - TOTAL: \$3,833 - 18% RA - Repayment Agreement	- Current - \$2,526 - 9% 30 days - \$772 - 3% 60 days - \$535 - 6% 90 days - \$0

MANAGEMENT PRIORITIES	STATUS
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Compliance / Inspections OCAF / Annual Rent Adjustments Routine / Periodic Maintenance Capital Improvements	<i>Monthly HATC Building Exterior Inspections</i> <i>No new update.</i> <i>Site Preparations for Eastern Oaks TDHCA NSPIRE Inspection</i> Landscaping: The City of Manor has scheduled a site inspection to verify if the irrigation meter meets code for use by Texas EcoGrow. Once compliance is approved, the tap fees will need to be paid to approve use and final irrigation permit. Drainage System: Scope of Work (SOW) submitted to vendors for bids. Unit Interior Renovation: Reviewing floor leveling SOW to finalize and submit to vendors for bids. Air Flow Vents: Re-developed SOW submitted to vendors for bids. Extension of Gutter Down Spouts: The SOW will be distributed once the drainage system is addressed. Pending. Dumpster Enclosure: Project Complete
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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	0 1 – Glass around dumpster 0 0 1 0 0 0 0 0 5 3 – A/C Filters 0	10 Service Requests during this period have been resolved
SUBTOTAL	10	
Type of Service Issue	0	
TOTAL	10	
		0 Pending, 0 In Progress

¹REPORTING PERIOD 08/01/26-08/31/26

PROPERTY	Manor Town II Apartments	20 Units
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OCCUPANCY & RENT COLLECTION

Occupancy / Trend	Vacant Units / Notice to Vacate (NTV)	Leased Unit(s)	Delinquent Rent	Delinquency Notes
100% / 95%	0 / 1	Applicant(s): 0	- RA: \$1,295 - 5% - Non-RA: \$0 - TOTAL: \$1,295 - 5% RA - Repayment Agreement	- Current - \$622 30 days - \$622 60 days - \$51 - 5% 90 days - \$0

MANAGEMENT PRIORITIES	STATUS
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▪ Compliance / Inspections	▪ <i>Monthly HATC Building Exterior Inspections</i>
▪ OCAF / Annual Rent Adjustments	▪ <i>No new update.</i>
▪ Routine / Periodic Maintenance	▪ <i>Site Preparations for Eastern Oaks TDHCA NSPIRE Inspection</i>
▪ Capital Improvements	▪ <i>No new update.</i>

SERVICE ISSUES BY CATEGORY ¹	NUMBER OF REQUESTS	COMMENTS
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▪ Appliance	0	11 Service Requests during this period have been resolved
▪ Building Exterior	1	
▪ Communications	0	
▪ Doors and Locks	2	
▪ Electrical and lighting	1	
▪ Flooring	0	
▪ General	1 – Pest Control Request	
▪ Grounds and Landscaping	0	
▪ Heating and cooling	0	
▪ Plumbing and Bath	2	
▪ Preventative Maintenance	3 – A/C filters	
▪ Safety Equipment	1	
SUBTOTAL	11	
▪ Type of Service Issue	0	0 Pending, 0 In Progress
TOTAL	11	

¹REPORTING PERIOD 08/01/26-08/31/26

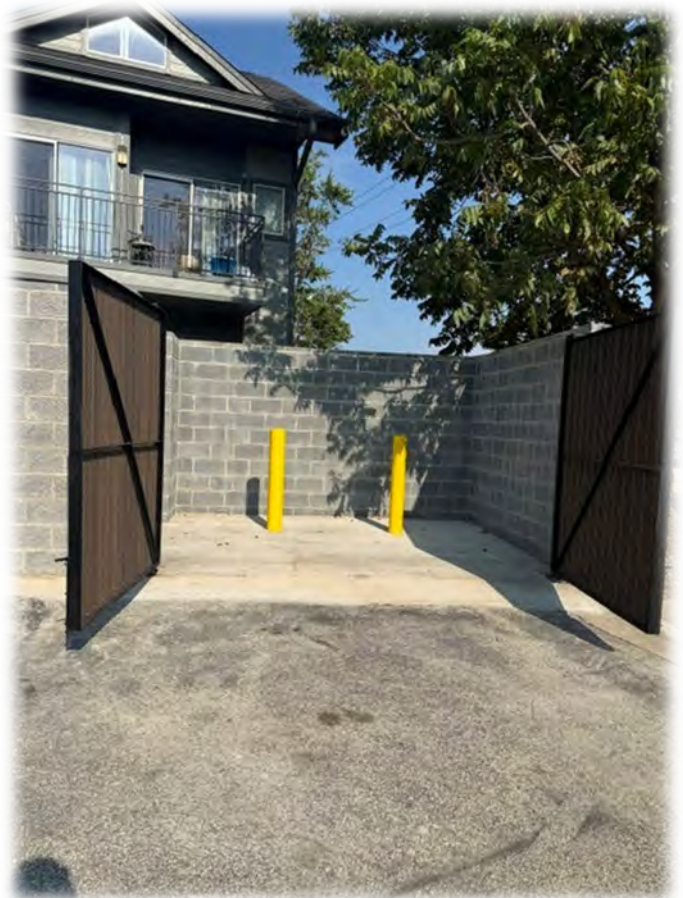
Attachment C: BEFORE-Dumpster Enclosure Photographs



C: AFTER-Dumpster Enclosure Photographs



C: AFTER-Dumpster Enclosure Photographs



C: AFTER-Dumpster Enclosure Photographs



VI. DISCUSSION ITEMS

- a. CEO/Executive Director's Report
- iii. HATC Foundation

CEO/Executive Director Report

Item VI.a.iv. Finance

October 1, 2026

Subject: HATC July 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 August 31, 2026. This report reflects financial activities for the 8-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 July 31, 2026

Prepared by:

Subra Narayanaier, CPA, *Director of Finance*

Approval:



Patrick B. Howard, CEO/Executive Director

Item Finance

October 1, 2026

Subject: TCFC July 2026 Monthly Finance Report

Background Information: The monthly finance report presented is for the period ending August 31, 2026. This report reflects financial activities for 8-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 Narayanaier, CPA, *Director of Finance*

Approval:



Patrick B. Howard, CEO/Executive Director



CEO/Executive Director's Report

Item VI.a.iii. HATC Foundation

October 1, 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. Three core focus areas guide this work:

- 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
ALL	Donations & Funding Partnerships	• IBC Bank: Committed \$5,000. • Frontier Bank: - o Working toward a potential partnership. - o Submitted a funding request.
Family Enrichment	Golden Harvest Farmers Market – Central Texas Food Bank	• Monthly produce distributions at Manor Town in partnership with the <i>Central Texas Food Bank</i>.
Family Enrichment	Joy for Seniors – Artly World	• Held at Manor Town through December 2026 • Fall and winter showcases planned.
Self-Sufficiency	Family Self-Sufficiency (FSS) Program	• FSS enrollment increased: 48 participants (<i>as of 10/01</i>) • Continued resident interest and engagement. • Homeownership webinar on 10/8
Self-Sufficiency	CapMetro Transportation Assistance	• Daily bus passes available to residents.
Self-Sufficiency	Resident Health & Wellness Programming – Black Men's Health Clinic	• Held at Manor Town on 9/17 • Ten (10) participants • <i>Planning-</i> October 14th Eastern Oaks Health Fair, including partner coordination and resident outreach to connect households with health and wellness resources.



Youth Development	HATC Foundation Scholarship Program	- One (1) resident application under review - Continued outreach via email, mailed notices, and the HATC website.
Youth Development	Shining STARS	Outreach resumed.
ALL	Needs Assessment	In preparation for distribution in multiple formats to reach property and HCV households.
ALL	Resident Outreach & Support Needs	- Initial outreach identified 23 households requesting assistance: Summit Oaks (11), Eastern Oaks (6), Manor Town I/II (4), and Alexander Oaks (2). Carson Creek data is not yet available. - Primary needs include public benefits, healthcare access, food assistance, senior support, childcare/youth programs, transportation, and education/employment resources. - Preliminary figures reflect assistance requests—not total residents contacted - Regular office hours have been established to expand access and continue assessing resident needs.

Upcoming & Program Development Updates

Focus Area	Program / Initiative	Status / Update
Family Enrichment	November Giving Month	<i>Planning</i> underway - Coordinating event dates, community partnerships, staff and volunteer assignments.
Family Enrichment	Manor Town Community Garden – Prairie View A&M Extension	<i>In planning process</i> - Raised garden bed installation ~Fall 2026 - Pre-planting gardening classes & education
Self-Sufficiency	Rent & Utility Assistance Program Development	<i>In review</i> - Application and self-certification form are with legal counsel. - Next steps include incorporating feedback and finalizing program procedures in preparation for Board review.
Youth Development	Partnerships & Activities	- Exploring programs and resources with GEN and Communities in Schools. <i>Planning</i> -2027 Artly World youth art activities.

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.

Patrick B. Howard, *CEO/Executive Director*

VI. DISCUSSION ITEMS

- a. CEO/Executive Director's Report
 - iv. HATC and TCFC Finance Reports for
Period ending on 09/30/2026

CEO/Executive Director Report

Item VI.a.iv. Finance

October 1, 2026

Subject: HATC July 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 August 31, 2026. This report reflects financial activities for the 8-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 July 31, 2026

Prepared by:

Subra Narayanaier, CPA, *Director of Finance*

Approval:



Patrick B. Howard, CEO/Executive Director

Item Finance

October 1, 2026

Subject: TCFC July 2026 Monthly Finance Report

Background Information: The monthly finance report presented is for the period ending August 31, 2026. This report reflects financial activities for 8-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 Narayanaier, CPA, *Director of Finance*

Approval:



Patrick B. Howard, CEO/Executive Director

VI. DISCUSSION ITEMS

- a. CEO/Executive Director's Report
- v. October Programs Calendar

HATC October 2026 Calendar

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

Mon	Tue	Wed	Thu	Fri
-Staff Training with <i>Caritas of Austin</i> : TBD			1 Board Meeting -Manor Town: Joy for Seniors	2
5	6	7	8 -Manor Town: Joy for Seniors -Homeownership Webinar	9
12	13 -FSS Grant Due	14 -Eastern Oaks: Health Fair	15 -Manor Town: Joy for Seniors	16 -Annual Plan & MTW Supplement Submission
19	20 -Manor Town: Farmer's Market	21 -Carson Creek: Annual File Review	22	23
26	27	28	29 -Manor Town: Joy for Seniors	30

VI. DISCUSSION ITEMS

vi. Strategic Plan Update (Q1-Q3)

VI. DISCUSSION ITEMS

vii. TCFC Projects Status Update

IV. DISCUSSION ITEMS

b. Proposed Rental Assistance Program Overview

IV. DISCUSSION ITEMS

c. Board Reports

VII. EXECUTIVE SESSION

VIII. ADJOURNMENT