Board Agenda for Regular Meeting

HOUSING AUTHORITY OF TRAVIS COUNTY

November 5, 2026

HOUSING AUTHORITY OF TRAVIS COUNTY

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

AGENDA

November 5, 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 Lisa Hughart at lisa.hughart@traviscountytx.gov.*
- *Each speaker is allotted a maximum of three minutes for their comments.*
- *In cases where multiple speakers represent the same organization, the primary speaker is permitted three minutes, while subsequent speakers are limited to one minute each. The total speaking time for all representatives from the same organization is capped at ten minutes.*

III. CONSENT AGENDA

a. Approval of the Minutes from October 1, 2026, Regular Meeting.

IV. DISCUSSION ITEMS

a) CEO/Executive Director's Report
  i) Voucher Programs/Homeless Initiatives
    (a) HCV Programs (Conventional)
    (b) Homeless Initiatives
    (c) Non-Elderly Disabled Vouchers (NED)
    (d) Family Unification Program (FUP)
  (2) Affordable Housing Program [Compliance, Occupancy, Physical Improvements, Delinquency, Service Requests]

(a) Eastern Oaks
(b) Summit Oaks
(c) Alexander Oaks
(d) Carson Creek
(e) Manor Town
(f) Manor II

(3) HATC Finance Reports for Period ending on 09/30/2026
(4) November Programs Calendar

b) Commissioner Court Work Session Feedback 10/22/2026

c) Board Reports
i) Executive Committee- *Report on organizational leadership, long-range planning concepts, and high-level operational or administrative topics that may later be presented to the full Board for consideration.*
ii) Real Estate Committee- *Report on real property, redevelopment opportunities, community development initiatives, and potential real estate activities that may come before the Board.*
iii) Governance Committee- *Report on board structure, governance practices, policy frameworks, and board development topics for 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.*

V. EXECUTIVE SESSION

- *The Board of Commissioners may consider any item posted on the Agenda in the Executive Session if there are issues that require consideration, and the Board of Commissioners announces that the item will be considered during such time in accordance with one or more of the following:*
  - *Texas Government Code Annotated 551.071, Consulting with Attorney*
  - *Texas Government Code Annotated 551.072, Real Property*
  - *Texas Government Code Annotated 551.074, Personnel Matters*
  - *Texas Government Code Annotated 551.076, Security*
  - *Texas Government Code Annotated 551.087, Economic Development Negotiations*

VI. ADJOURNMENT

Patrick B. Howard

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

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

II. PUBLIC FORUM / CITIZEN COMMUNICATION

III. CONSENT AGENDA

a. Approval of the Minutes of October 1, 2026, Regular Meeting

V. DISCUSSION ITEMS

a. CEO/Executive Director's Report

i. Voucher Programs/Homeless Initiatives

HOUSING AUTHORITY OF TRAVIS COUNTY

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

CEO/Executive Director's Report

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

November 5, 2026

IV.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 9/30/26*

691	**Total Number of Vouchers**
436	Number of Vouchers utilized *(Conventional)*
657	Total Lease-up for the HCV program *(Actual, i.e., 667/691)*
95.08%	Total Lease-up for the HCV program *(Percentage, i.e., 667/691)*
83	Applicants on the Waiting List
83	Port-In Families served by HATC
19	Number of HATC Project-Based Vouchers *(designated for Cambridge Villas)*
18	Number of HATC Project-Based Vouchers currently leased/under contract- Ends 9/2027

Monthly Data September 2026	**Housing Assistance Program Operations**
1 EHV to HCV Transfer	New Admissions
69	Annual Reexaminations Completed
25	Interims Completed
25	Annual HQS Completed
2	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*

HOUSING AUTHORITY OF TRAVIS COUNTY

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

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 *(Conventional)* (HCV)	434	2	428	101.87%
Port-Outs (PO) HCV	26		26	100.00%
Non-Elderly and Disabled (NED)	65		75	86.67%
**HUD-VASH Vouchers	27		30	90.00%
**Homeless Preference	34		36	94.44%
**Family Unification Program (FUP)	47		72	65.28%
**Stability Voucher Program (SV)	4		5	80.00%
Total	655	2	691	95.08%
Total HCV Leased after the first of the month:	**657**			

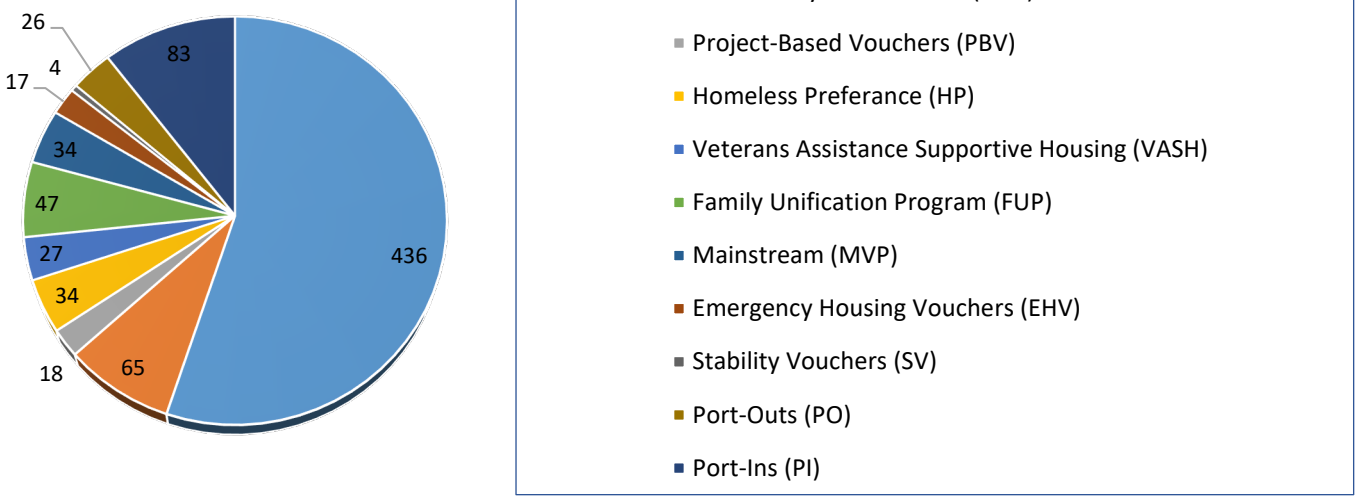
Programs not counted in HCV TOTAL:	Leased (Last Day of month)	Voucher Allocation	% Leased
**Continuum Of Care (COC)	75	74	101.35%
Mainstream (MVP)	34	49	69.39%
**Emergency Housing Vouchers (EHV)	17	17	100%
Port Ins	83	N/A	N/A

Vouchers Searching (Not Leased)	Applicants	Current Participants	Total
TOTAL All Projects	7	10	17

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

ATTACHMENT B

September 2026



CEO/Executive Director's Report

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

November 5, 2026

IV.a.i.

Subject: Homeless Initiatives

Synopsis of Housing Continuum of Care (CoC) Program – *as of 9/30/26*

$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
75	Continuum of Care participants provided housing assistance

Synopsis of Homeless Preference (HP HCV) – *as of 9/30/26*

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
34	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

Patrick B. Howard, *CEO/Executive Director*

CEO/Executive Director's Report

Item IV.a.i.2 Voucher Programs/Homeless Initiatives

November 5, 2026

IV.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 *9/30/26*

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

b. Family Unification Program (FUP)

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

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

There is no time limitation on FUP family vouchers.

ii. For a period not to exceed 36 months, otherwise eligible youths who have attained at least 18 years and not more than 24 years of age and who have left foster care, or will leave foster care within 90 days, in accordance with a transition plan described in section 475(5)(H) of the Social Security Act and is homeless or is at risk of becoming homeless at age 16 or older.

Limitations for youth must not exceed 36 months.

Synopsis of Family Unification Program (FUP) – as of *9/30/26*

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

47	Number of tenants under contract

c. Mainstream Voucher Program (MVP)

Synopsis of Mainstream Voucher Program (MVP) – as of *9/30/26*

49	**Total Number of Mainstream Voucher Program allocation**
30	Original number of MVP awarded to HATC (as of 2/01/20)[1,2]
9	Additional Vouchers awarded to HATC as of 8/01/20
10	Additional Vouchers awarded to HATC as of 9/01/22
34	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 *9/30/26*

30	**Total Number of HUD-VASH allocation**
15	Original number of HUD-VASH awarded to HATC as of 06/16
15	Additional Vouchers awarded to HATC as of 2/01/20
27	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 *9/30/26*

34	**Total Number of EHV allocation**
17	Updated Attrition Total (as per HUD)
17	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 *9/30/26*

5	**Total Number of SV allocation (as of 11/1/23)**
4	Number of tenants under contract

Recommended Action:
For discussion/information only. No action is needed.

Attachments:
N/A

Prepared by:
Christina Diaz, *Director of Voucher Programs & Homeless Initiatives*

Approval:

Patrick B. Howard

Patrick B. Howard, *CEO/Executive Director*

V. DISCUSSION ITEMS

a. CEO/Executive Director's Report

ii. Affordable Housing Program

CEO/Executive Director's Report

Item V.b.ii Affordable Housing Program

November 5, 2026

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

Background information:

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

Recommended Action:
For discussion/information only. No action is needed.

Alternate Option:
N/A

Fiscal Impact:
N/A

Attachments:
A. Carleton Affordable Housing Report
B. Service Requests Report

Prepared by:
Carlos Guzman, *Director of Affordable Housing Programs*

Approval: Patrick B. Howard
Patrick B. Howard, *CEO/Executive Director*

PROPERTY	**SEA RAD Apartments – Eastern Oaks**	**30 units**

OCCUPANCY & RENT COLLECTION

Occupancy / Trend	Vacant Units / Notice to Vacate (NTV)	Leased Unit(s)	Delinquent Rent	Delinquency Notes
100% / 100%	0 / 0	Applicant(s): 0	▪ RA: $6 - 3% ▪ Non-RA: $797 - 12% ▪ TOTAL: $803- 15% **RA–Repayment Agreement**	▪ Current-$803 - 15% ▪ 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.* ***Pending.*** ▪ *TDHCA NSPIRE Inspection passed with a score of 99%.* ▪ *Monthly HATC Building Exterior Inspections* ▪ *Submitted TDHCA's Quarterly Unit Status Report (USR).*
▪ **OCAF / Annual Rent Adjustments**	▪ *No new update.*
▪ **Routine / Periodic Maintenance**	▪ *Bi-Monthly Pest Control Services*
▪ **Capital Improvements**	▪ *Installing Speed Humps on October 22.*

SERVICE ISSUES BY CATEGORY[1]	NUMBER OF REQUESTS	COMMENTS
▪ Appliance	**3**	**31** Service Requests during this period have been resolved **Appliance** – Cooktop, Refrigerator, Freezer **Building Exterior** – Gutter Cleaning **Doors and Locks** – Lock Replacement **Electrical and lighting** – Light Bulb **Heating and Cooling** – A/C **Plumbing and Bath** – Faucet, tub clogged, water leaks, toilet **Safety Equipment** – Battery Replacement
▪ Building Exterior	**13**	
▪ Communications	0	
▪ Doors and Locks	**2**	
▪ Electrical and lighting	**1**	
▪ Flooring	0	
▪ General	0	
▪ Grounds and Landscaping	0	
▪ Heating and cooling	**1**	
▪ Plumbing and Bath	**10**	
▪ Preventative Maintenance	0	
▪ Safety Equipment	**1**	
SUBTOTAL	**31**	
▪ Type of Service Issue		**0** Pending, **0** In Progress
TOTAL	**31**	

[1]**REPORTING PERIOD 09/01/26-09/30/26**

HOUSING AUTHORITY OF TRAVIS COUNTY

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

PROPERTY	**SEA RAD Apartments – Summit Oaks**	**24 Units**

OCCUPANCY & RENT COLLECTION

Occupancy / Trend	Vacant Units / Notice to Vacate (NTV)	Leased Unit(s)	Delinquent Rent	Delinquency Notes
96% / 96%	1 / 0	Applicant(s): Working waitlist	▪ RA: $6,404 - 26% ▪ Non-RA: $6,589- 17% ▪ TOTAL: $10,688- 43% **RA–Repayment Agreement**	▪ Current - $4,873- 21% ▪ 30 days - $2,080 – 8% ▪ 60 days - $780 – 4% ▪ 90 days - $2,955- 8%

MANAGEMENT PRIORITIES	STATUS
▪ **Compliance / Inspections**	▪ *Monthly HATC Building Exterior Inspections.* ▪ *SMART Housing File Review set for 09/25.* ***Pending Audit Results*** ▪ *Submitted TDHCA's Quarterly Unit Status Report (USR).*
▪ **OCAF / Annual Rent Adjustments**	▪ *No new update.*
▪ **Routine / Periodic Maintenance**	▪ *Bi-Monthly Pest Control Services*
▪ **Capital Improvements**	▪ *No new update. .*

SERVICE ISSUES BY CATEGORY[1]	NUMBER OF REQUESTS	COMMENTS
▪ Appliance	**3**	**15** Service Requests during this period have been resolved **Appliance –** Microwave, Range out **Doors and locks –** Door lock **Electrical and lighting –** Outage **General –** Windows **Heating and Cooling –** A/C filters **Plumbing and Bath –** Tub and Toilet **Safety Equipment –** Re-key
▪ Building Exterior	0	
▪ Communications	0	
▪ Doors and Locks	**1**	
▪ Electrical and lighting	**1**	
▪ Flooring	0	
▪ General	**2**	
▪ Grounds and Landscaping	0	
▪ Heating and cooling	**5**	
▪ Plumbing and Bath	**2**	
▪ Preventative Maintenance	0	
▪ Safety Equipment	**1**	
SUBTOTAL	**15**	
▪ Type of Service Issue	0	**0** Pending, **0** In Progress
TOTAL	**15**	

[1]**REPORTING PERIOD 09/01/26-09/30/26**

HOUSING AUTHORITY OF TRAVIS COUNTY

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

PROPERTY	**SEA RAD Apartments – Alexander Oaks Apartments**	**51 Units**

OCCUPANCY & RENT COLLECTION

Occupancy / Trend	Vacant Units / Notice to Vacate (NTV)	Leased Unit(s)	Delinquent Rent	Delinquency Notes
96% / 96%	2 / 0	Applicant(s): 1 pending applicant and 1 working waitlist	• RA: $2,284 - 16% • Non-RA: $11,130 - 4% • TOTAL: $13,511 - 20% **RA - Repayment Agreement**	▪ Current - $3,039- 12% ▪ 30 days - $8,273 - 2% ▪ 60 days - $149 - 0% ▪ 90 days - $2,050 - 6%

MANAGEMENT PRIORITIES	STATUS
▪ **Compliance / Inspections**	▪ *Monthly HATC Building Exterior Inspections* ▪ *Submitted TDHCA's Quarterly Unit Status Report (USR).*
▪ **OCAF / Annual Rent Adjustments**	▪ *No new update.*
▪ **Routine / Periodic Maintenance**	▪ *Bi-Monthly Pest Control Servies*
▪ **Capital Improvements**	▪ *No new update.*

SERVICE ISSUES BY CATEGORY[1]	NUMBER OF REQUESTS	COMMENTS
▪ Appliance	**10**	35 Service Requests during this period have been Resolved **Appliance -** Range, Refrigerators and microwave **Building Exterior –** Lights **Doors and locks –** Patios **Electrical and lighting –** Door's interior lights **Heating and cooling –** A/C **Plumbing and bath –** Toilets, Tub and other.
▪ Building Exterior	**3**	
▪ Communications	0	
▪ Doors and Locks	**8**	
▪ Electrical and lighting	**2**	
▪ Flooring	0	
▪ General	**6**	
▪ Grounds and Landscaping	0	
▪ Heating and cooling	**3**	
▪ Plumbing and Bath	**3**	
▪ Preventative Maintenance	0	
▪ Safety Equipment	0	
SUBTOTAL	**35**	
▪ Types of Service Issue	0	**0** Pending, **0** In Progress
TOTAL	**35**	

[1]**REPORTING PERIOD 09/01/26-09/30/26**

PROPERTY	**Carson Creek Homes**	**16 Units**

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: $1,445 - 6% • Non-RA: $0 - • TOTAL: $1,445 - 6% **RA - Repayment Agreement**	▪ Current - $800 – ▪ 30 days - $645 - 6% ▪ 60 days - $0 ▪ 90 days - $0

MANAGEMENT PRIORITIES	STATUS
▪ **Compliance / Inspections**	▪ *Monthly HATC Building Exterior Inspections* ▪ *Preparing Monitoring Data Services, Inc. (MDSI) Annual File Review on October 21.*
▪ **OCAF / Annual Rent Adjustments**	▪ *No new update.*
▪ **Routine / Periodic Maintenance**	▪ *Bi-Monthly Pest Control Services.*
▪ **Capital Improvements**	▪ *Flower bed bidding in progress.*

SERVICE ISSUES BY CATEGORY[1]	NUMBER OF REQUESTS	COMMENTS
▪ Appliance	**1**	4 Service Requests during this period have been Resolved **Appliance –** Range ignitor replaced. **Heating and cooling –** Clean air ducts **Plumbing and Bath –** sink cogged
▪ Building Exterior	0	
▪ Communications	0	
▪ Doors and Locks	0	
▪ Electrical and lighting	**1**	
▪ Flooring	0	
▪ General	0	
▪ Grounds and Landscaping	0	
▪ Heating and cooling	**1**	
▪ Plumbing and Bath	**1**	
▪ Preventative Maintenance	0	
▪ Safety Equipment	0	
SUBTOTAL	**4**	
▪ Type of Service Issue	0	4 Pending, **0** In Progress
TOTAL	**4**	

[1]**REPORTING PERIOD 09/01/26-09/30/26**

HOUSING AUTHORITY OF TRAVIS COUNTY

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

PROPERTY	**Manor Town Apartments**	**33 Units**

OCCUPANCY & RENT COLLECTION

Occupancy / Trend	Vacant Units / Notice to Vacate (NTV)	Leased Unit(s)	Delinquent Rent	Delinquency Notes
100% / 96%	2 / 0 (2 Offline Units)	Applicant(s): 0	▪ RA: $4,254 - 12% ▪ Non-RA: $481 – 6% ▪ TOTAL: $4,735 –18% **RA - Repayment Agreement**	▪ Current - $2,353 - 6% ▪ 30 days - $1,133 - 6% ▪ 60 days - $761 - 3% ▪ 90 days - $483 - 3%

MANAGEMENT PRIORITIES	STATUS
▪ **Compliance / Inspections**	▪ *Monthly HATC Building Exterior Inspections* ▪ *Submitted TDHCA's Quarterly Unit Status Report (USR).*
▪ **OCAF / Annual Rent Adjustments**	▪ *No new update.*
▪ **Routine / Periodic Maintenance**	▪ *Fire Extinguisher Inspections* ▪ *Bi-Monthly Pest Control Services*
▪ **Capital Improvements**	▪ ***Landscaping:*** *Scheduling the installation of site benches and raise garden beds. The landscape designer is drafting the Scope of Work (SOW) for structural swales and drainage upgrades.* ▪ ***Storm Drainage System:*** *Cleared.* ▪ ***Unit Interior Renovation:*** *Site Inspection with Spectra Contract Flooring set for October 21.* ▪ ***Air Flow Vents / Extension of Gutter Down Spouts:*** *Contract under internal supervisory review.*

SERVICE ISSUES BY CATEGORY[1]	NUMBER OF REQUESTS	COMMENTS
▪ Appliance	0	**11** Service Requests during this period have been Resolved **Electrical and lighting –** Replace light fixture **Flooring –** Carpet is wet **General –** Pest control **Heating and cooling –** A/C capacitor **Plumbing and bath –** Toilets clogged, seals
▪ Building Exterior	0	
▪ Communications	0	
▪ Doors and Locks	0	
▪ Electrical and lighting	**1**	
▪ Flooring	**1**	
▪ General	**3 -pest control**	
▪ Grounds and Landscaping	0	
▪ Heating and cooling	**3**	
▪ Plumbing and Bath	**3**	
▪ Preventative Maintenance	0	
▪ Safety Equipment	0	
SUBTOTAL	**11**	
▪ Type of Service Issue	0	**0** Pending, **0** In Progress
TOTAL	**11**	

[1]**REPORTING PERIOD 09/01/26-09/30/26**

PROPERTY	**Manor Town II Apartments**	**20 Units**

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: $1,713 - 10% ▪ Non-RA: $0 ▪ TOTAL: $1,713 - 10% **RA - Repayment Agreement**	▪ Current - $1,240 - 5% ▪ 30 days - $473 - 5% ▪ 60 days - $0 - ▪ 90 days - $0

MANAGEMENT PRIORITIES	STATUS
▪ **Compliance / Inspections**	▪ *Monthly HATC Building Exterior Inspections* ▪ *Submitted TDHCA's Quarterly Unit Status Report (USR).*
▪ **OCAF / Annual Rent Adjustments**	▪ *No new update.*
▪ **Routine / Periodic Maintenance**	▪ *Bi-Monthly Pest Control Services*
▪ **Capital Improvements**	▪ ***Landscaping**: Scheduling the next project phase to install dog park fencing and raise garden beds, alongside property-wide mulch upgrades.*

SERVICE ISSUES BY CATEGORY[1]	NUMBER OF REQUESTS	COMMENTS
▪ Appliance	**2**	**7** Service Requests during this period have been resolved **Appliance –** Garbage disposal and replaced microwave. **General –** Pest Control **Heating and cooling –** Thermostat **Plumbing and bath –** Sink clogged
▪ Building Exterior	0	
▪ Communications	0	
▪ Doors and Locks	0	
▪ Electrical and lighting	**1**	
▪ Flooring	0	
▪ General	**1**	
▪ Grounds and Landscaping	0	
▪ Heating and cooling	**1**	
▪ Plumbing and Bath	**2**	
▪ Preventative Maintenance	0	
▪ Safety Equipment	0	
SUBTOTAL	**7**	
▪ Type of Service Issue	0	**0** Pending, **0** In Progress
TOTAL	**7**	

[1]**REPORTING PERIOD 09/01/26-09/30/26**

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

October 1, 2026
9:30 AM

MINUTES

The Housing Authority of Travis County (HATC) held its Regular Board of Commissioners meeting on October 1, 2026, at 502 East Highland Mall Blvd., Suite 106-B, Austin, Texas 78752, and via the Zoom link provided below.

https://Hatctx.com/zoom

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

a. Chair Laura Goettsche called the meeting to order at approximately 9:31 A.M.
b. Executive Assistant to the CEO Arlenne Lozano conducted a Roll Call of Commissioners.
   i. Chair Laura Goettsche: Present
   ii. Vice-Chair Sharal Brown: Present
   iii. Commissioner Jolene Keene: Present
   iv. Commissioner Wilmer Roberts: Present
   v. Commissioner Hala Farid: Absent
c. CEO/Executive Director Patrick B. Howard confirmed a quorum.
d. Staff in attendance: CEO/Executive Director Patrick B. Howard; Director of Asset Management 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: Eide Bailly Manager Alexis Steger (virtual); DNRBSZ Senior Associate Attorney Natalie Thamm (virtual); Carleton Living Vice President of Operations Ashley Shelite (virtual); Carleton Living Regional Manager Kim Hayes (virtual); BASTA Tenant Organizer Bren Bradford; and HATC Consultant Kevin Bryniak

II. PUBLIC FORUM / CITIZEN COMMUNICATION

N/A

III. PUBLIC HEARING

a. HATC Public Housing Agency (PHA) Annual Plan
b. HATC Moving-To-Work Supplement to the PHA Plan
c. Agency-Specific Waiver to the Moving-To-Work Supplement to the Annual PHA Plan
   i. Chair Goettsche opened the Public Hearing at 9:32 A.M.
   ii. Chair Goettsche closed the Public Hearing at 9:32 A.M.

IV. ACTION ITEMS

a. Resolution No. HATC-2026-10: To *Approve* the HATC Public Housing Agency (PHA) Annual Plan.
   i. Commissioner Roberts made a **motion** for approval.
   ii. Commissioner Keene **seconded** the motion.

iii. Motion **passed** unanimously.

b. Resolution No. HATC-2026-11: To *Approve* the HATC Moving-To-Work Supplement to the PHA Plan.
   i. Vice Chair Brown made a **motion** for approval.
   ii. Commissioner Keene **seconded** the motion.
   iii. Motion **passed** unanimously.

c. Resolution No. HATC-2026-12: To *Adopt* the 2027 Payment Standards for All Projects Effective January 1, 2027.
   i. Commissioner Keene made a **motion** for approval.
   ii. Commissioner Roberts **seconded** the motion.
   iii. Motion **passed** unanimously.

d. Resolution No. HATC-2026-13: To *Approve* the Addition of the Agency-Specific Waiver to Moving-To-Work (MTW) Supplement to the Annual PHA Plan for the Fiscal Year Beginning January 1, 2027.
   i. Commissioner Keene made a **motion** for approval.
   ii. Commissioner Roberts **seconded** the motion.
   iii. Motion **passed** unanimously.

e. Resolution No. HATC-2026-14: To *Adopt* a Revision to the HCV Administrative Annual Plan for 2027.
   i. Commissioner Roberts made a **motion** for approval.
   ii. Commissioner Keene **seconded** the motion.
   iii. Motion **passed** unanimously.

V. CONSENT AGENDA

a. Approval of the Minutes from the September 3, 2026, Regular Meeting.
   i. Vice Chair Brown made a **motion** for approval.
   ii. Commissioner Roberts **seconded** the motion.
   iii. Motion **passed** unanimously.

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
         a. Director Diaz provided an update noting that the Notice of Funding Opportunity (NOFO) ban was lifted, and a funding request was submitted for $1.5 million.
   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 08/01/2026 through 08/31/2026.

Eastern Oaks:
- 97% occupied – 1 (one) vacant unit
- $101.00 in delinquent rent
- $101.00 in a repayment agreement
- 0 (zero) outstanding service requests
- 0 (zero) pending evictions

Summit Oaks:
- 96 % occupied – 1(one) vacant units
- $12,071.00 in delinquent rent
- $4,788.00 in a repayment agreement
- 1 (one) outstanding service request
- 0 (zero) pending evictions

Alexander Oaks:
- 96% occupied – 2 (two) vacant units
- $13,500.00 in delinquent rent
- $1,984.00 in a repayment agreement
- 1 (one) outstanding service request
- 0 (zero) pending evictions

Carson Creek:
- 100% occupied – 0 (zero) vacant units
- $670.00 in delinquent rent
- $670.00 in a repayment agreement
- 4 (four) outstanding service requests
- 0 (zero) pending evictions

Manor Town:
- 100% occupied – 3 (three) vacant units
- $3,833.00 in delinquent rent
- $3,567.00 in a repayment agreement
- 0 (zero) outstanding service requests
- 0 (zero) pending evictions
    a. Director Guzman informed the Board that the dumpster enclosure project is complete.

Manor Town II:
- 100% occupied – 0 (zero) vacant units
- $1,295.00 in delinquent rent
- $1,295.00 in a repayment agreement
- 0 (zero) outstanding service requests
- 1 (one) pending eviction

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

iv. HATC and TCFC Finance Reports for the Period Ending on 08/31/2026.
    1. Eide Bailly Manager Alexis Steger introduced herself to the Board as HATC's finance consultant. Steger summarized that 75% of financials have migrated to the PMX

software, and that the Family Self-Sufficiency (FSS) and Continuum of Care (CoC) programs are on track with spending.

v. October Programs Calendar
   1. CEO/Executive Director Howard outlined the major events, deadlines, and programming happening across the Affordable Housing, HCV, and Foundation departments for October 2026.

vi. Strategic Plan Update (Q1-Q3)
   1. CEO/Executive Director Howard recapped the year-to-date Strategic Plan accomplishments.

vii. TCFC Project Status Update
   1. CEO/Executive Director Howard updated the Board on the status of TCFC projects as of 09/30/2026, noting that Preserve at Mason Creek with Cascade Homes closed, and two new potential projects are in discussion.

b. Proposed Rental Assistance Program Overview
   i. Director Silva-Barber provided a high-level summary of the pilot rental assistance program in preparation for the fiscal year 2027 budget approval in December 2026.

c. Board Reports
   i. Executive Committee- *N/A*
   ii. Real Estate Committee- *N/A*
   iii. Governance Committee
      1. Commissioner Roberts informed the Board that the CEO/Executive Director's evaluation will be sent out in October 2026.
   iv. HR Committee- *N/A*
   v. Ad Hoc Resident Advocacy/Tenant Protections Committee- *N/A*

VII. EXECUTIVE SESSION

N/A

VIII. ADJOURNMENT

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

The meeting was adjourned at approximately 10:47 A.M.

Patrick B. Howard

Patrick B. Howard, Secretary
Housing Authority of Travis County

IV. DISCUSSION ITEMS

a. CEO/Executive Director's Report

iii. HATC Finance Reports for Period ending on 09/30/2026

HOUSING AUTHORITY OF TRAVIS COUNTY

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

CEO/Executive Director Report

Item IV.a.iii Finance

November 5, 2026

Subject: HATC September 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 September 30, 2026. This report reflects financial activities for the 9-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 September 30, 2026

Prepared by:
Alexis Steger, *CPA, Eide Bailly Advisory LLC*

Approval:

Patrick B. Howard

Patrick B. Howard, CEO/Executive Director

III. CONSENT AGENDA

b. CEO/Executive Director's Report

i. Voucher Programs/Homeless Initiatives

1. HCV Program *(Conventional)*

2. Homeless Initiatives

3. Special Purpose Vouchers

IV. DISCUSSION ITEMS

b. CEO/Executive Director's Report

i. HATC Foundation