

THE HOUSING AUTHORITY OF TRAVIS COUNTY
BUILDING THRIVING COMMUNITIES
Annual Report

17



MESSAGE FROM THE
CEO & Executive Director

OUR
Values



I am pleased to share the 2017 Annual Report of the Housing Authority of Travis County covering the period of July 1, 2016 – June 30, 2017. This report reflects the many achievements and strides we have made this past year to provide the more than 2,000 people we serve with safe, quality, affordable housing and supportive services. As one of the largest providers of affordable housing in Central Texas, HATC serves as a safety net for low-income individuals and families who, without our services, could potentially experience homelessness.

Our goals as identified in our Five-Year Strategic Plan are to:

- Strategically preserve and expand the affordable housing portfolio to ensure for a fair share of resources for the poorest and most vulnerable of Travis County citizens;
- Create healthy, inclusive communities that are diverse, safe and accessible;
- Enhance and improve lives through the delivery of optimal self-sufficiency programs;
- Create a fiscal strong and viable organization;
- Enhance our local and national reputation for being a leader in affordable housing that provides exceptional customer service;
- Maintain a high performing agency that is accountable, data driven and transparent, and that effectively employs innovative technologies and progressive business practices; and
- Create a positive, ethical environment where everyone is accountable, capable and mission focused, and where there are clear and open lines of communication.

I am proud to announce that we have made significant progress in achieving our five-year goals. As we plan for another successful year, I thank you for your support and look forward to your feedback.


Patrick B. Howard
CEO & Executive Director

BOARD OF COMMISSIONERS



LEFT TO RIGHT
Wilmer Roberts, Commissioner
Eddie Karam, Commissioner
Robbye Meyer, Commissioner
Ann Denton, Vice-Chairperson
John Hernandez, Chairperson

INTEGRITY
PEOPLE
EXCELLENCE
SUSTAINABILITY
INNOVATION
TRANSPARENCY
RESPECT

The Housing Authority of Travis County (HATC) is an independent, federally funded agency established in 1975 by resolution of the Travis County Commissioners Court with the goal of developing, and operating housing and housing programs for low-income families in Travis, County. HATC was established through enabling legislation found in Chapter 392 of the Texas Local Government Code and is overseen by a five-member Board of Commissioners.

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OUR MISSION

To preserve and develop affordable housing, and vibrant communities to enhance the quality of life for all.

OUR VISION

For Travis County to have inclusive and diverse affordable housing communities where children thrive, families flourish, and all can achieve their full potential.

FISCAL YEAR ENDING 2017
Accomplishments

HATC achieved a Section 8 Management Assessment Program (SEMAP) score of 100% out of a total of 135% from the U.S. Department of Housing and Urban Development, with the accompanying designation of *High Performer* for Fiscal Year Ending 2017.

HATC staff met all requirements associated with the completion of the Rental Assistance Demonstration (RAD) program conversion of all 105 units of public housing to Section 8 Project Based Rental Assistance (PBRA).

HATC implemented a Five-Year Strategic Plan, adopted in July 2016.

HATC met its yearly obligation to submit its audited financial statements to HUD for the previous fiscal year (July 1, 2015 - June 30, 2016). The audit was conducted by Novogradac & Company LLP, with the assistance of staff.

In June 2017, HATC received an award of \$856,200 in renewed funding from HUD for its Continuum of Care (CoC) program — an increase of \$62,640 from the previous year's award.

HATC achieved an overall average occupancy rate of 90% for its affordable housing units.

HATC

At a Glance

PEOPLE ASSISTED (TOTAL OF 1,925 PERSONS)

Family Housing (non-subsidized)
1.40%

Elderly/Disabled (non-subsidized)
1.51%

PBRA (only)
4.00%

PBRA & Tax Credit
8.88%

Housing Choice Voucher
84.21%



HOUSING CHOICE VOUCHER HOUSEHOLDS (TOTAL OF 1,621 PERSONS, 583 VOUCHERS)

Co-head of Household
0.06%

Foster Child
0.12%

Live in Aide
0.30%

Spouse
0.72%

Full-time Student
1.73%

Other Adult
9.44%

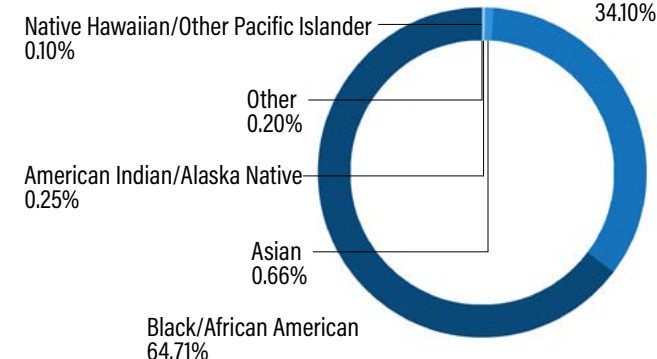
Youth
42.38%

Head of Household
45.25%



AVERAGE INCOME **\$14,521.08**

RACE (TOTAL OF 1,925 PERSONS)



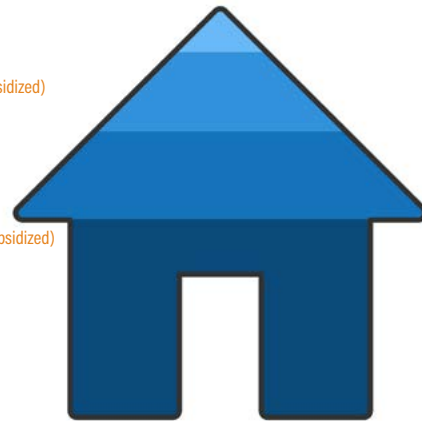
AFFORDABLE HOUSING UNITS (TOTAL OF 154 UNITS)

Family Housing (non-subsidized)
10.39%

PBRA (only)
19.48%

Elderly/Disabled (non-subsidized)
21.43%

PBRA & Tax Credit
48.70%



AFFORDABLE HOUSING HOUSEHOLDS (TOTAL OF 304 PERSONS)

Co-head of Household
0.66%

Spouse
1.32%

Other Adult
5.92%

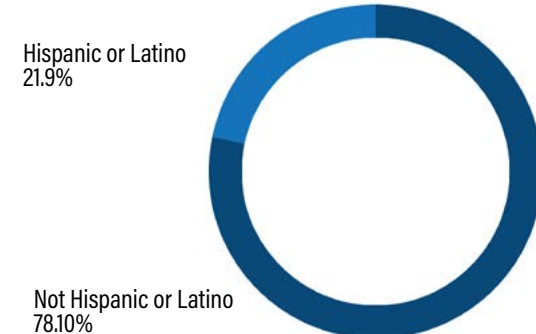
Head of Household
43.42%

Youth
48.68%



AVERAGE INCOME **\$16,095.32**

ETHNICITY (TOTAL OF 1,925 PERSONS)



See page 9 for HATC Continuum of Care (CoC) Program

OUR Team

Executive



Patrick B. Howard
CEO &
Executive Director



Debbie Honeycutt
Executive Assistant



Annette Hodge
Receptionist

Real Estate Development



Robert Onion
Director of Real
Estate Development

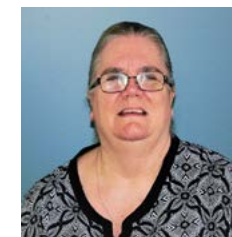
Finance & Administration



Jenilee Ramirez
Director of Finance
& Administration



Betty Black
Assistant Director of
Finance & Administration



Linda Buckberry
Bookkeeper

Housing Choice Voucher
Program & Homeless Initiatives



Christina Montes
Director of HCV
Program & Homeless
Initiatives



James Torres
Housing Quality
Standards Inspector



Joanne Lopez
Housing Specialist



Naomi O. Tejero
Housing Specialist



Renea Frazier
Housing Specialist

Affordable Housing



Barry Hall
Director of Affordable
Housing Programs



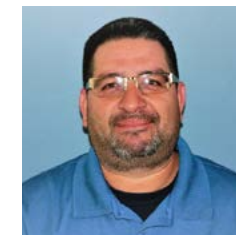
Gabrielle Jones
Housing Specialist



Alfred Galvan
Maintenance Lead



Juan Martinez
Maintenance Lead



Jesse Villanueva
Maintenance
Technician

The Housing Authority of Travis County provides affordable housing and supportive services to more than **2,000 low-income Travis County residents**, including **1,621 persons** housed through the **Housing Choice Voucher Program**, and **another 304** living in five affordable housing developments — three of which are subsidized via **Section 8 Project-Based Rental Assistance (PBRA)**. HATC also administers a **Continuum of Care (CoC)** program exclusively addressing homelessness in Travis County where **106 other families** are currently being assisted.

HOUSING CHOICE

Voucher

Housing Choice Voucher provides rental assistance to low-income families, the elderly, and the disabled, allowing participant families to be able to afford and select their own decent, safe, and sanitary housing of preference in the private market. HATC receives federal funds from the U.S. Department of Housing and Urban Development (HUD) to administer 568 traditional vouchers and an additional 15 non-traditional vouchers (HUD-VASH) to specifically address homeless veterans.

HOUSING CHOICE VOUCHER PROGRAM

HCV PROGRAM	VOUCHERS AWARDED
Conventional	407
Cambridge Villas Project-Based Vouchers (PBV)	19
Port Outs (PO) HCV	18
HOMELESS INITIATIVES	
Front Steps Partnership	18
ECHO HCV Set-Aside	9
Criminal Justice PBV for Homeless	22
HUD-VASH	15
OTHER SPECIAL POPULATIONS	
Non-Elderly Disabled (NED)	75
Total	583

99%
Average
Occupancy Rate

CONTINUUM OF

Care

To tackle the problem of homelessness in Travis County, HATC administers grant subsidy for homeless individuals through its Continuum of Care (CoC) program which designed and funded by HUD to provide permanent supportive housing to qualified individuals through a coordinated assessment.

CONTINUUM OF CARE

Total Families Served	106
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To better provide **permanent supportive housing** to homeless individuals, HATC partners with **community agencies** such as **Integral Care**, **Front Steps** and **Foundation Communities** to assist individuals with moving from homelessness to **safe, affordable long-term housing**.

"HATC is committed to working with our **local partners** to **reduce homelessness** in Austin, through programs that provide **affordable, quality housing** for homeless individuals and families. HATC provides **housing assistance**, while our partners provide **supportive services** to address the issues that affect our residents' **quality of life**."

— Patrick B. Howard, CEO & Executive Director

AFFORDABLE

Housing

HATC's multi-family portfolio consists of 121 duplex-style units at four housing communities and an apartment building with 33 units for the senior/disabled located in the city of Manor, TX. These housing communities operated by HATC, offer an array of amenities with floor plans ranging from one to four bedrooms apartment units.

ALEXANDER OAKS APARTMENTS



6119 Valiant Circle, Austin, TX 78749

Alexander Oaks Apartments is located in southwest Austin, and offers 51 units of one, two, three and four-bedroom duplex-style apartment units.

SUMMIT OAKS APARTMENTS



11607 Sierra Nevada, Austin, TX 78759

Summit Oaks Apartments is located in northwest Austin, and offers 24 units of one and two-bedroom duplex-style apartment units.

EASTERN OAKS APARTMENTS



4922 Nuckols Crossing, Austin, TX 78744

Eastern Oaks Apartments is located in southeast Austin, and offers 30 units of one, two and three-bedroom duplex-style apartment units.

MANOR TOWN APARTMENTS



200 W Carrie Manor St., Manor Tx, 78653

Manor Town Apartments is located in Manor, Texas, just Northeast of Austin, and offers 33 units of one or two-bedroom apartment units.

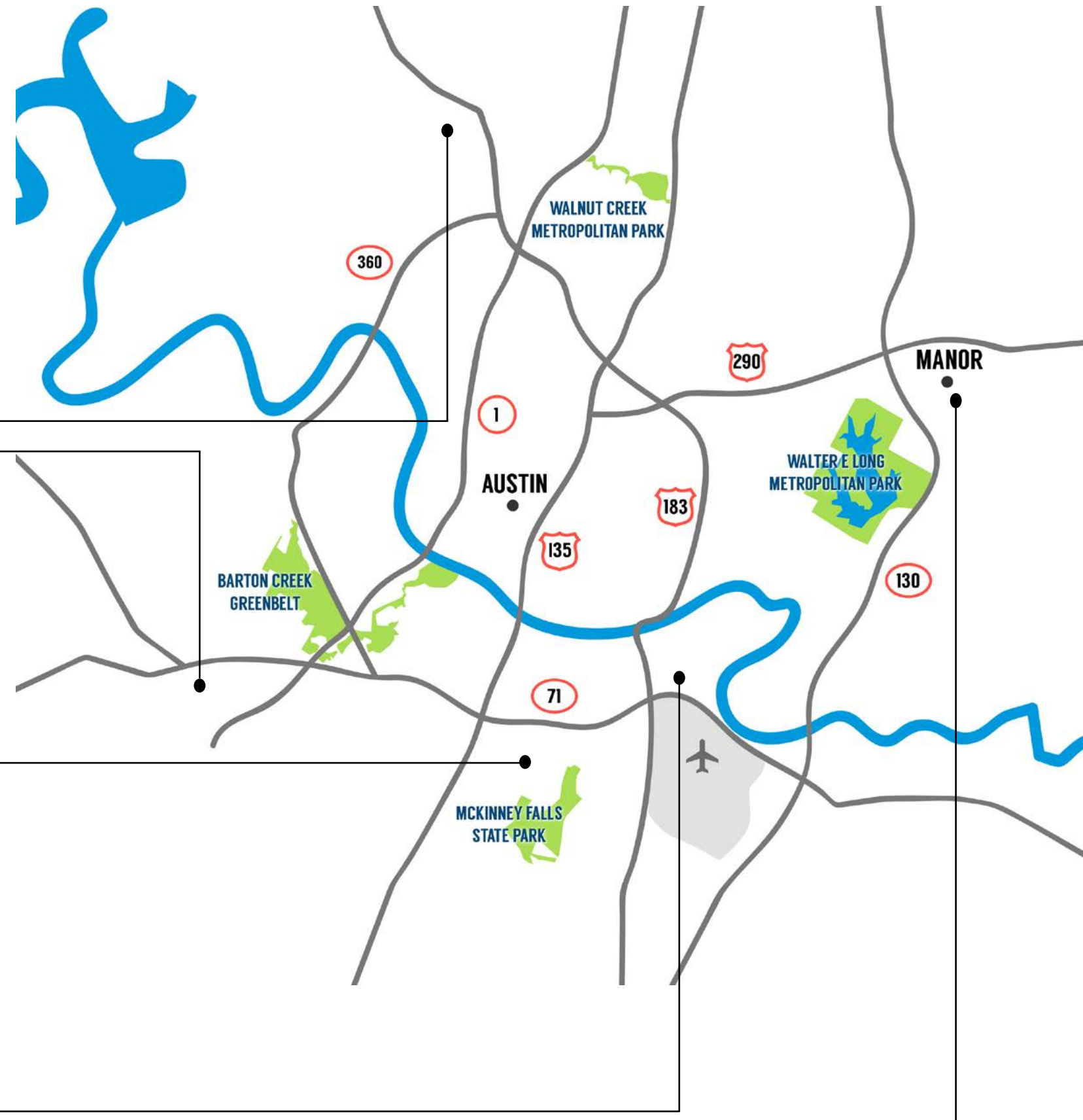
CARSON CREEK DUPLEXES



1300 A & B Cool Shadow, Del Valle, TX 78617

Carson Creek Duplexes is located in southeast Austin, and offers 16 units of either two or three-bedroom duplex-style apartment units.

Map of Austin, TX and surrounding areas



RESIDENT

Empowerment

In order to promote self-sufficiency and skill building amongst the residents living in our housing communities, HATC has established Resident Councils, a non-profit foundation, and partnerships with several Travis County area stakeholders to provide a full range of supportive services in the areas of education, health, job training, and financial counseling. The main goal of these organizations is to empower and help improve the quality of life for all HATC residents.

RESIDENT COUNCIL

Three of our housing communities (Eastern Oaks, Summit Oaks, and Alexander Oaks Apartments) have established Resident Councils that serve as advocates for residents and provide direct feedback to HATC staff of the overall performances of the developments.

HATC FOUNDATION

HATC Foundation is a 501c3 non-profit subsidiary established in December 2017 with the intent to leverage resources to add and/or expand resident initiatives and supportive services in the future years. The focus of this organization is centered around resident empowerment, youth and family development, and a resident scholarship program.



COMMUNITY STAKEHOLDERS

FRAMEWORKS

Develops an opportunity for housing stability through Financial Literacy, which offers a seven module seminar on financial literacy that include: Bank On It, Borrowing Basics, Pay Yourself, Check It Out, Keep it Safe, To Your Credit, and Money Matters.

AUSTIN/TRAVIS COUNTY HEALTH & HUMAN SERVICES

Provides health services to prevent disease, promote health, and protect the well-being of Austin/Travis County residents, and other services such as shelter, job assistance, food, clothing, immunizations, and emergency preparedness.

CAPITOL AREA FOOD BANK

Provides HATC's youth with a summer lunch program and a backpack of food sent home on Fridays for the weekend. The program engages HATC residents to assist with lunch services, thus promoting community involvement and engagement.

GOODWILL INDUSTRIES OF CENTRAL TEXAS

Provides workforce development training including job readiness training, job training and skill certification, job placement, and programs to help residents earn a GED or high school diploma.

TOTAL CARE 2U HUMANA CAMP GLADIATOR SAM'S CLUB AUSTIN ENERGY FREEMINDS WIC
KERRING GROUP BLUE CROSS BLUE SHIELD DELL CHILDREN'S MEDICAL CENTER AUSTIN COMMUNITY COLLEGE
AUSTIN TENANTS COUNCIL

SUSTAINABILITY

Initiatives

WEATHERIZATION ASSISTANCE PROGRAM

In collaboration with Travis County Housing Services (TCHS) and its Weatherization Assistance Program (WAP), HATC was able to make one of its housing developments more energy efficient with the use of the most advanced technologies and testing procedures available in the housing industry. In early Fiscal Year 2017 (September 2016), 13 units from Carson Creek Duplexes started the rehabilitation process through WAP.

HOUSING REHABILITATION

PROPERTY	UNITS	START	INSTALLING AND/OR REPLACING
Carson Creek Duplexes	13	Sept. 20th, 2016	New HVAC duct work
			Attic insulation
			Solar screens
			Weather-stripping
			Ventilation fans
			Inefficient appliances and heating/cooling*

*Determined based on a case by case basis

TAX CREDITS

In early Fiscal Year 2017 (July 2017), HATC received a reservation of 9% Low-Income Housing Tax Credits (LIHTC) via the Texas Department of Housing and Community Affairs (TDHCA) Texas Housing Tax Credit Program At-Risk Pool of 2016 for the rehabilitation of both Alexander Oaks and Summit Oaks developments. Both developments are composed of collectively 75 affordable housing units out of the 154 total units that HATC currently administers.

HOUSING REHABILITATION/CONSTRUCTION

PROPERTY	UNITS	ANTICIPATED START	ANTICIPATED COMPLETION
Alexander Oaks Apartments	51	Fall 2017	Fall 2018
Summit Oaks Apartments	24	Fall 2017	Fall 2018

TOTAL HOUSING REHABILITATION FUNDING

Construction loan	\$8.1 Million
Equity	\$2.3 Million
Total	\$10.4 Million

FINANCIAL

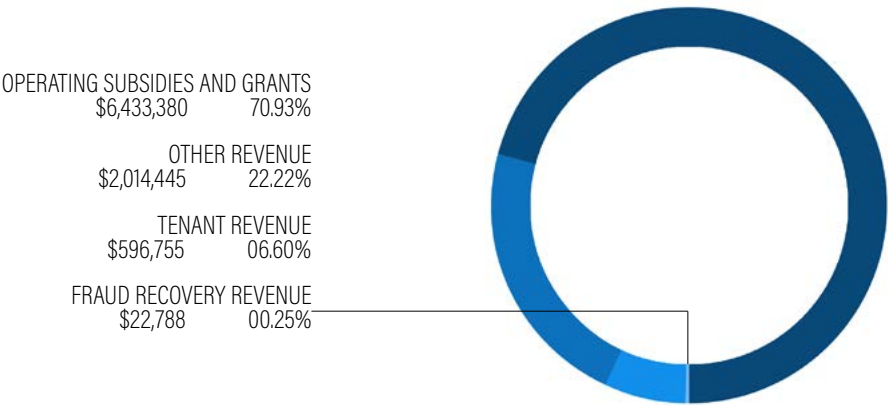
Overview



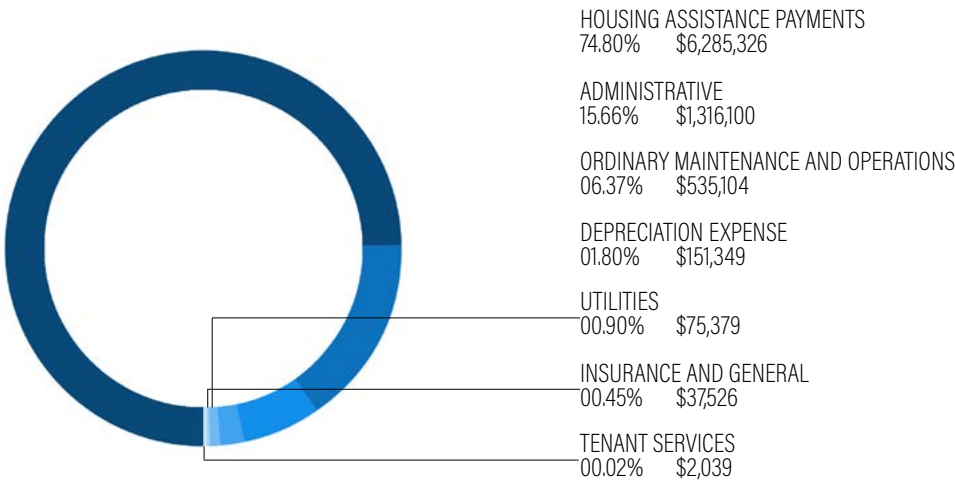
FISCAL YEAR 2017 (FOR FISCAL YEAR ENDING JUNE 30TH, 2017)

TOTAL OPERATING INCOME	\$9,065,368
TOTAL OPERATING EXPENSES	\$8,402,823
TOTAL OPERATING INCOME (LOSS)	\$662,823

FYE 2017 TOTAL OPERATING INCOME (\$9,065,368)



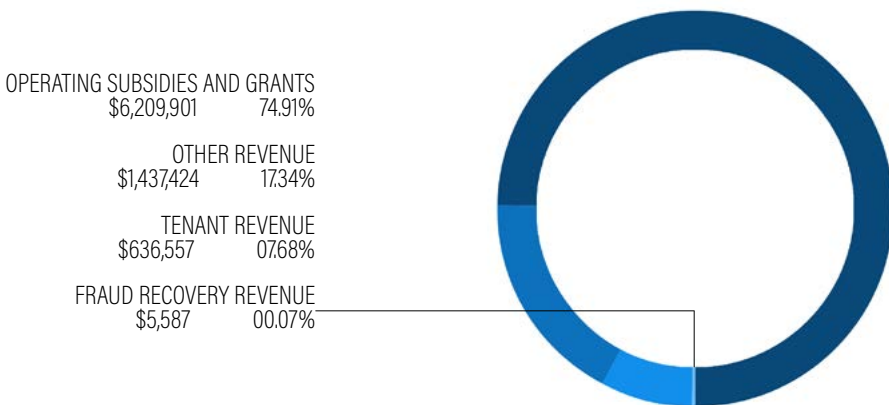
FYE 2017 TOTAL OPERATING EXPENSES (\$8,402,823)



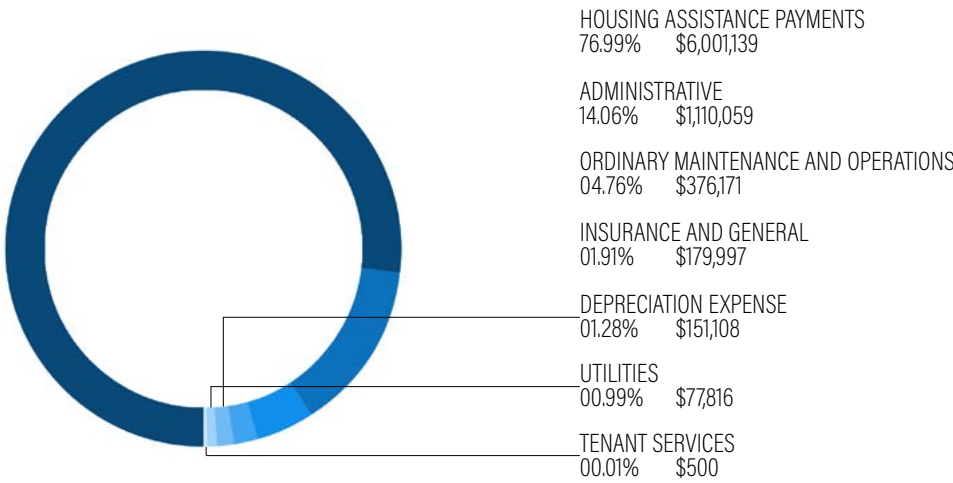
FISCAL YEAR 2016 (FOR FISCAL YEAR ENDING JUNE 30TH, 2016)

TOTAL OPERATING INCOME	\$8,289,269
TOTAL OPERATING EXPENSES	\$7,896,787
TOTAL OPERATING INCOME (LOSS)	\$392,682

FYE 2016 TOTAL OPERATING INCOME (\$8,289,269)



FYE 2016 TOTAL OPERATING EXPENSES (\$7,896,787)



IN MEMORIAM OF

Richard Moya

August 14th, 1932 — February 16th, 2017



Korean War veteran and native Austinite, Richard Moya, was a devoted and loyal husband, father, and grandfather; who besides dedicating much of his time to his loving family, he also set aside time and effort to improving the city of Austin and its surroundings.

In 1970, Mr. Moya rode the first wave of victorious Hispanic political activism in the county when he became the first Mexican-American elected to the Travis County Commissioners Court. The support of many hardworking, dedicated, and tireless strikers from Economy Furniture factory, and an emerging coalition of Mexican-American organizations allowed him to serve four full terms (from 1970 through 1986) as County Commissioner for Precinct 4 — a heavily Hispanic district in the Southeastern area of the county. During the aforementioned period, he advocated, and was the individual primarily responsible for the establishment of the Housing Authority of Travis County by the Travis County Commissioners Court in 1975. His passion for HATC’s mission, and care for creating opportunities for its residents encouraged him to later serve the agency as a Commissioner for nearly 13 years, from 2003 through 2016.

Moya was an active civic leader most of his life and served on dozens of federal, state, and local organizations including the Army National Guard, League of United Latin American Citizens (LULAC), Mexican American Democrats of Texas, National Democratic Convention, Capitol Areal Planning Council, and the State Tejano Democrats.

Richard Moya was a political trailblazer, pioneer, and civic activist whose legacy is visible in many ways, from representing the Hispanic community and advocating for change, to elevating the quality of life of many low-income families in Travis County.

AUTHORITY-WIDE REVENUES & EXPENSES

INCOME	FYE 2017	FYE 2016	CHANGE
Tenant Revenue	\$ 594,755	636,557	(41,802)
Operating Subsidies and Grants	6,433,380	6,209,901	223,479
Fraud Recovery Revenue	22,788	5,587	17,201
Other Revenue	2,014,445	1,437,424	577,021
Total Operating Revenue	\$ 9,065,368	8,289,469	775,899
EXPENSES			
Administrative	\$ 1,316,100	1,110,059	206,044
Tenant Services	2,039	500	1,539
Utilities	75,379	77,816	(2,437)
Ordinary Maintenance and Operations	535,104	376,171	158,933
Insurance and General	37,526	179,997	(142,471)
Housing Assistance Payments	6,285,326	6,001,139	284,187
Depreciation Expense	151,349	151,108	241
Total Operating Expenses	\$ 8,402,823	7,896,787	505,036
Operating Income (Loss)	\$ 662,545	392,682	269,863
NON-OPERATING INCOME (EXPENSES)			
Investment Income	\$ 2,123	1,477	646
Interest Expense	(14,787)	(15,878)	1,091
Total Non-Operating Revenues (Expenses)	\$ (12,664)	(14,401)	1,737
Change in Net Position	\$ 649,881	378,281	271,600
Net Position, Beginning of Year	\$ 2,936,111	2,557,830	378,281
Net Position, End of Year	\$ 3,585,992	2,936,111	649,881

FEDERAL AWARDS (FOR FISCAL YEAR ENDING JUNE 30TH, 2017)

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT	GRANT EXPENDITURES
Public and Indian Housing	\$ 296,150
Public Housing Capital Fund Program	123,626
Continuum of Care	840,963
Section 8 Housing Choice Vouchers	5,927,727
Total Awards	\$ 7,187,466

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Produced by Nancy Rojas, 2017-2018 HATC Intern