

THE HOUSING AUTHORITY OF THE CITY OF AUSTIN



BOARD OF COMMISSIONERS

Chairperson - Carl S. Richie, Jr.

Vice-Chairperson - Charles Bailey

2nd Vice-Chairperson - Mary Apostolou

Commissioner - Dr. Tyra Duncan-Hall

Commissioner - Edwina Carrington

Michael G. Gerber, President & CEO

BOARD OF COMMISSIONERS

Annual Board Meeting

Thursday, April 3, 2025

8:00 AM

HACA Central Office, 1124 S. Interstate Highway 35

Join Zoom Meeting <https://bit.ly/4kyDaNm> Meeting ID: 889 9118 6444

Passcode: 800710

Austin, TX

**PUBLIC NOTICE OF A MEETING
TAKE NOTICE OF A BOARD OF COMMISSIONERS
ANNUAL BOARD MEETING
OF THE HOUSING AUTHORITY OF THE CITY OF AUSTIN**

**TO BE HELD AT
HACA Central Office, 1124 S. Interstate Highway 35
Join Zoom Meeting <https://bit.ly/4kyDaNm> Meeting ID: 889 9118 6444 Passcode: 800710
Austin, TX
(512.477.4488)**

**Thursday, April 3, 2025
8:00 AM**

CALL TO ORDER, ROLL CALL

CERTIFICATION OF QUORUM

Pledge of Allegiance

Honoring Commissioner Charles C. "Chuck" Bailey (1948-2025)

Swearing in of Commissioners Tyra Duncan-Hall and Edwina Carrington

Presentation - UT School of Law (15 minutes)

Public Communication (Note: There will be a three-minute time limitation)

CONSENT AGENDA

Items on the Consent Agenda may be removed at the request of any Commissioner and considered at another appropriate time on this agenda. Placement on the Consent Agenda does not limit the possibility of any presentation, discussion, or action at this meeting. Under no circumstances does the Consent Agenda alter any requirements under Chapter 551 of the Texas Government Code, Texas Open Meetings Act.

CONSENT ITEMS

1. Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on February 20, 2025
2. Presentation, Discussion, and Possible Action regarding Resolution No. 02884: Election of new Officers for the Housing Authority of the City of Austin

ACTION ITEMS

3. Presentation, Discussion, and Possible Action on Resolution No. 02885 by the Board of Commissioners of the Housing Authority of the City of Austin (the "Authority") to take the following actions with regard to Prospect Heights (the "Development") in Austin, Texas: (i) lease the development site to the owner of the Development; and (ii) such other actions necessary or convenient to carry out this resolution
4. Presentation, Discussion, and Possible Action on Resolution No. 02886 by the Board of Commissioners of the Housing Authority of the City of Austin (the "Authority") to take the following actions with regard to the Bridge at Kenzie (the "Development") in Austin, Texas:

- (i) Acquire the site of the Development; (ii) Lease the Development site to the owner of the Development; and (iii) such other actions necessary or convenient to carry out this resolution
5. Presentation, Discussion, and Possible Action regarding Resolution No. 02887: Operating Budget for the Fiscal Year April 1, 2025 to March 31, 2026
 6. Discussion and Adoption of Resolution No. 02888: Awarding a one year contract for Agency-wide Trash, Recycling and Composting Services (HACA-25-B- 0261) to Waste Management of Texas, Inc.
 7. Presentation, Discussion, and Possible Action regarding Resolution No. 02889 by the Board of Commissions of the Housing Authority of the City of Austin (the "Authority") authorizing the Authority to terminate the Annual Contributions Contract and complete the transition to Project Based Rental Assistance

EXECUTIVE SESSION

The Board may go into Executive Session (close its meeting to the public) Pursuant to:

- a. 551.071, Texas Gov't Code, consultations with Attorney regarding legal advice, pending or contemplated litigation; or a settlement offer;
- b. 551.072, Texas Gov't Code, discussion about the purchase, exchange, lease or value of real property;
- c. 551.074, Texas Gov't Code, discuss the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.
- d. 551.087, Texas Gov't Code, discuss certain economic development negotiations.

OPEN SESSION

If there is an Executive Session, the Board will return to Open Session for discussion, consideration and possible action of matters discussed in Executive Session.

REPORTS - The Board will receive program updates from the President/CEO and other senior staff.

ADJOURNMENT

"Pursuant to 30.06, Penal Code, (trespass by holder of license with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a concealed handgun."

"Pursuant to 30.07, Penal Code (trespass by holder of license with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a handgun that is carried openly."

"En virtud del 30.06, Código Penal, (traspaso titular de licencia con una pistola), una persona bajo el subcapítulo H, capítulo 411, código de gobierno (Ley de licencia de arma o pistola), no se permiten en este reunión con una arma o pistola.

"En virtud de 30.07, Código Penal (prevaricación por titular de la licencia con un arma o pistola abiertamente llevado), una persona bajo el subcapítulo H, capítulo 411, código de gobierno (Ley de licencia de arma o pistola), no se permiten en esta reunión con un arma o pistola que lleva abiertamente.

*The Housing Authority of the City of Austin (HACA) Board of Commissioners reserves the right to discuss and consider items out of order on the agenda on an as needed basis.

The Housing Authority of the City of Austin is committed to compliance with the Americans with Disability Act. Reasonable modifications and equal access to the communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days (48 hours) before the meeting date. Please call Nidia Hiroms at HACA at 512.477.4488, for additional information; TTY users route through Relay Texas at 711. For more information on HACA, please contact Nidia Hiroms at 512.477.4488 x 2104.

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

EXECUTIVE

ITEM NO. 1.

MEETING DATE: April 3, 2025

STAFF CONTACT: Michael Gerber, President & CEO

ITEM TITLE: Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on February 20, 2025

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to review and approve the Board Minutes Summary for the Board Meeting held on February 20, 2025.

ATTACHMENTS:

- ▣ **20250220 HACA Minutes Summary**

**THE HOUSING AUTHORITY OF THE CITY OF AUSTIN
BOARD OF COMMISSIONERS
REGULAR BOARD MEETING**

February 20, 2025

SUMMARY OF MINUTES

THE HOUSING AUTHORITY OF THE CITY OF AUSTIN (HACA) BOARD OF COMMISSIONERS REGULAR BOARD MEETING NOTICE WAS POSTED FOR 9:00 AM ON THURSDAY, FEBRUARY 20, 2025, AND WAS HELD AT THE HACA CENTRAL OFFICE, 1124 S. INTERSTATE HIGHWAY 35 AUSTIN, TX AND VIRTUALLY

CALL TO ORDER, ROLL CALL, CERTIFICATION OF QUORUM

Carl S. Richie, Jr, HACA Chairperson called the Board of Commissioners Regular Board Meeting of the Housing Authority of the City of Austin, of February 20, 2025, to order at 9:12 am. The meeting was held at the HACA Central Office, 1124 S. Interstate Highway 35, Austin, TX and virtually

Roll call certified a quorum was present on the call.

MEMBERS PRESENT:

Carl S. Richie, Jr., Chairperson
Chuck Bailey, Vice-Chairperson – via Zoom at 9:59 am
Mary Apostolou, 2nd Vice-Chairperson
Edwina Carrington, Commissioner
Dr. Tyra Duncan-Hall, Commissioner

MEMBER(S) ABSENT:

ALSO IN ATTENDANCE:

Bill Walter, Coats Rose Law Firm
Lauren Aldredge, Cokinos

STAFF PRESENT:

Barbara Chen, Damian Martinez, Gloria Morgan, Jimi Teasdale, Jorge Vazquez, Kelly Crawford, Leilani Lim-Villegas, Michael Cummings, Michael Gerber, Michael Roth, Nidia Hiroms, Ron Kowal, Sylvia Calderon, and Suzanne Schwertner

PUBLIC COMMUNICATION - (3 minute time limit)

Zenobia Joseph requested that that HACA January Board Minutes be corrected to reflect that Ms. Joseph is not against Belveron, but stated ADA non-compliance, Title 6. Ms. Joseph also provided her concerns on the HUD VASH Vouchers program.

CITYWIDE ADVISORY BOARD (CWAB) – Michael Gerber, HACA President & CEO reported that the February CWAB Meeting was held on Tuesday, February 18th. •Dr. Crystal James, HACA Director of Operations, provided winter weather awareness. •**Michael Gerber**, President and CEO, congratulated the 2025 TX NAHRO award winners, including Lupe Garcia who received the Community Service Award. •Lakeside residents met with the Austin Transit Partnership in support of the Project Connect Red Line. This will provide our residents and communities with access to routes including medical centers, jobs, and grocery stores. •**Leilani Lim-Villegas**, HACA Senior Director of Community Development, Congratulations to the three HACA residents: Alexis Sterling, Hannalicia Hernandez, and Raymond Chavez who received the 2025 TX NAHRO Resident Scholarship. •**Murphy Roland**, HACA Workforce Development Manager, March 22nd is Spring Bling Family Self Sufficiency event on March 22nd, which is during AISD Spring Break. Information about nursing and electrician certifications will be available free of charge to HACA residents. •**Borami Lee**, HACA Health & Wellness Manager, Mobile vaccine clinic will be at Boulding Oaks, Coronado, and Meadowbrook. Information flyers will be distributed. Flu, shingles, and COVID shots will be available for residents in the community rooms. •**Catherine Crago**, Digital Inclusion, Introduced Jeanette Chavez who is supervising 14 ACC interns assisting with Google Fiber and Rent Café payments online.

AWAIS AZHAR, EXECUTIVE DIRECTOR, HOUSINGWORKS, gave a quick overview on Housingworks projects.

CONSENT ITEMS

APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS

ITEM 1: Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on January 16, 2024

Commissioner Carrington moved the Approval of the Board Minutes Summary for the Board Meeting held on January 16, 2025. **Commissioner Duncan-Hall** seconded the motion. The motion Passed (4-Ayes and 0-Nays).

ACTION ITEMS

ITEMS PRESENTED OUT OF ORDER.

VICE-CHAIRPERSON BAILEY ENTERED THE MEETING VIA ZOOM AT 9:59 AM

APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS

ITEM 4: Presentation, Discussion, and Possible Action on Resolution No. 02880 by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) to take the following actions with regard to the Bridge at Iron Rock Ranch Apartments (the “Development”) in Austin, Texas: (i) acquire the site of the Development; (ii) lease the Development site to the owner of the Development; and (iii) such other actions necessary or convenient to carry out this Resolution

Austin Affordable Housing Corporation (AAHC) was presented with an opportunity to partner with Domain Communities to purchase a 300-unit multi-family rental property called Iron Rock Ranch Apartments. The development is located at 1215 W Slaughter Lane, Austin, Texas 78748. This would be the first asset AAHC and Domain Communities have purchased together. This asset is located on a park-like 22.67-acre site in South Austin, benefiting from proximity to major thoroughfares including I-35 and MoPac Expressway. The property is also within walking distance of Casey Elementary School, less than half a mile from Paredes Middle School and less than two miles to shopping and retail at South Park Meadows.

AAHC’s proposed partner, Domain Communities, brings over 30 years of experience in affordable and conventional multifamily housing. Domain Communities served as the exclusive financial advisor and asset manager for nationally recognized non-profit organizations for properties in Phoenix, Mesa, Tempe, Oklahoma City, Tulsa, Dallas and Houston. During this time, Domain launched its Domain Communities Social Programs, which played an essential role in enriching the lives of residents. These programs provided on-site recreation centers, children’s workshops, food banks and adult education classes.

Iron Rock Ranch was constructed in 2002 and features 300 units with an average unit size of 1,055 square feet, offering a mix of 1-, 2-, and 3-bedroom apartments, including 84 townhome units. The property offers a variety of amenities, including two resort-style swimming pools, elegant clubhouse with gathering spaces and conference room, fitness center, coffee bar, and business center, two dog parks with dog wash station, grilling areas, gathering pavilion and an overall residential campus atmosphere.

The property was purchased by Domain in 2019, and has since undergone extensive renovations. Over the course of its ownership, Domain has renovated 121 units with the majority being a luxurious spec which highlights include new cabinets, appliances, flooring and finishes. In addition, the property has been relandscaped, the roadways have been resurfaced and re-stripped. The property feeds into the Austin Independent School District Casey Elementary School, Paredes Middle School, and Akins High School.

This is an important transaction to HACA and AAHC, as South Austin continues to experience significant economic and population growth, leading to increased displacement of the affordable housing community. The partnership will ensure the preservation of this asset and expand deeper affordability options for voucher holders and other residents in the area. With its proximity to major transportation corridors and its residential appeal, Iron Rock Ranch is strategically positioned to provide stable, affordable housing while maintaining high standards of living.

The refinancing proceeds are estimated to be \$47,912,000. Domain Communities will bring \$22,500,000 in equity, with \$2,100,000 will be set aside for operating capital and final capital improvements. A current lease audit is underway to determine the initial number of units already qualified under 80% AMI. The property is currently 93% occupied. AAHC and Domain Communities are committed to providing 10% of the affordable units at 60% AMI, 40% of the units at 80% AMI and leasing units to qualified voucher holders.

Apartment Management Professionals (AMP) will manage the property. The new name for the property will be Bridge at Iron Rock Ranch Apartments.

James Golden, founder & CEO of Domain Communities, Nick Weaver, Asset Manager of Domain Communities and Rex Jones with AMP were on hand for any questions.

Commissioner Duncan-Hall Authority of the City of Austin (the “Authority”) to take the following actions with regard to the Bridge at Iron Rock Ranch Apartments (the “Development”) in Austin, Texas: (i) acquire the site of the Development; (ii) lease the Development site to the owner of the Development; and (iii) such other actions necessary or convenient to carry out this Resolution. **Commissioner Carrington** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

ITEM 2: Presentation, Discussion, and Possible Action regarding Resolution No. 02878: Approval of the revised Utility Allowance Schedules for the HCV Program

Per 24 CFR 982.517, HUD regulations require housing authorities to review utility allowance schedules annually and revise its allowance for a utility category if there has been a change of 10% or more in that category since the last revision.

Residential Life Utility Allowances, a Division of the Nelrod Company, recently completed the annual utility allowance review for HACA's Housing Choice Voucher Program. A comparison was made between the utility rates shown in the previous study compared to the current utility rates.

This comparison indicated the following:

- Austin Energy's electric tier-1 rates increased by 8%, tier-2 rates decreased by 7%, tier-3 rates increased by 8%, the monthly charge increased by 16%, and taxes remained the same.
- Texas Gas Services' natural gas rates decreased 15%, the monthly charges increased 12%, and taxes remained the same.
- Multi-Family water rates increased 8%, the monthly charges increased 2%, sewer rates increased 15% and their monthly charges increased 8%
- Single-Family water tier-1 rates increased 14%, tier-2 rates increased 11%, tier-3 rates increased 14%, and the monthly charges increased 5% each
- Sewer rates tier-1 increased 11%, tier-2 increased 11%, and the monthly charges increased 8%.
- Trash collection monthly charge increased 5% for 0-2 br, 3-5 br increased 6% each, and taxes remained the same.

The review indicated that overall rates and charges changed by more than 10%, and therefore the current utility allowance scheduled should be adjusted.

Resident Life also completed a multi-family energy efficient utility allowance schedule for energy efficient multi-family tax credit developments. Resident Life used HUD's Utility Schedule Model to calculate the base community-wide consumptions, which take into consideration current usage patterns and more energy-efficient equipment. The tool provides an Energy Star option and this was selected to modify consumption averages for the multi-family energy efficient utility allowance schedule.

The revised utility allowance schedules will be effective June 1, 2025, for participants who are issued new vouchers and for annual re-examinations. The multi-family energy efficient utility allowance schedule will be effective February 20, 2025, and be available for use for any qualified energy-efficient multi-family tax credit property, per HACA and HUD approval.

Staff recommended approving the seven (7) revised utility allowance schedules.

Commissioner Carrington moved the Approval of Resolution No. 02878: Approval of the revised Utility Allowance Schedules for the HCV Program. **Commissioner Duncan-Hall** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

ITEM 3: Presentation, Discussion and Possible Action regarding Resolution No: 02879: Approval of Revisions to the Personnel Policies and Procedures Manual of the Housing Authority of the City of Austin

The Housing Authority of the City of Austin's Personnel Policy Manual outlines expectations, rights, responsibilities, and procedures related to various aspects of employment, such as recruitment, performance management, compensation, benefits, and workplace behavior. The purpose of a personnel policy is to provide clear, consistent guidelines that ensure fairness, transparency, and compliance with laws and regulations.

Proposed revisions to the HACA Personnel Policy Manual involve three primary topics: 1) hybrid work policy update; 2) grievance policy; and 3) increased introductory period for new employees.

Hybrid work policy:

In October 2021, a Hybrid Work Policy was approved and adopted by HACA's Board of Commissioners, that allowed staff to work from home for up to three(3) days per week, with two (2) days in the office. That work model worked effectively in attracting and retaining staff during the COVID pandemic.

As the work landscape has continued to evolve, HACA has decided to revise its hybrid work policy to require three (3) days/week in the office in order to further strengthen team collaboration, improve communication, and ensure that employees remain closely connected to our organizational culture. With this adjustment, we aim to create more opportunities for in-person interactions that drive innovation and foster stronger relationships among colleagues.

HACA leadership supports the continuation of a hybrid work policy in consideration of supporting employee work-life balance and in order to remain competitive within the current labor market.

Grievance Policy

Upon consultation with outside general counsel, HACA is updating its grievance policy for employees to remove reference to termination of employment. HACA's grievance policy applies solely to current/active employees. Recommendations to terminate employment are made in consultation with Human Resources and outside general counsel. The final decision to terminate employment rests with the President/CEO of HACA. Termination is therefore not an eligible action for a grievance.

Introductory Period for new employees

HACA proposes increasing the introductory (probationary) period for new hires from 90 days to 180 days to allow for a more thorough evaluation of their performance, skills, and fit within the organization. This extended period will provide both the employee and HACA more time to assess long-term compatibility, ensuring that new hires are fully integrated and aligned with

our culture and expectations. It will also provide more time for development and training, allowing HACA to make more informed assessment about employee performance and potential for success.

2nd Vice-Chairperson Apostolou moved the Approval of Resolution No: 02879: Approval of Revisions to the Personnel Policies and Procedures Manual of the Housing Authority of the City of Austin. **Commissioner Carrington** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

ITEM 5: Presentation, Discussion and Possible Action regarding Resolution No: 02882: Approval of renewal of Employee Medical, Vision, and Dental Insurance with United Healthcare

As part of its comprehensive compensation package, the Housing Authority of the City of Austin (HACA) currently offers its regular full-time employees medical, vision and dental insurance coverage through United Healthcare's Navigate plan.

Over the course of several months in mid to late 2024, HACA staff met with the Gallagher Group, HACA's insurance brokers, to discuss the upcoming insurance renewal for the 2025-2026 fiscal year. United Healthcare initially proposed a 24% increase to our current coverage based on utilization rate throughout the plan year. Upon consultation with Gallagher, HACA determined it was not in the organization's best interest to issue a Request for Proposals from the insurance market at this time.

Through a series of negotiations between United Healthcare and the Gallagher Group, United Healthcare ultimately revised its proposed rate to 18.4% rate increase for medical coverage, 10% rate increase for dental coverage, and a rate pass for vision coverage. This was based on HACA's demographics and claims experience. Last year, HACA received a 19% rate increase.

With this renewal, employees will benefit from a continuity of coverage with no changes to health plans. HACA will continue to offer employees the Navigate plan; it is considered a Health Maintenance Organization (HMO). Under this plan employees are required to select a Primary Care Physician (PCP) from United Healthcare and employees are also required to obtain a referral in order to see a United Healthcare Specialist.

Based on HACA's current demographics and utilization rate as a whole, HACA believes the proposed rate increase to renew the Navigate Plan with United Healthcare is reasonable and fiscally responsible. In addition, for the fiscal year 2025-2026, HACA will continue to impose the surcharge of \$50 per month, to employees who choose to continue to use tobacco products. Employees may participate in and complete a tobacco cessation program if they wish to avoid the surcharge.

In an effort to provide employees with the best affordable, available healthcare coverage, HACA recommends United Healthcare be awarded the renewal contract to provide employee medical, vision and dental insurance coverage for the 2025-2026 fiscal year by utilizing United Healthcare's Navigate Plan.

Commissioner Carrington moved the Approval of Resolution No: 02882: Approval of renewal of Employee Medical, Vision, and Dental Insurance with United Healthcare. **Commissioner Duncan-Hall** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

EXECUTIVE SESSION

The Board recessed into Executive Session at 10:40 am and returned to Open Session at 12:19 pm. No action taken.

Chairperson Richie left the meeting at 12:15 pm.

REPORTS

- **Mr. Gerber** announced that Catherine Crago, HACA Strategic Initiative Resource Development Manager, will be leaving the agency.

Commissioner Carrington moved to adjourn the meeting. **2nd Vice-Chairperson Apostolou** seconded the motion. The motion Passed (4-Ayes and 0-Nays).

The meeting adjourned at 12:20 pm.

Michael G. Gerber, Secretary

Chairperson

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02884

EXECUTIVE

ITEM NO. 2.

MEETING DATE: April 3, 2025

STAFF CONTACT: Michael Gerber, President & CEO

ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 02884:
Election of new Officers for the Housing Authority of the City of Austin

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

Motion to approve Resolution No. 02884 approving new board officers for positions of Chairperson, Vice-Chairperson and 2nd Vice-Chairperson.

SUMMARY

Background:

With the current officer terms expiring at the end of April, and new terms beginning May 1, 2025, it is necessary for the Board to elect new officers for the Housing Authority of the City of Austin Board of Commissioners. Current officers are listed below:

Chairperson: Carl S. Richie, Jr.

Vice-Chairperson: Charles Bailey

2nd Vice-Chairperson: Mary Apostolou

ATTACHMENTS:

- ▣ **2025 HACA Slate of Officers**
- ▣ **HACA Bylaws, Section 8**

RESOLUTION NO. 02884

ELECTION OF THE OFFICERS OF THE HOUSING AUTHORITY OF THE CITY OF AUSTIN BOARD OF COMMISSIONERS

WHEREAS, the Housing Authority of the City of Austin has established bylaws for the operation of the public housing authority;

WHEREAS, Section 8 of the bylaws, state the election of the Chairperson, Vice-Chairperson and 2nd Vice-Chairperson shall be elected at the annual meeting of the Authority from the Commissioners of the Authority, and shall hold office for two years or until their successors are elected and qualified;

WHEREAS, per the bylaws, the Board must elect for the vacant position of the Chairperson, and the vacancy of any officer who no longer holds a position as the Vice-Chairperson or 2nd Vice-Chairperson;

NOW, THEREFORE, BE IT RESOLVED that effective April 3, 2025, the Board of Commissioners for the Housing Authority of the City of Austin approves board officers for the positions of the Chairperson, Vice-Chairperson and 2nd Vice-Chairperson.

Chairperson:

Vice-Chairperson:

2nd Vice-Chairperson:

PASSED, APPROVED, AND ADOPTED this 3rd day of April 2025.

Secretary

Chairperson

Housing Authority of the City of Austin
Board of Commissioners
Election of Officers
April 3, 2025

Current Officers

Chairperson: Carl S. Richie, Jr.
Vice-Chairperson: Charles Bailey
2nd Vice-Chairperson: Mary Apostolou

Chairperson: _____
Nominated by: _____
Seconded by: _____

Vice-Chair: _____
Nominated by: _____
Seconded by: _____

2nd Vice-Chair: _____
Nominated by: _____
Seconded by: _____

APPROVED:

Chairperson: _____
Vice-Chairperson: _____
2nd Vice-Chairperson: _____

Section 7- Additional Duties

The officers of the Authority shall perform such other duties and functions as may be required by the Authority, the Bylaws or rules and regulations of the Authority.

Section 8- Election or Appointment

The Chairperson, Vice-Chairperson, and Second Vice-Chairperson shall be elected at the annual meeting of the Authority from the Commissioners of the Authority, and shall hold office for two years or until their successors are elected and qualified.

The Secretary shall be appointed by the Authority. Any person appointed to fill the office of Secretary, or any vacancy therein, shall have such term as the Authority fixes, but no Commissioner of the Authority shall be eligible for this office.

Section 9- Removal of Commissioners

The Mayor may remove a Commissioner of the Authority for inefficiency, neglect of duty or misconduct in office.

It shall be considered a neglect of duty for a Commissioner to be absent from four (4) or more regularly scheduled board meetings during any twelve (12) month period.

Section 10- Vacancies

Should the offices of the Chairperson, Vice-Chairperson, or Second Vice-Chairperson become vacant, the Authority shall elect a successor from the current Commissioners at the next regular meeting, and such election shall be for the unexpired term of said office. When the office of Secretary becomes vacant, the Authority shall appoint a successor, as aforesaid.

Section 11- Additional Personnel

The Authority may employ technical experts and other officers, agents and employees, as it deems necessary to exercise its powers, duties, and functions as prescribed by the Housing Authorities law of the State of Texas and all other laws of the State of Texas applicable thereto. The selection and compensation of such personnel (including the Secretary), shall be determined by the Authority subject to the laws of the State of Texas.

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02885

RENTAL ASSISTANCE DEMONSTRATION

ITEM NO. 3.

MEETING DATE: April 3, 2025

STAFF CONTACT: Ann Gass, Director of Strategic Housing Initiatives

ITEM TITLE: Presentation, Discussion, and Possible Action on Resolution No. 02885 by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) to take the following actions with regard to Prospect Heights (the “Development”) in Austin, Texas: (i) lease the development site to the owner of the Development; and (ii) such other actions necessary or convenient to carry out this resolution

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The board is being asked to approve a resolution to take the following actions with regard to Prospect Heights (the “Development”) in Austin, Texas: (i) lease the development site to the owner of the Development; and (ii) such other actions necessary or convenient to carry out this resolution.

SUMMARY

Background:

In July of 2023, HACA entered into a Memorandum of Understanding with Austin Habitat for Humanity (AHFH) to develop a portion of the Rosewood site for affordable homeownership. AHFH began work on the twelve duplex-style townhomes, called Prospect Heights, in the fall of 2024.

Process:

AAHC Prospect Heights, LLC, an AAHC subsidiary formed in March of 2023, will ground lease the land from HACA and form a condominium regime for the construction, sale and operation of the twelve homeownership units. Construction follows the AHFH model, using volunteers and home buyers to build the homes. These homes will be available to families making less than 80% of the area median income, with priority given to current or former HACA residents.

Staff Recommendation:

Staff recommends approval of this action.

ATTACHMENTS:

- ▣ **Prospect Heights Sell Sheets**
- ▣ **Prospect Heights Rendering**

RESOLUTION NO. 02885

Presentation, Discussion, and Possible Action on Resolution No. 02885 by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) to take the following actions with regard to Prospect Heights (the “Development”) in Austin, Texas: (i) lease the development site to the owner of the Development; and (ii) such other actions necessary or convenient to carry out this resolution

WHEREAS, the Authority owns certain real property in the full purpose jurisdiction of the City of Austin, Texas located at approximately 1142 Poquito St., Travis County, Austin, Texas 78702 (the “**Land**”), which constitutes the site for the Development;

WHEREAS, the Authority desires to lease the Land and improvements to-be constructed thereon (the “**Improvements**”) under a long-term ground lease (the “**Ground Lease**”) to AAHC Prospect Heights, LLC, a Texas limited liability company (the “**Owner**”), whose sole member is Austin Affordable Housing Corporation, a Texas nonprofit corporation and instrumentality of the Authority (“**AAHC**”), which Ground Lease will grant site control of the Land and the Improvements to the Owner;

WHEREAS, in connection with the construction and operation of the Development, the Owner desires to subject the Development to a Declaration of Condominium Regime and other documents related thereto which may require the Authority to join (the “**Condominium Documents**”), which shall establish 12 condominium units (the “**Condominium Units**”);

WHEREAS, the Improvements, including the Condominium Units, are being constructed by Austin Habitat Humanity, Inc., a Texas nonprofit corporation (“**Austin Habitat**”), pursuant to a Master Development Agreement by and between the Owner and Austin Habitat;

WHEREAS, to finance the construction of the Development, Austin Habitat is obtaining a loan in the amount of approximately \$1,200,000 from Austin Housing Finance Corporation, a Texas nonprofit corporation (“**AHFC**”), in accordance with the Ownership Housing Development Assistance (“**OHDA**”) Program (the “**Loan**”);

WHEREAS, the Loan will be made pursuant to certain documents which the Authority may be required to join in, which documents include an OHDA Loan Agreement, Promissory Note, Subordinate Deed of Trust and Security Agreement and Financing Statement, Declaration of Restrictive Covenant Regarding Affordable Housing Requirements, Environmental Indemnity Agreement, UCC financing statements, certificates, affidavits, directions, amendments, indemnifications, notices, requests, demands, waivers, and any other assurances, instruments, or other communications executed in the name of and on behalf of the Owner as may be deemed to be necessary or advisable in order to carry into effect or to comply with the requirements of the instruments approved or authorized by these resolutions in connection with the Loan (collectively, the “**Loan Documents**”); and

WHEREAS, in connection with the Loan, the City of Austin, a Texas home-rule municipal corporation, acting by and through the Housing Department (the “**City**”), will require AAHC, the Owner, and the Authority to enter into an Amended and Restated Affordability Unlocked Land Use and Restrictions Agreement (the “**AU Agreement**”);

NOW, THEREFORE, the Board of Commissioners of the Authority hereby approves and adopts the

following resolutions, and hereby authorizes its Chief Executive Officer (or the Chief Executive Officer's designee) to do the following:

1. Enter into the Ground Lease with the Owner.
2. Review, execute and approve the AU Agreement, the Loan Documents, Condominium Documents, the Ground Lease and all such other documents necessary to effectuate the execution of the Ground Lease and the development and operation of the Development, including but not limited to such security instruments and estoppel certificates as any lender involved with the Development may require, all on such terms and containing such provisions as the Chief Executive Officer (or his designee) shall deem appropriate, and the approval of the terms of each such instrument shall be conclusively evidenced by his execution and delivery thereof.

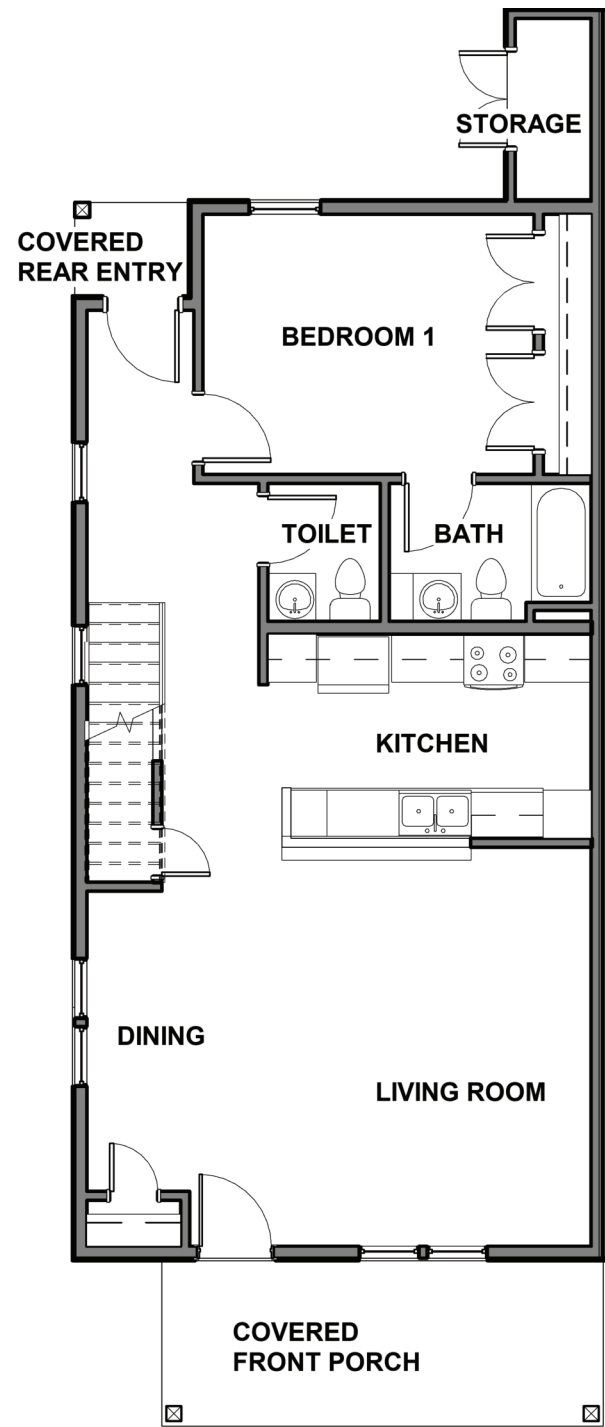
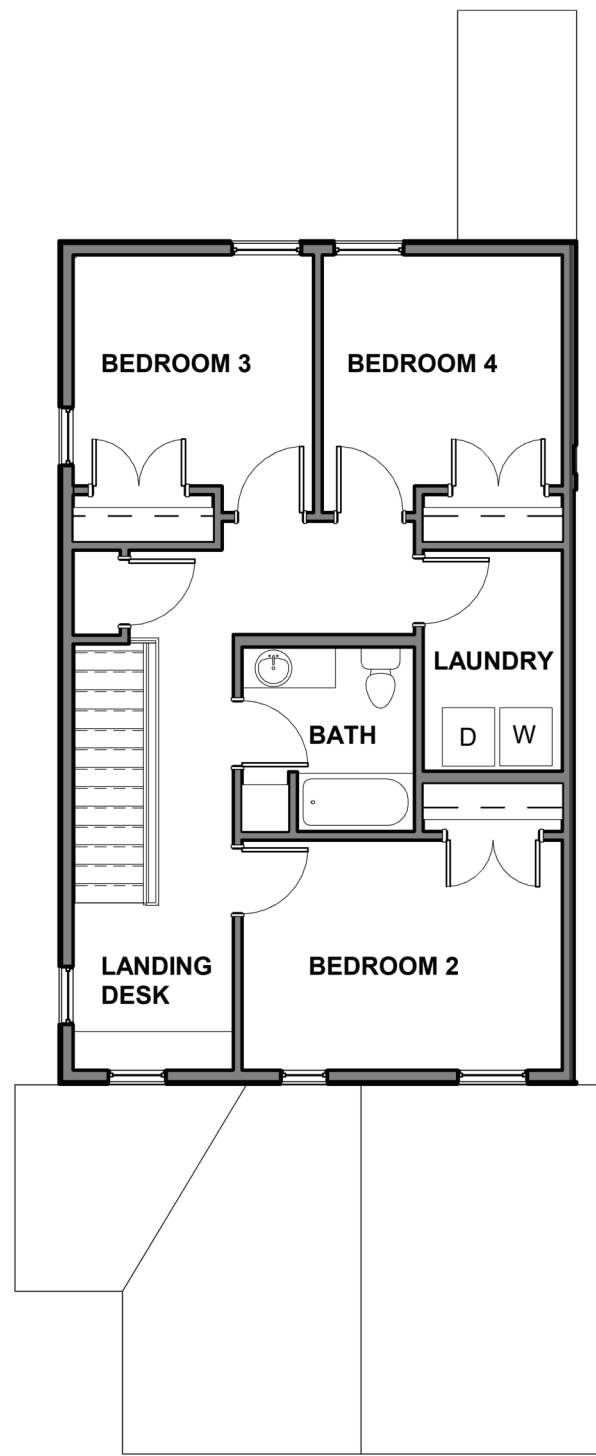
This resolution shall be in full force and effect from and upon its adoption.

[End of Resolution]

PASSED, APPROVED, AND ADOPTED this 3rd day of April, 2025.

Secretary

Chairperson



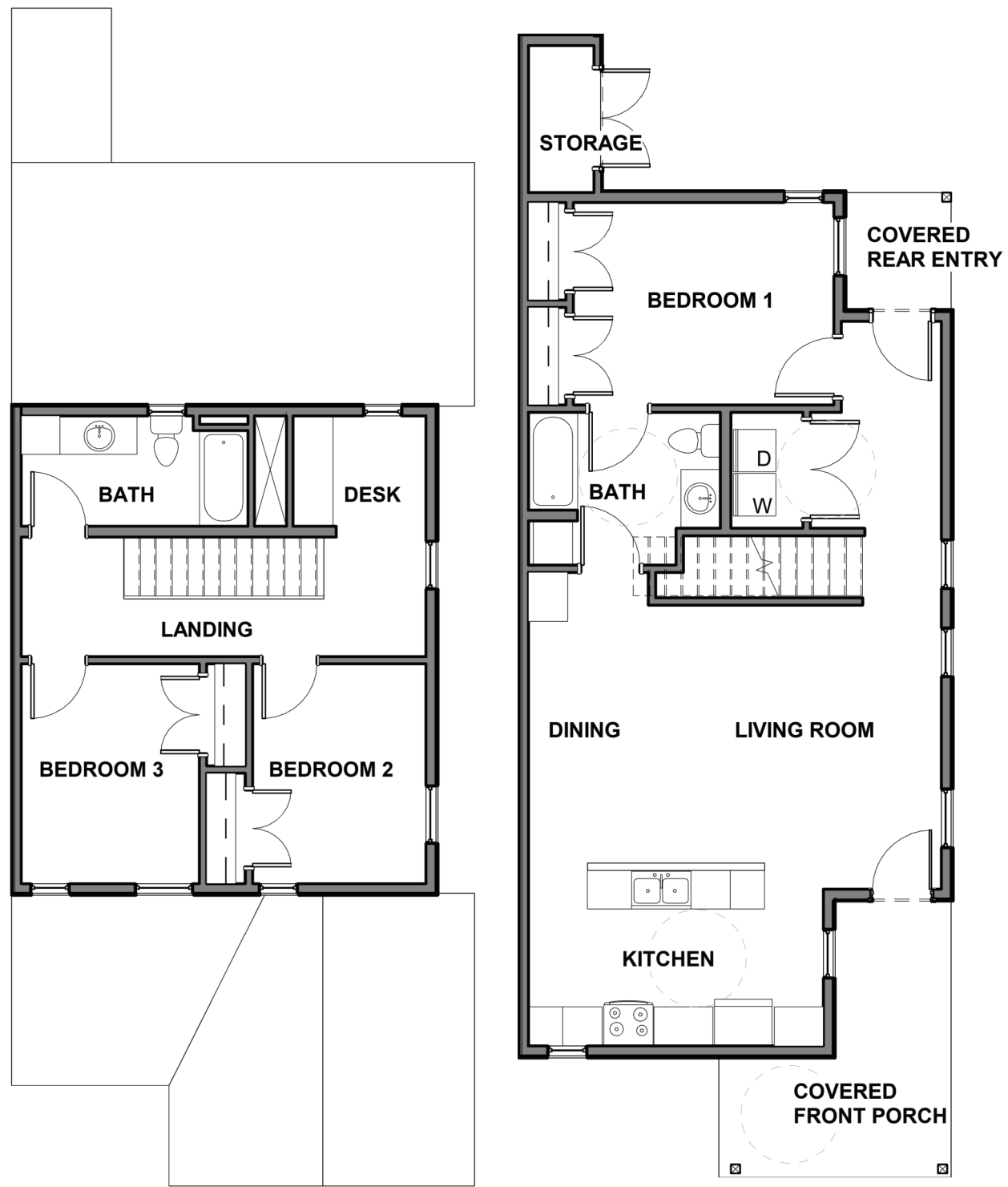
1136A Poquito Street PROSPECT HEIGHTS



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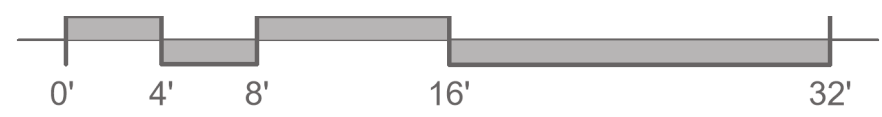
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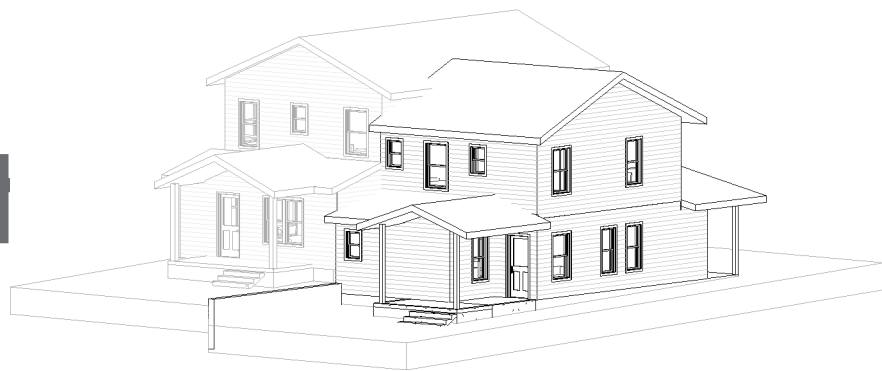
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1136B Poquito Street PROSPECT HEIGHTS

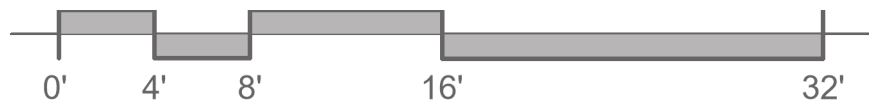
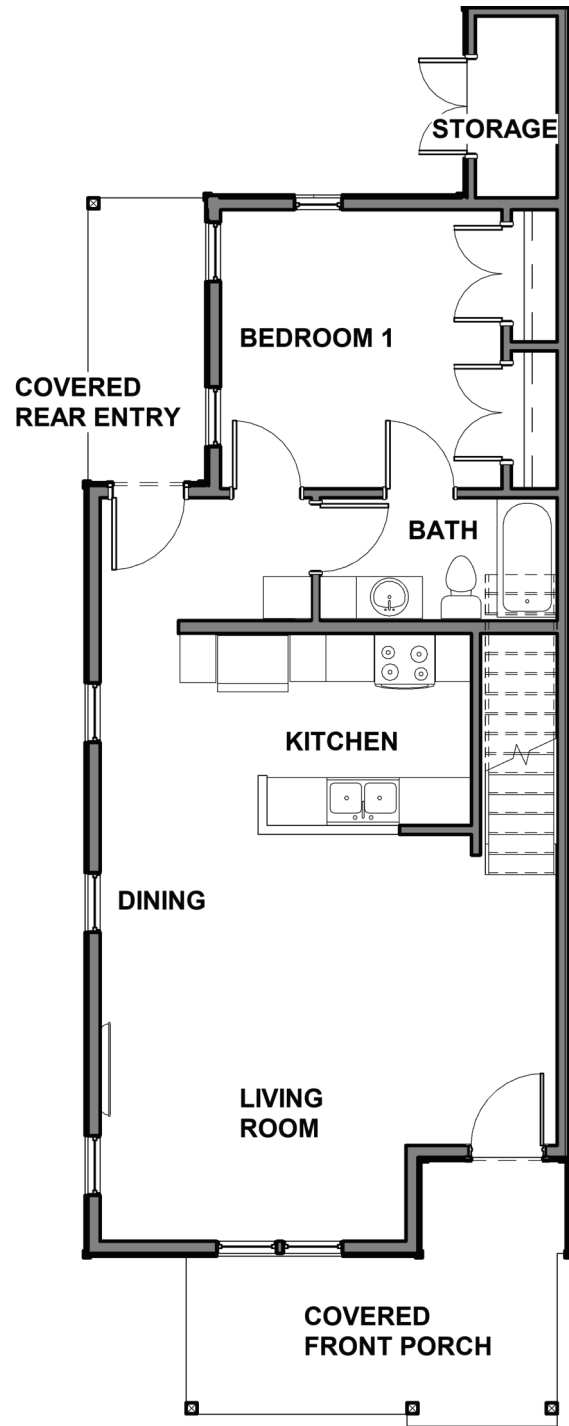
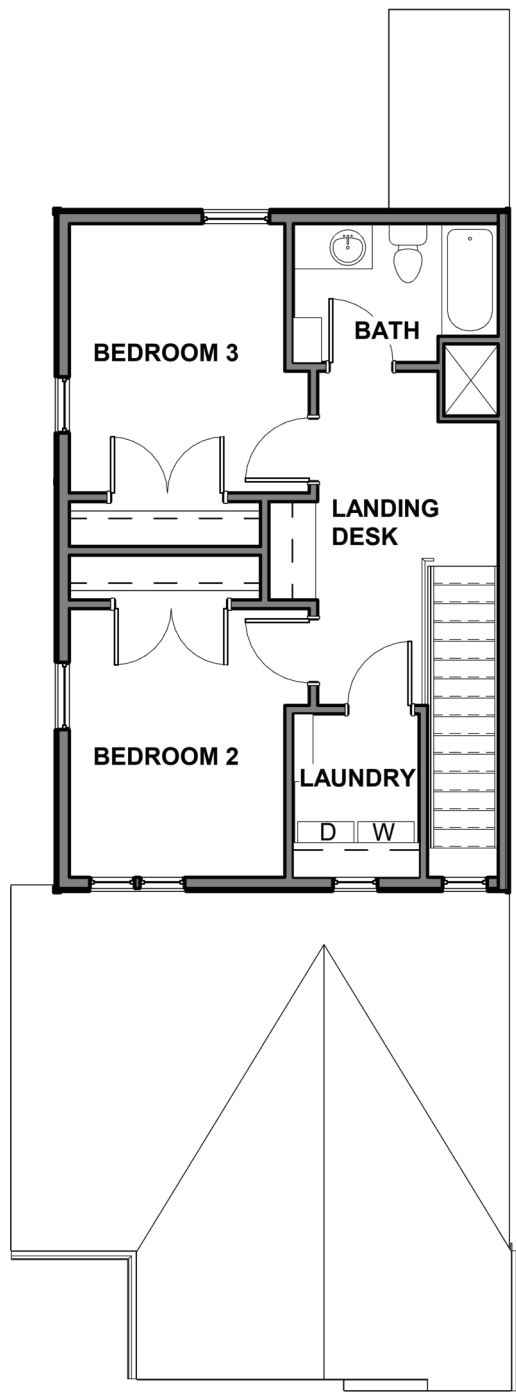


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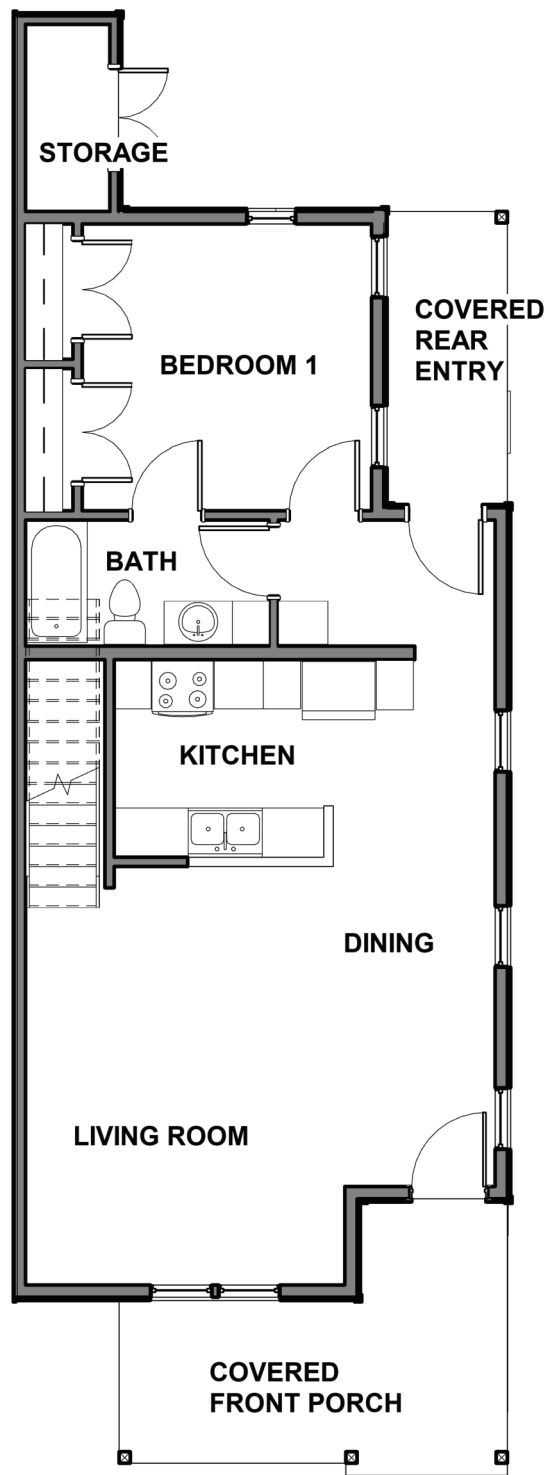
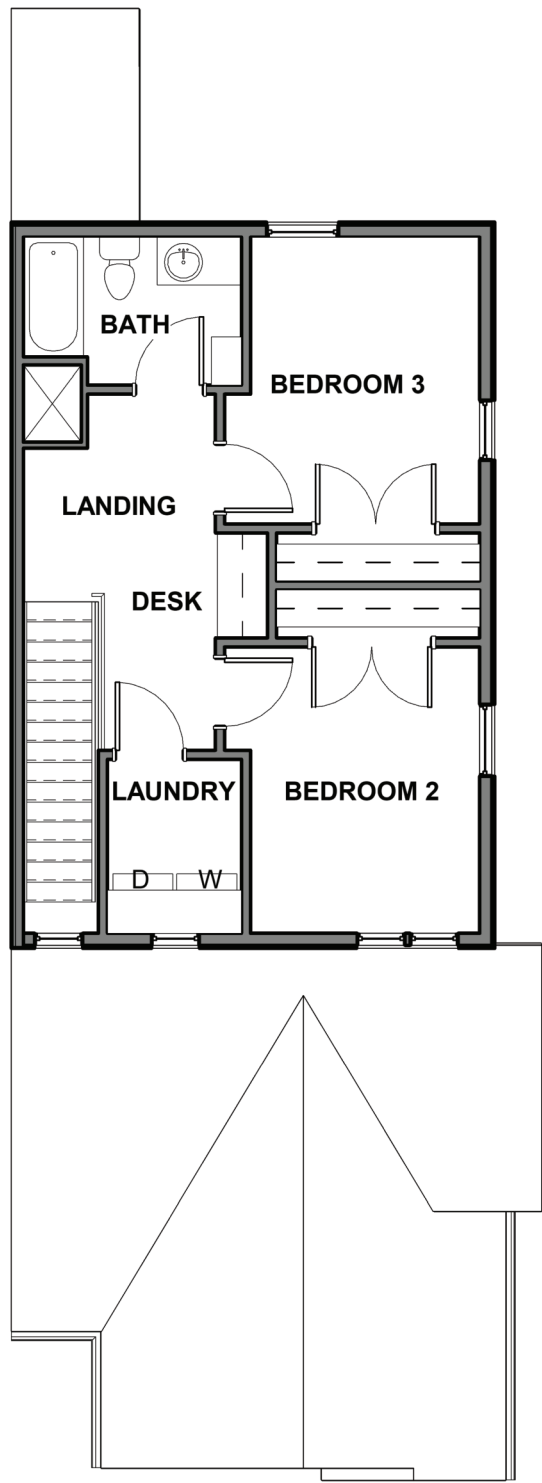
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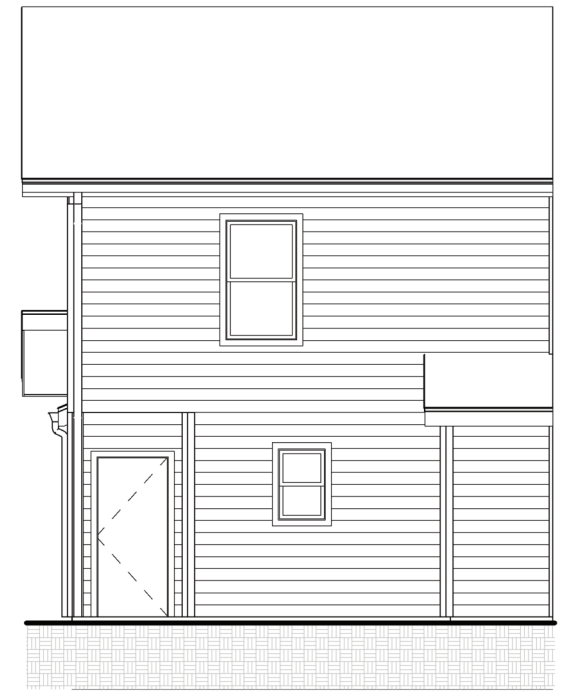
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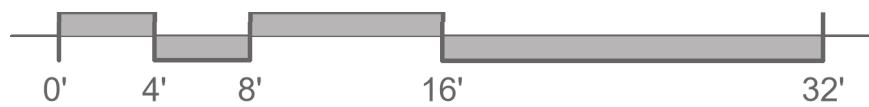
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1138B Poquito Street PROSPECT HEIGHTS



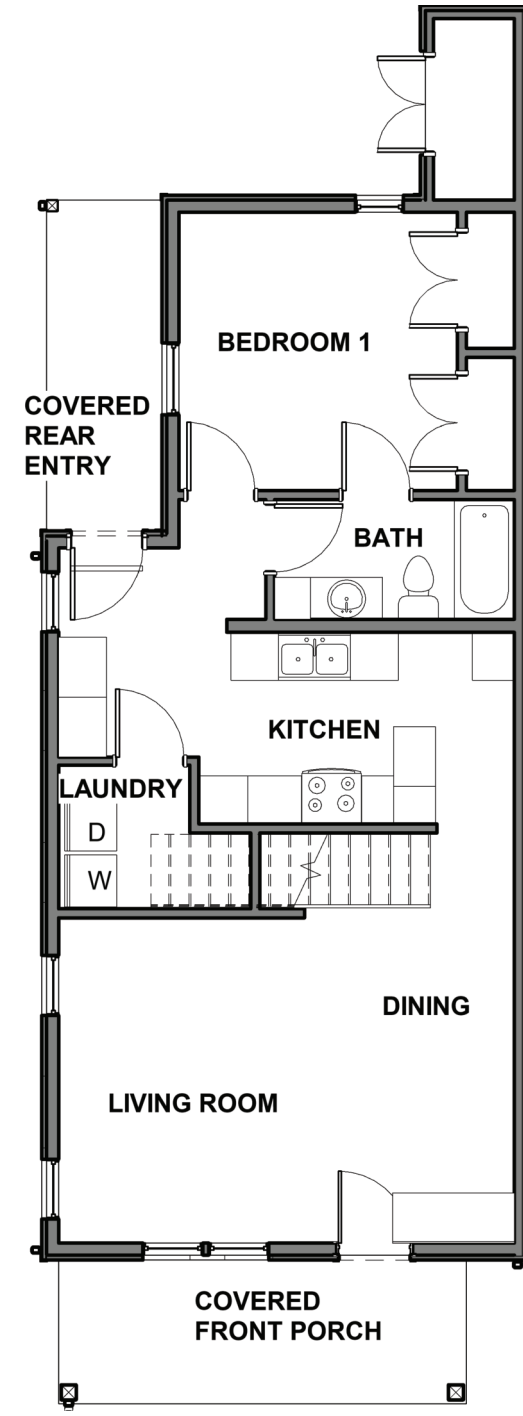
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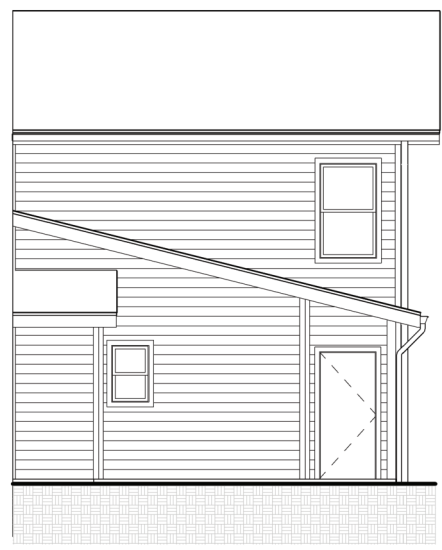
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GROUND FLOOR



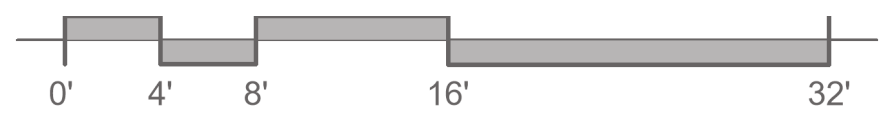
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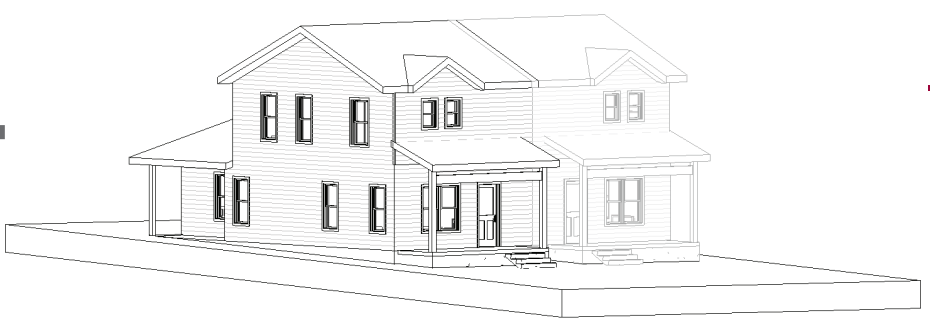
REAR



FRONT



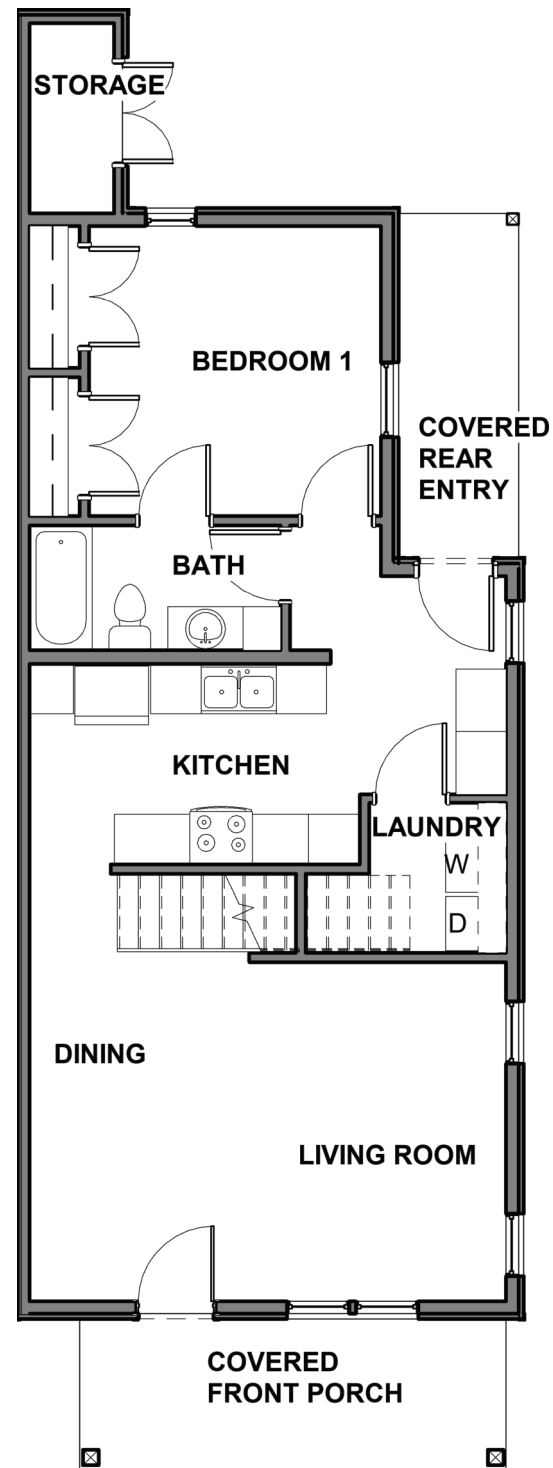
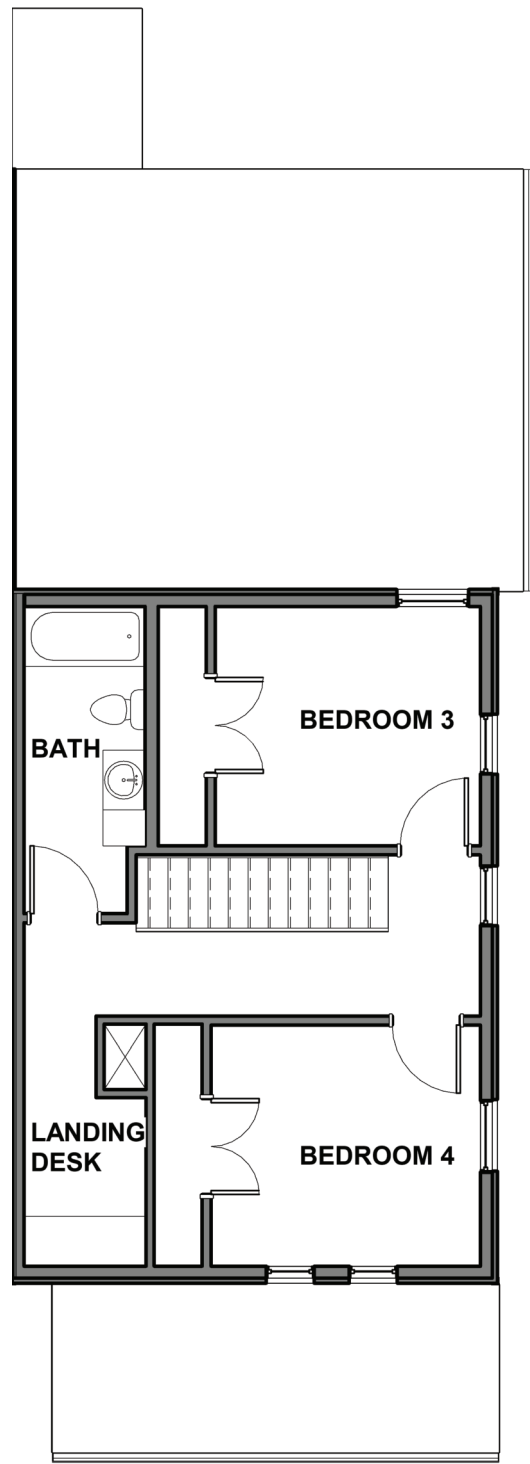
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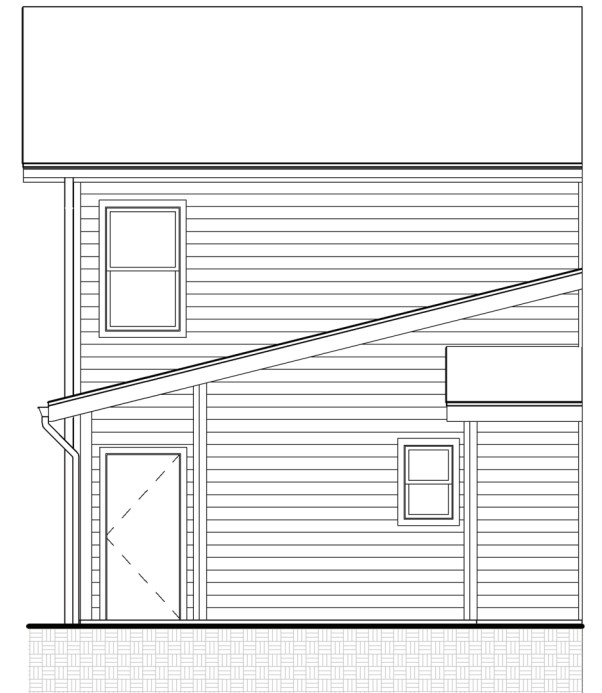
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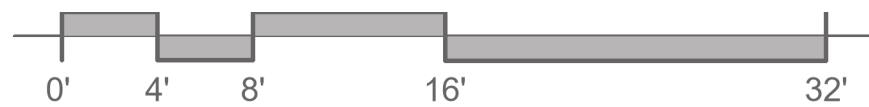
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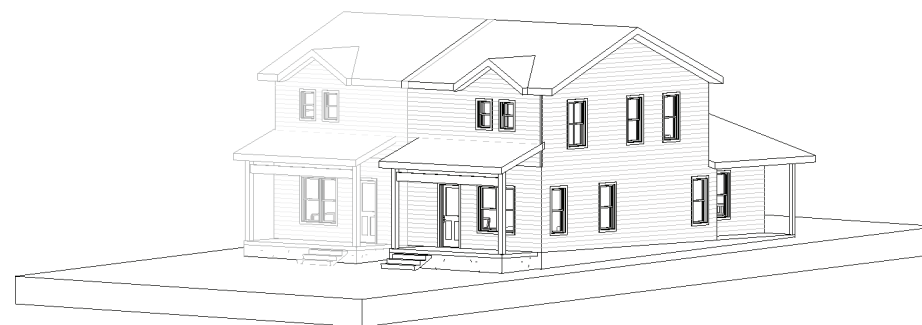
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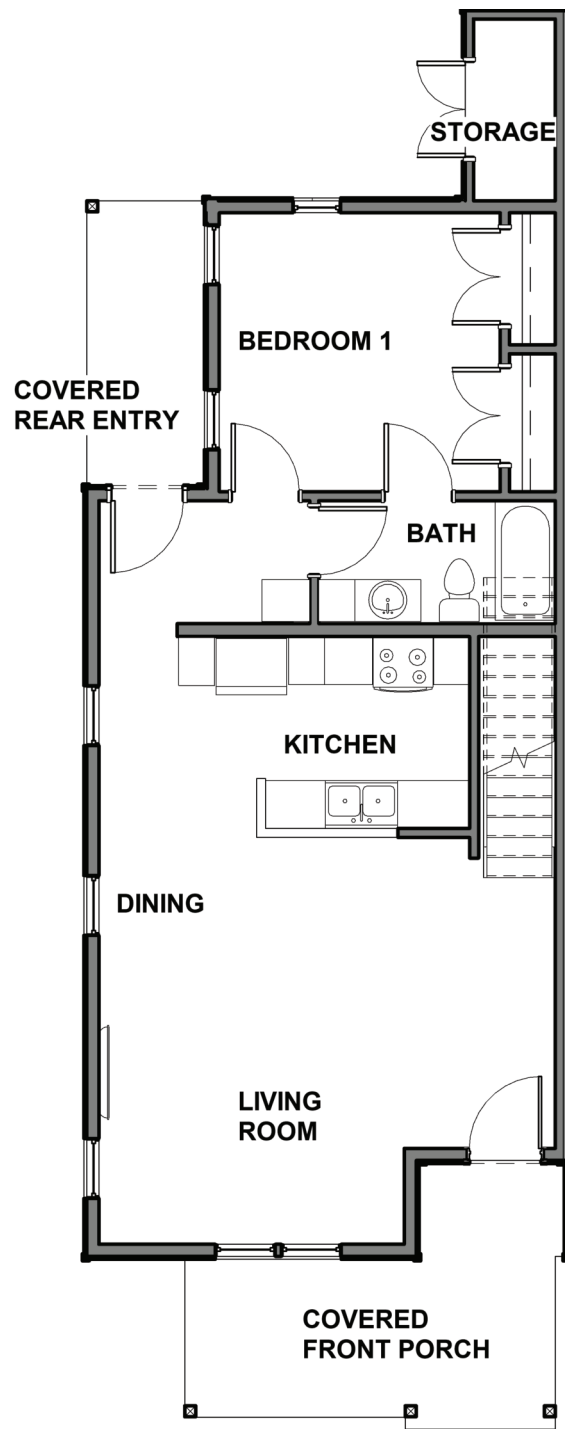
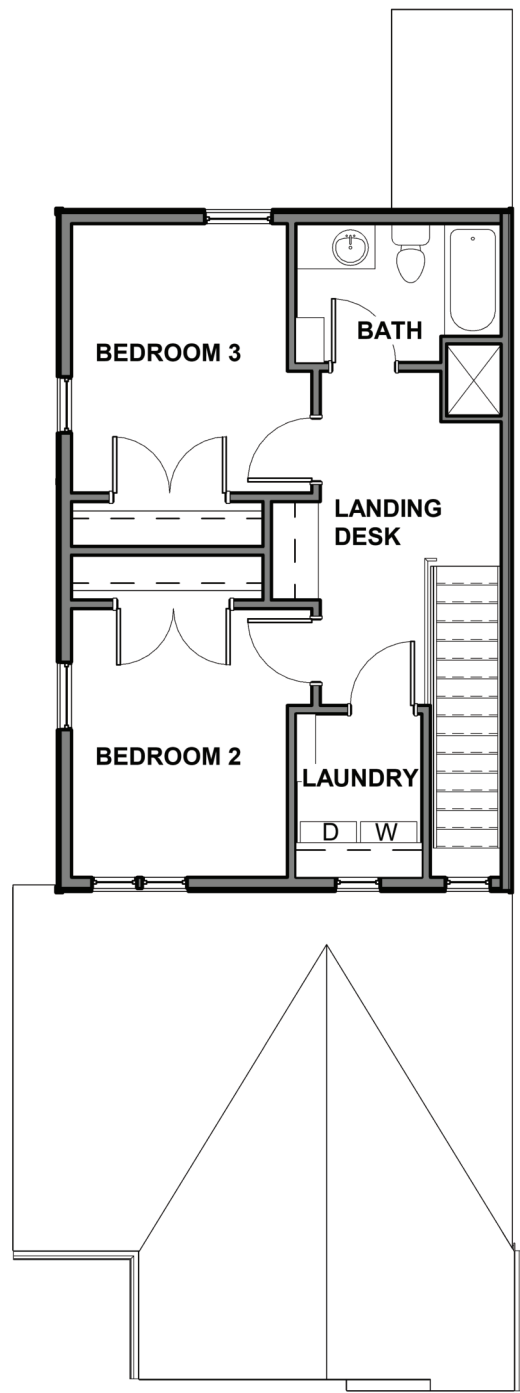
1140B Poquito Street PROSPECT HEIGHTS



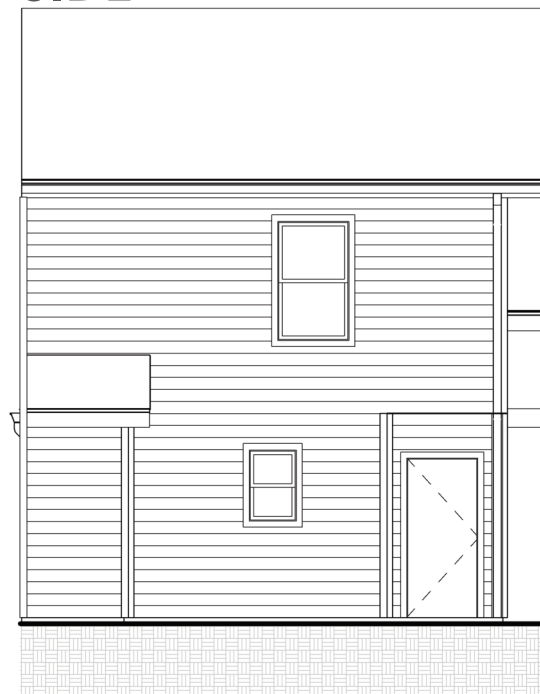
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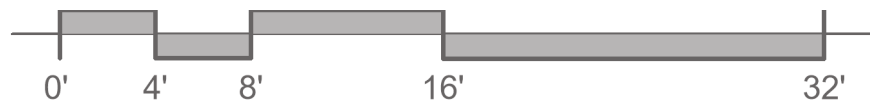


FRONT



SECOND FLOOR

GROUND FLOOR

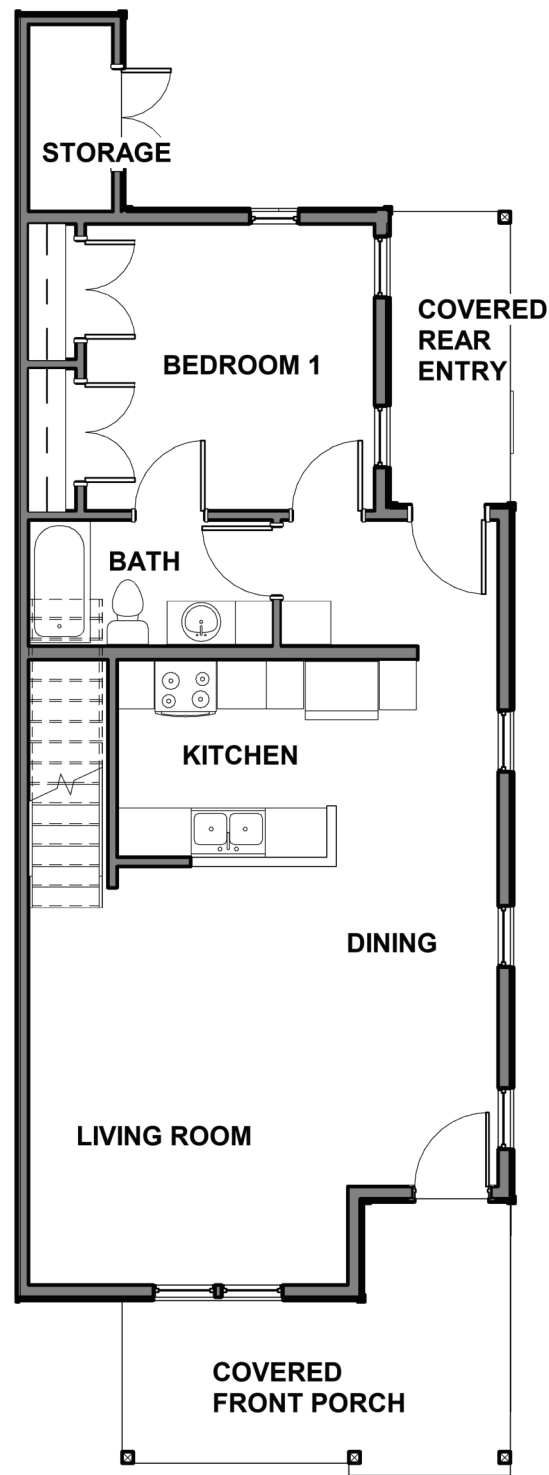
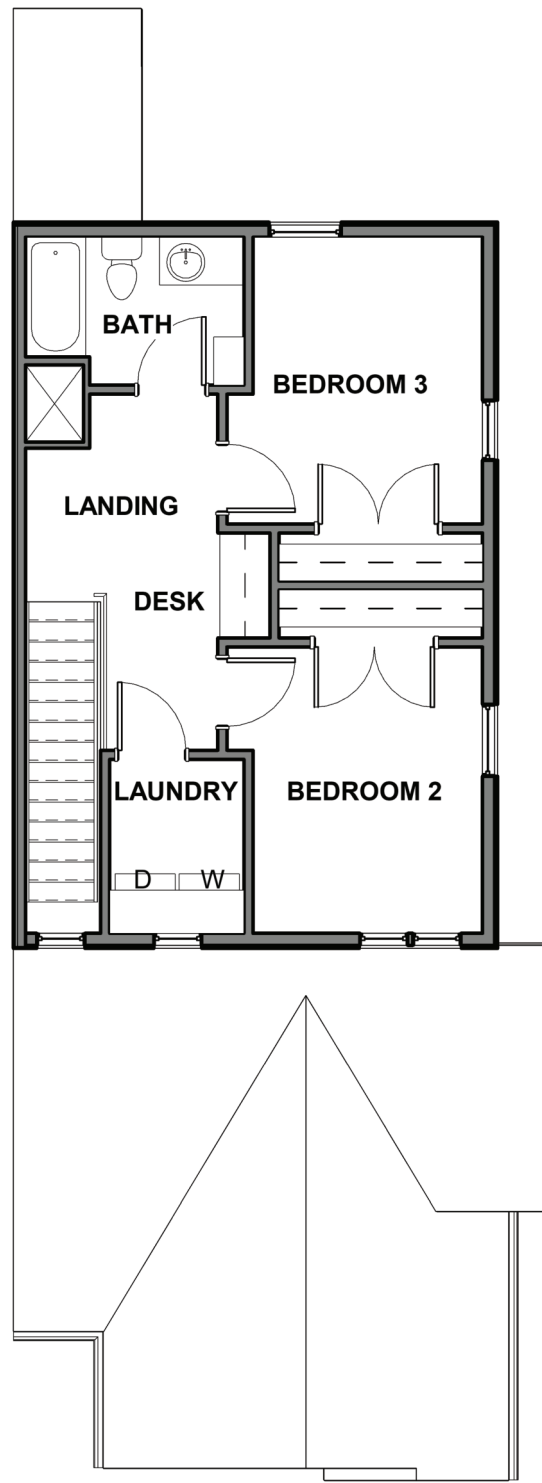


1142A Poquito Street PROSPECT HEIGHTS

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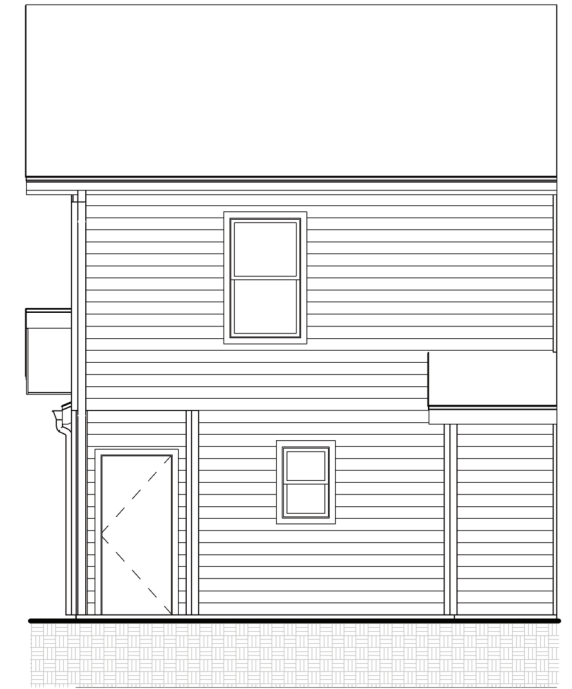
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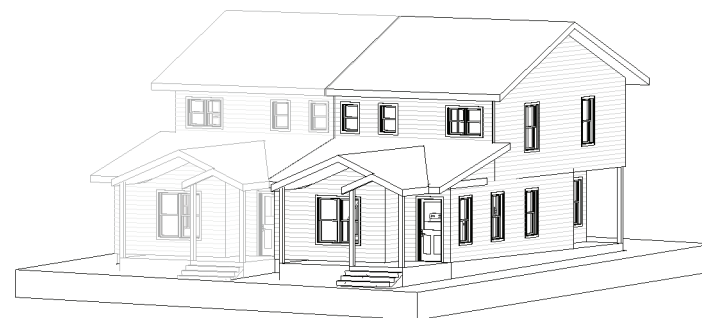
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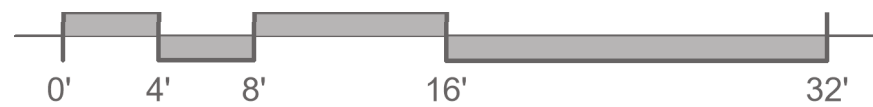


FRONT



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GROUND FLOOR



1142B Poquito Street PROSPECT HEIGHTS

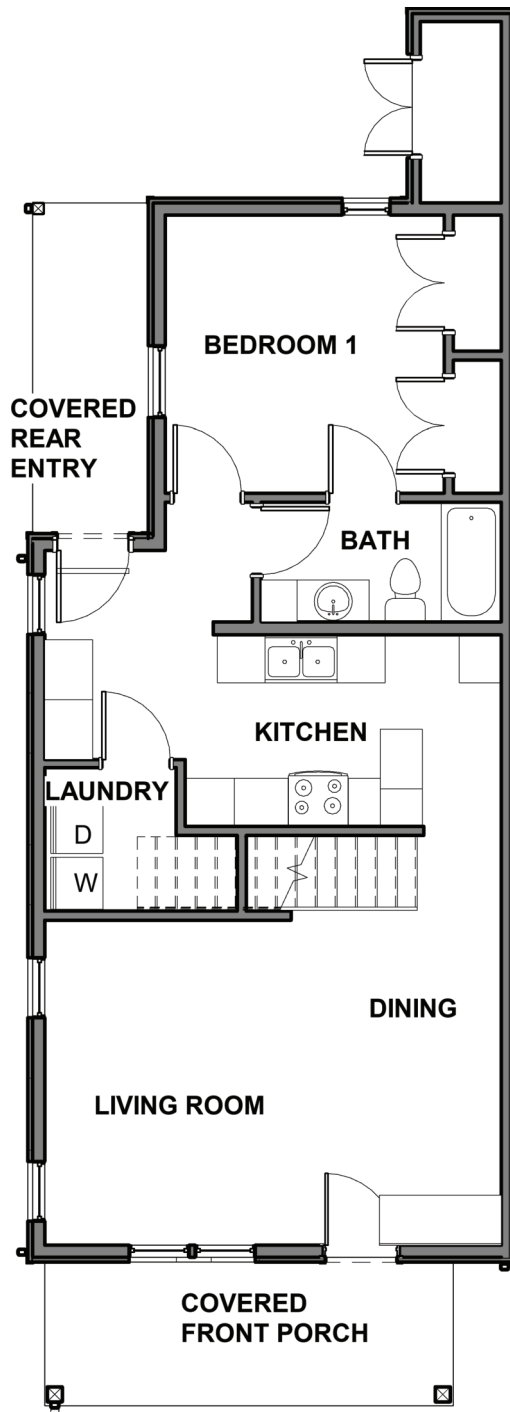
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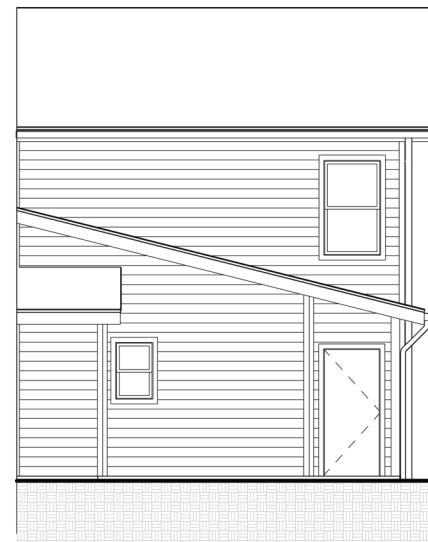
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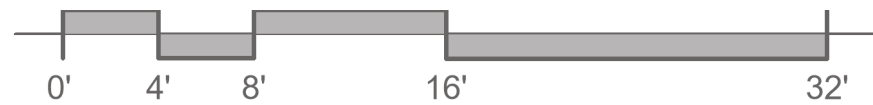
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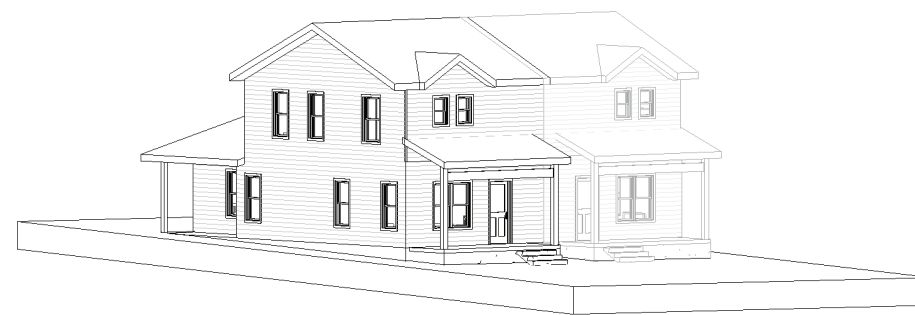
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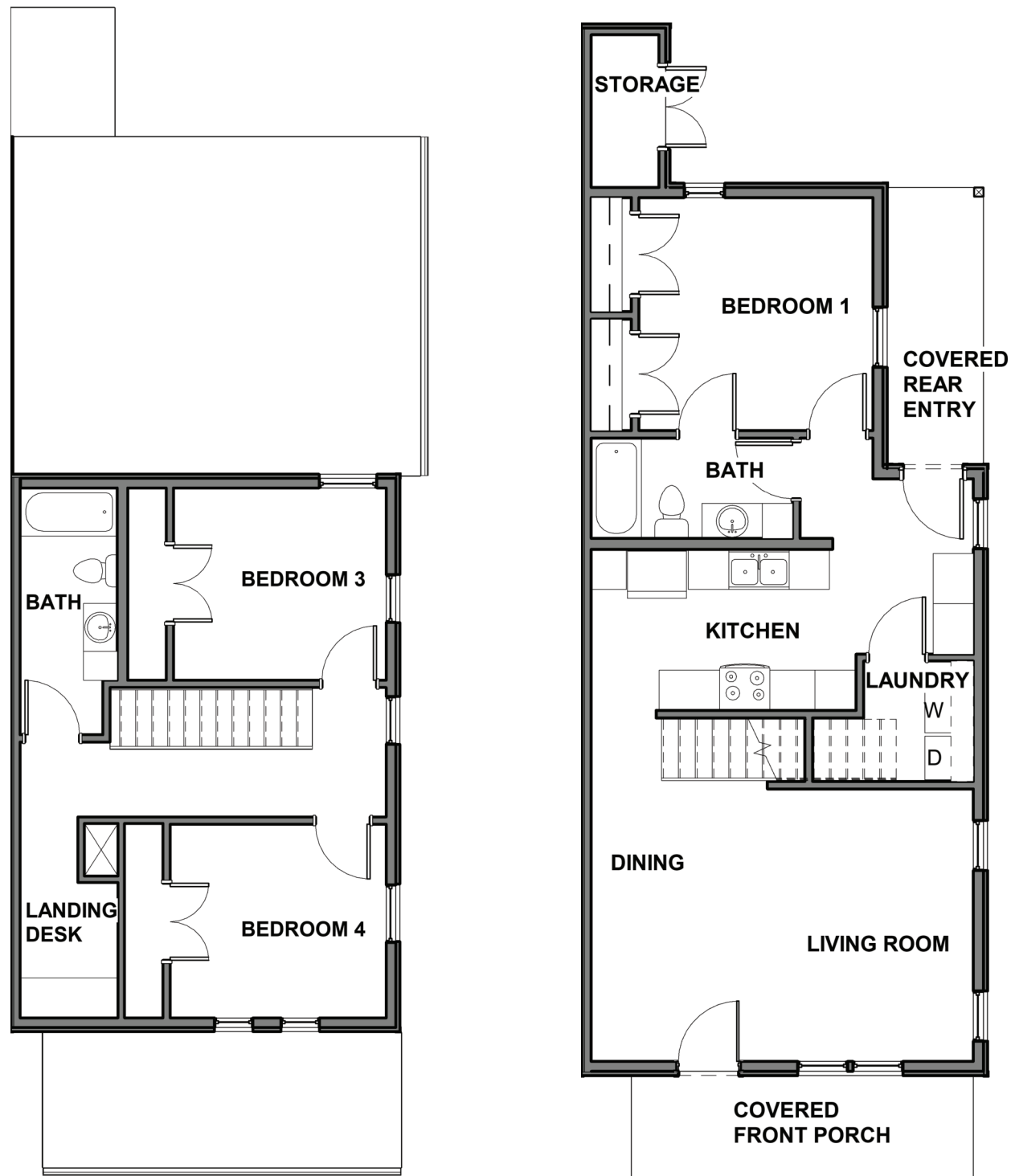


1144A Poquito Street PROSPECT HEIGHTS



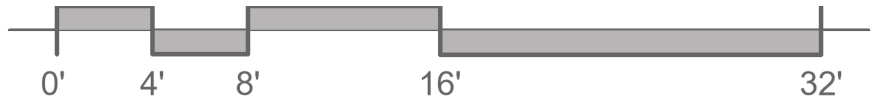
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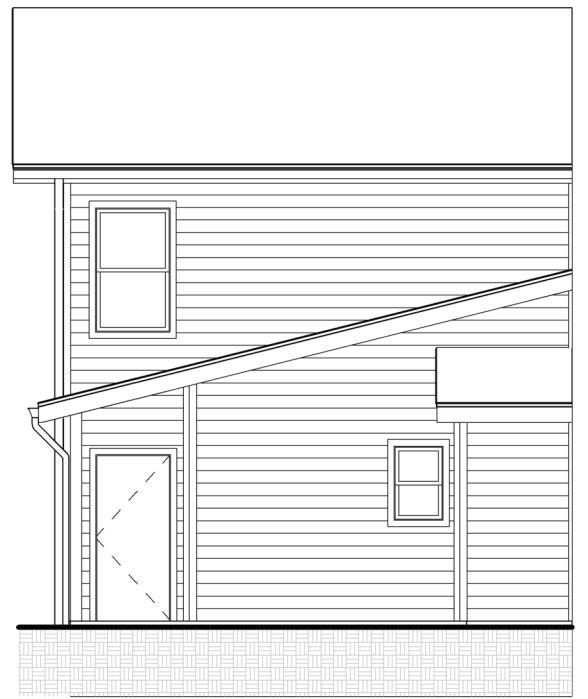
GROUND FLOOR



SIDE

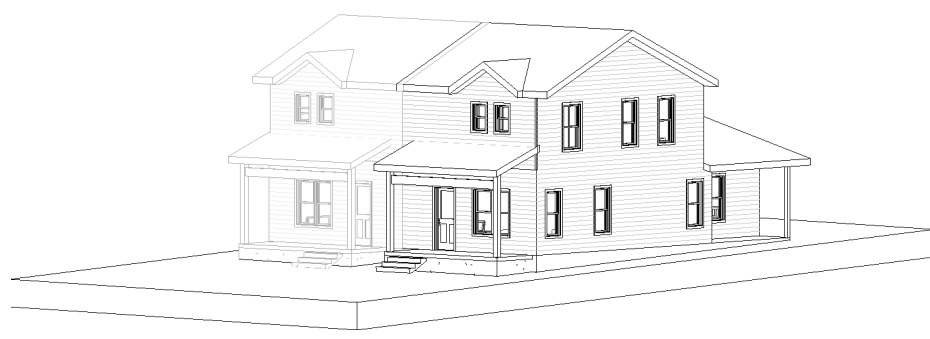


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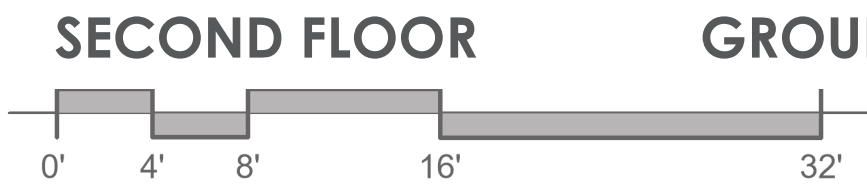
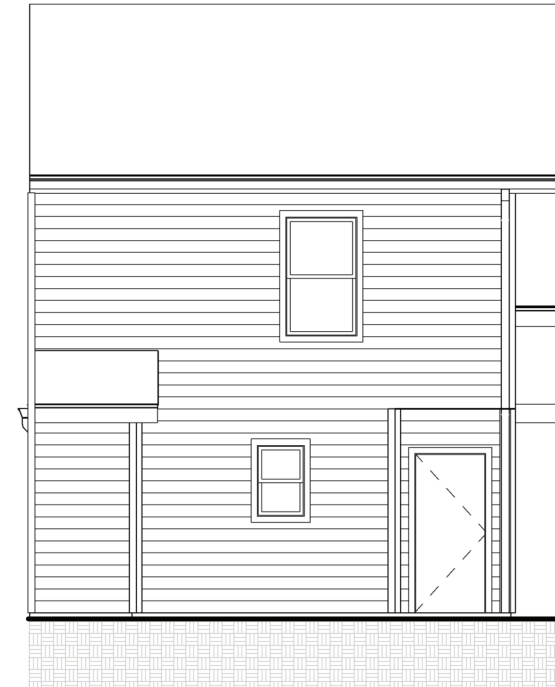
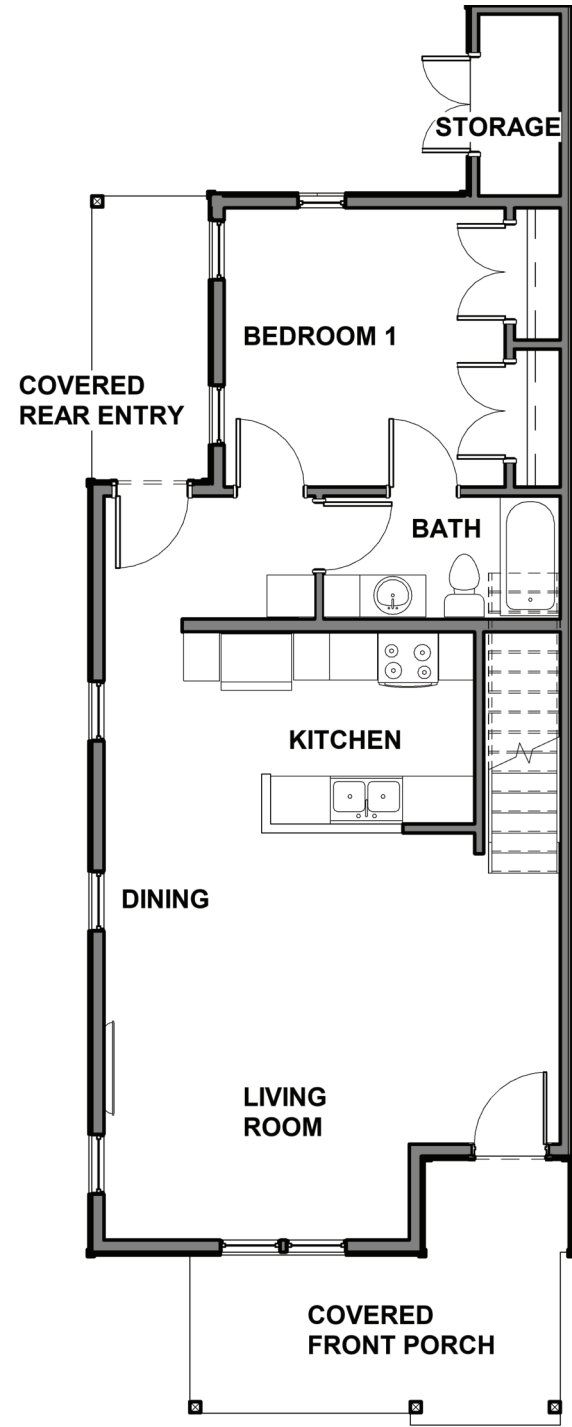
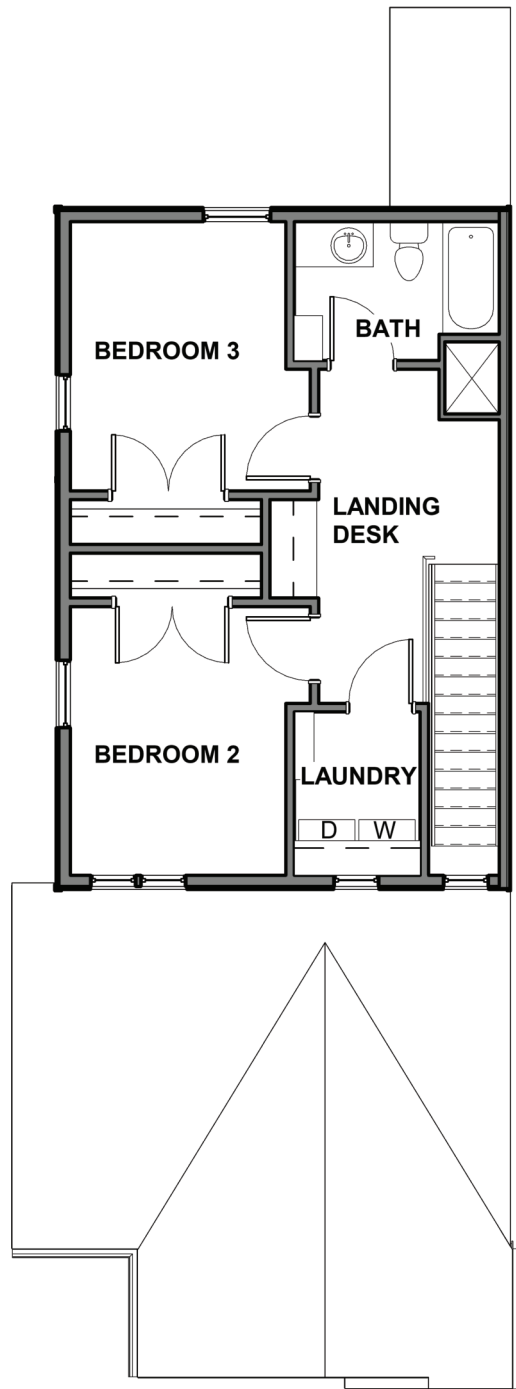
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1144B Poquito Street PROSPECT HEIGHTS



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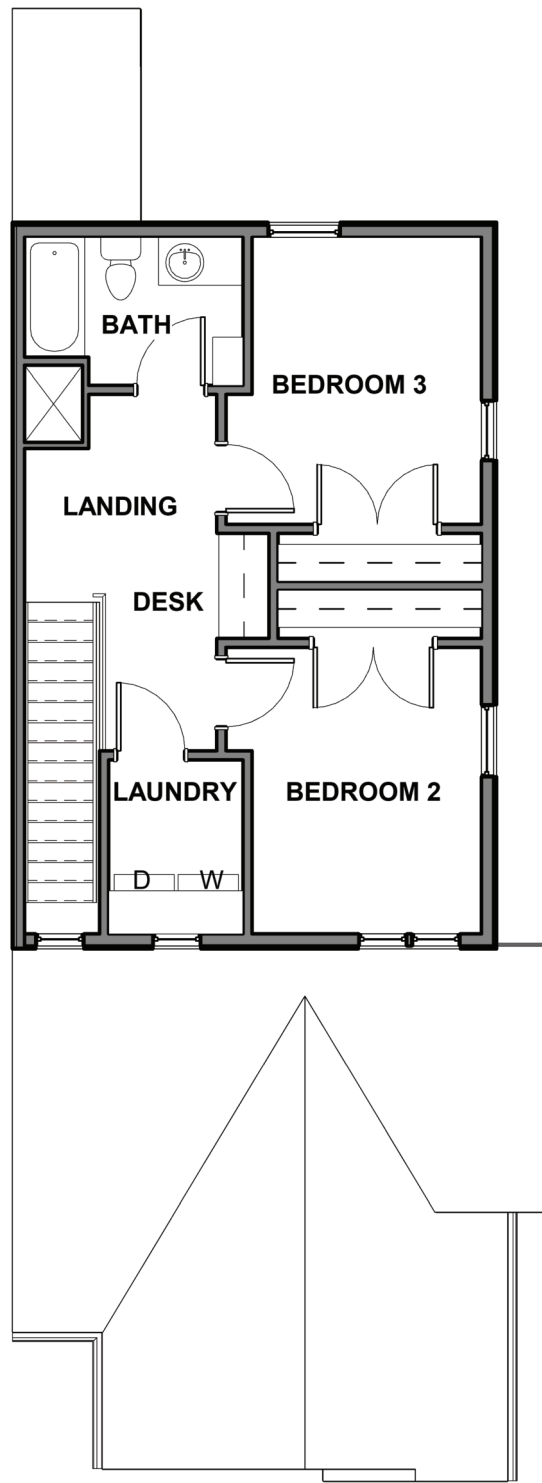
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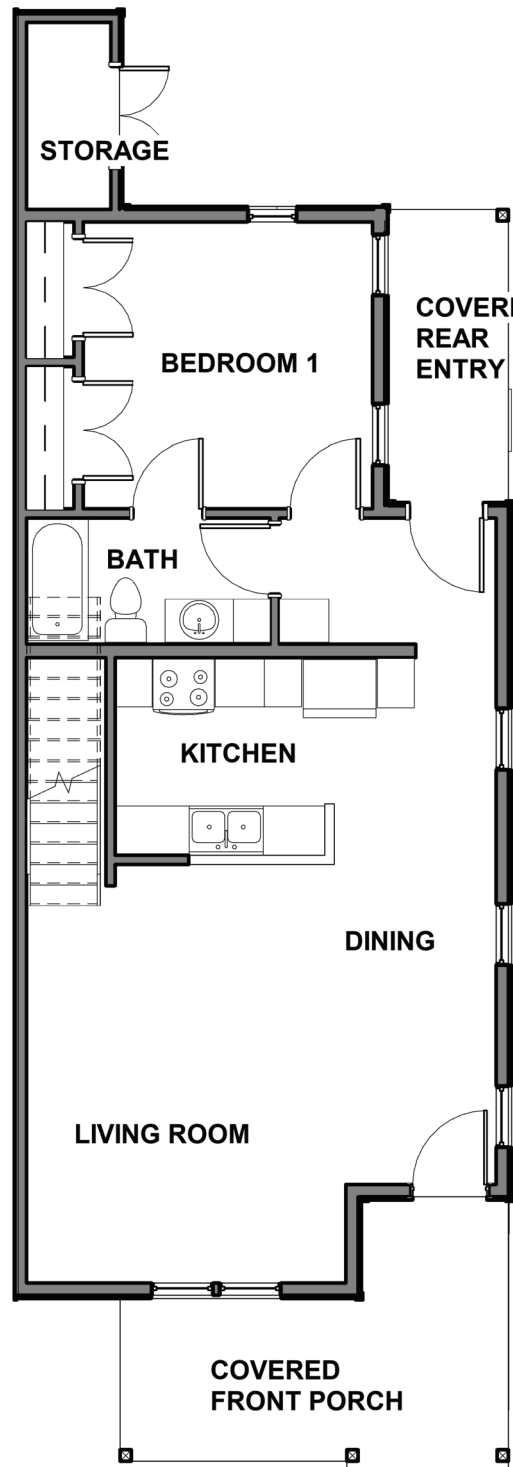
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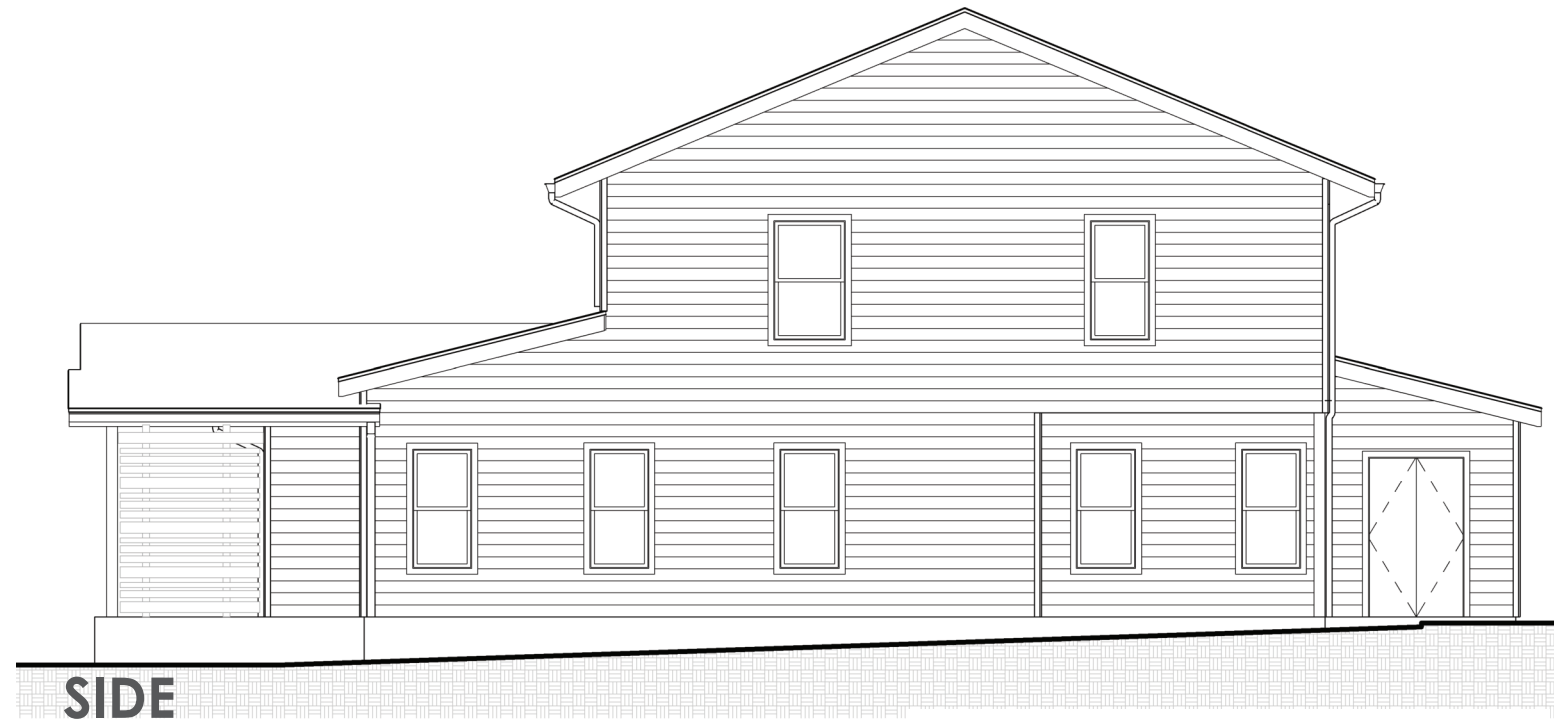
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SECOND FLOOR



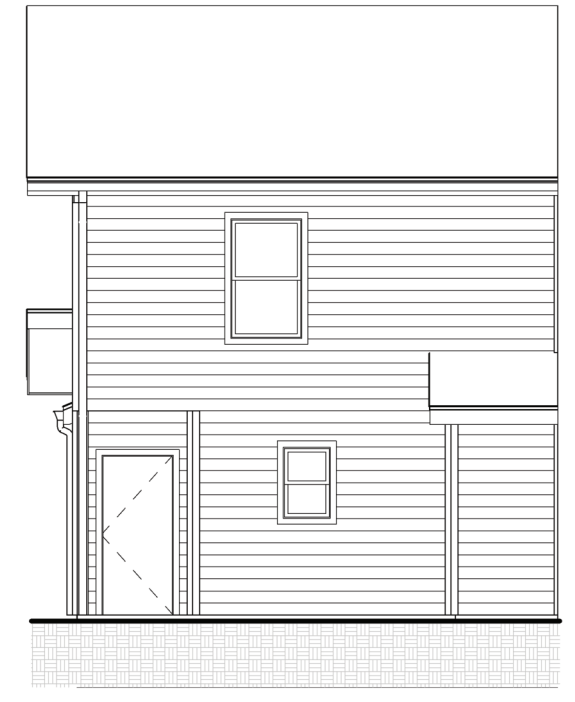
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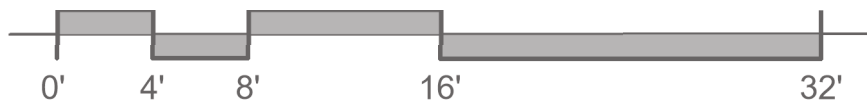
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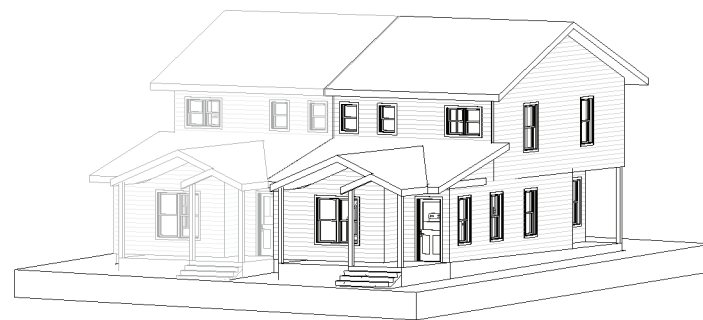
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PROSPECT HEIGHTS

Poquito Street
Austin, Texas
Decmeber 2022



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HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02886

AUSTIN AFFORDABLE HOUSING CORPORATION

ITEM NO. 4.

MEETING DATE: April 3, 2025

STAFF CONTACT: Ron Kowal, Vice President of Housing Development/Asset Mgmt

ITEM TITLE: Presentation, Discussion, and Possible Action on Resolution No. 02886 by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) to take the following actions with regard to the Bridge at Kenzie (the “Development”) in Austin, Texas: (i) Acquire the site of the Development; (ii) Lease the Development site to the owner of the Development; and (iii) such other actions necessary or convenient to carry out this resolution

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to approve the following actions with regard to the Bridge at Kenzie (the “Development”) in Austin, Texas: (i) acquire the site of the Development; (ii) lease the Development site to the owner of the Development; and (iii) such other actions necessary or convenient to carry out this Resolution.

SUMMARY

Background:

Austin Affordable Housing Corporation (AAHC) has been presented an opportunity to partner with Belveron Partners to purchase a 279-unit multi-family rental property called The Kenzie at the Domain Apartments. The development is located at 3201 Esperanza Crossing, Austin, Texas 78758. This would be the nineteenth (19th) asset AAHC and Belveron Corporation have purchased together. This asset is located in the heart of the Domain and surrounded by some of Austin’s largest employers including Amazon, Indeed, Meta, Apple, IBM and more. The property is also within walkable distance to the Q2 soccer stadium.

AAHC’s proposed partner, Belveron Corporation prides itself on long term preservation of workforce housing. Located out of San Francisco, Belveron is a privately held investment firm with a current portfolio of more than 30,000 units across the United States. Founded in 2006, Belveron has invested in more than 220 properties in 32 states. AAHC works with the Managing Partner, Paul Odland, and Senior Portfolio Manager, Josh Plattner.

The Kenzie at the Domain was completed in 2014. The property sits on 2.89 acres. Some of the property amenities include a resort-style swimming pool with lounge seating and cabanas, elegant clubhouse with

gathering spaces and full conference room, a 24-hour fitness center and spin room, a billiards lounge with full kitchen and coffee bar, and a business center. Residents can also enjoy the spacious courtyards with grilling areas and a gathering pavilion, sand volleyball courts, a lighted jogging trail and a gated dog park. The property feeds into the Austin Independent School District Summit Elementary School, Murchison Middle School, and Anderson High School.

This is an important transaction to HACA and AAHC as we have seen this part of Austin having some of the highest rents in the City. Very little if any affordability exists in the Domain and this partnership will preserve this asset and add deeper affordability for our current voucher holders and the residents that reside in this area. Being surrounded by retail, hospitality and many employers, AAHC and Belveron will create new affordable housing to those stakeholders in the area.

Below is a breakdown of the many variations of unit sizes. The property is currently 97% occupied and rents currently range from \$1,308 for a studio to \$4,021 for a three bedroom.

34 Studios	516 Square Feet
157 1-Bedroom/1-Bath	750 Square Feet
74 2-Bedroom/2-Bath	1,078 Square Feet
14 3-Bedroom/2-Bath	1,593 Square Feet

Process:

The purchase price for Kenzie at the Domain is \$83,515,000. Belveron will be investing approximately \$22,000,000 as a down payment. In addition, \$2,000,000.00 for future capital needs will be set aside. Bellwether will be providing a Fannie Mae permanent loan with a not to exceed loan amount of \$63,000,000 at a rate of approximately 5.50% with a 35-year amortization. A current lease audit is underway to determine the initial number of units already qualified under 80% AMI. The property is currently 97% occupied. AAHC and Belveron are committed to providing 10% of the affordable units at 60% AMI, 40% of the units at 80% AMI and leasing units to all qualified housing choice voucher holders.

Apartment Management Professionals will manage the property. The new name for the property will be Bridge at Kenzie Apartments.

Staff Recommendation:

Staff recommends approval of Resolution No. 02886.

RESOLUTION NO. 02886

Presentation, Discussion, and Possible Action on Resolution No. 02886 by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) to take the following actions with regard to the Bridge at Kenzie (the “Development”) in Austin, Texas: (i) acquire the site of the Development; (ii) lease the Development site to the owner of the Development; and (iii) such other actions necessary or convenient to carry out this resolution.

WHEREAS, Austin Affordable Housing Corporation (“AAHC”) has agreed to participate in the acquisition and rehabilitation of the Development;

WHEREAS, in connection therewith, the Housing Authority of the City of Austin (“HACA”) has agreed to acquire certain real property in Austin, Texas (the “Land”), which constitutes the site for the Development, and to simultaneously lease the Land to Kenzie Apartments Borrower, LP, a Delaware limited partnership, whose general partner is controlled by an affiliate of AAHC (the “Owner”), under a long-term ground lease (the “Ground Lease”);

NOW, THEREFORE, the Board of Commissioners of HACA hereby approves and adopts the following resolutions, and hereby authorizes its Chief Executive Officer (or the Chief Executive Officer’s designee) to do the following:

1. Acquire the Land and enter into the Ground Lease with the Owner.
2. Review, execute and approve the Ground Lease and all such other documents necessary to effectuate the acquisition of the Land, execution of the Ground Lease and Owner’s acquisition of the Development, including but not limited to such security instruments and estoppel certificates as any lender involved with the Development may require, all on such terms and containing such provisions as the Chief Executive Officer (or his designee) shall deem appropriate, and the approval of the terms of each such instrument shall be conclusively evidenced by his execution and delivery thereof.

This resolution shall be in full force and effect from and upon its adoption.

[End of Resolution]

PASSED, APPROVED AND ADOPTED this 3rd day of April, 2025.

CHAIRMAN

ATTEST:

SECRETARY

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02887

**FINANCE
ITEM NO. 5.**

MEETING DATE: April 3, 2025

STAFF CONTACT: Barbara Chen, Chief Financial Officer

ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 02887: Operating Budget for the Fiscal Year April 1, 2025 to March 31, 2026

BUDGETED ITEM: No

TOTAL COST: N/A

ACTION

Motion to Approve Resolution No. 02887: Approving Central Office, Assisted Housing, Southwest Housing Compliance Corporation, Austin Affordable Housing Corporation, Austin Pathways and Blueprint Housing Solution Operating Budgets for the Fiscal year April 1, 2025 to March 31, 2026.

SUMMARY

Background:

The regulations of the U.S. Department of Housing and Urban Development recommend the Commissioners of the Housing Authority of the City of Austin to approve the Agency's Operating Budget.

Process:

Finance worked with Department managers to prepare the budget based on actual usage and forecast revenues and expenses through March 2026.

Staff Recommendation:

We are recommending the Board's approval of the proposed operating budget.

ATTACHMENTS:

- ▣ **FY 2026 Operatng Budgets Memo**
- ▣ **Proposed Budget- FY 2026**

RESOLUTION NO. 02887

RESOLUTION APPROVING THE OPERATING BUDGETS FOR THE FISCAL YEAR APRIL 1, 2025 TO MARCH 31, 2026

WHEREAS, the regulations of the U. S. Department of Housing and Urban Development (HUD) recommend the Commissioners of the Housing Authority of the City of Austin to approve the Agency's Operating Budget; and

WHEREAS, The Commissioners of the Housing Authority of the City of Austin have reviewed the Operating Budgets and do find:

- 1) That the proposed expenditures are necessary for the efficient and economical operation of the programs for the purpose of serving low-income families.
- 2) That the financial plan is reasonable in that:
 - (a) It includes sources of funding adequate to cover all proposed expenditures, and
 - (b) It does not provide for use of Federal funding in excess of that payable under the provisions of the Annual Contributions Contract.
- 3) That the operating budget as presented for adoption reflects Total Revenue of \$784,301,779 Total Expenditures of \$770,843,203 and Fund Balance utilized of \$13,458,576..

WHEREAS, the Board of Commissioners of the Housing Authority of the City of Austin hereby certify that the Housing Authority of the city of Austin is in compliance with the Annual Contributions Contract; and

NOW, THEREFORE, BE IT RESOLVED that the Fiscal Year 2026 Operating Budgets, copies of such budgets attached be hereby approved by the Board of Commissioners of the Housing Authority of the City of Austin.

PASSED, APPROVED AND ADOPTED this 3rd day of April 2025.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson



Housing Authority of the City of Austin

Established in 1937

INTEROFFICE MEMORANDUM

DATE: April 3, 2025

TO: Board of Commissioners
Michael Gerber, President & CEO

FROM: Barbara Chen, CFO

SUBJECT: FY26 Operating Budgets, Management Summary and Assumptions

Management Summary:

The **Operating Budget** for the Fiscal Year (FY) ending March 31, 2026 is enclosed for your review. This consolidated Housing Authority of the City of Austin (HACA) budget includes all programs, departments and AAHC developments, but not including the PBRA Properties. The proposed budget is a balanced budget with overall excess revenue of \$13,458,598.

This proposed budget includes an average 4% annual performance evaluation merit increase; we use proration rate of 88.9% to estimate the administrative fees for HCV program; and we invest HACA and AAHC excess cash in US Treasury Bills and earn an average of 4.0% in interest income. We estimate \$2.63M in investment income for the fiscal year ending March 31, 2026. HACA's financial position is strong, and the Agency's budget is sufficient to cover various strategic and operational goals, and agreements with HUD and our partners.

Total Revenues are comprised of both subsidized and un-subsidized affordable housing as owner and/or property manager, a project-based contract administration entity, commercial leases, and a non-profit focused on tenant services and a consulting service for affordable housing. Total projected revenue is \$784.30M. Approximately \$724.34M of our revenues are passed through in expenses as Housing Assistance Payments (HAP), which net to zero on our bottom line. The majority of HAP is earned and passed through our project-based contract administration entity (SHCC), followed by our Housing Choice Voucher program with private landlords.

Our Total Revenues increased \$73.09M, or ten percent, compared to the prior year's budget. The revenue increase is primarily due to higher HAP payments. Other income includes developer and other fees earned from Austin Affordable Housing Corporation (AAHC).

Expenses:

Total Administrative expenses are \$0.21M lower than the prior year's budget. Lower salaries primarily due to reassign administrative staff to resident service coordinator responsibilities.

Total Tenant Services is \$396.6K or 13.7% percent higher than the prior year's budget, the

increase is primarily due to annual performance-based merit increases and cost of living adjustments and two new positions paid by new grants.

Total General Expenses are expected to increase \$1.45M or fourteen percents, primarily due to higher employee benefits, property and liability insurance. Higher employee medical benefits are due to a 18.4% increase in health insurance costs.

Budget Assumptions

Overview

This comprehensive annual budget includes all programs excluding PBRA properties, Assisted Housing, Central Office Cost Center, Austin Affordable Housing Corporation (AAHC), Southwest Housing Compliance Corporation (SHCC), Blueprint Consulting and Austin Pathways. As part of the budget process this year, each of our property sites and departments prepared a budget and this information was assembled into the agency-wide Operating Budget. This enabled us to make more accurate projections of our Operating Budget and ensure HACA's compliance with HUD regulations and third-party agreements. You will also recall that the PBRA properties (RAD properties) operate on a calendar fiscal year and that the Board already approved their budgets late last year.

HACA's consolidated budget for revenue and expenses is based on an accrual approach that matches revenues and expenses for the 12 months shown.

HOUSING AUTHORITY OF THE CITY OF AUSTIN
ALL PROGRAMS
FISCAL YEAR 2026 OPERATING BUDGET

		Fiscal Year 2025			Proposed Budget - Fiscal Year 2026
		PTD Actual - Apr- Dec 2024	Annualized Expenses	Approved Budget	
300000-200	REVENUES				
310000-000	Tenant Revenue				
310001-000	Rental Charges	7,912,347	10,549,796	10,773,350	11,200,439
310010-000	Write-Off / Bad Debt	-70,776	-94,368	-170,500	-110,600
310026-000	Non-Dwelling Rental	1,056,378	1,381,671	1,391,617	1,384,710
310099-999	Total Tenant Revenue	8,897,950	11,837,100	11,994,467	12,474,549
330000-000	Fraud Recovery				
330100-000	Fraud Recovery- Housing Assistance Payments	6,880	9,173	20,000	10,000
330199-999	Total Fraud Recovery	6,880	9,173	20,000	10,000
340000-000	Operating Grants				
340100-000	HAP Subsidy	445,537,290	594,049,719	559,770,421	619,174,331
340107-000	HAP Admin Fees	20,649,387	27,532,517	23,947,752	28,084,852
340107-300	HAP Admin Fees - EHV Service Fees	67,838	90,451	200,000	70,000
340108-000	HUD FSS Grant Revenue	743,005	990,673	483,240	1,176,813
340109-000	HCV HAP	74,611,912	99,482,549	92,710,083	105,172,397
340112-000	Grants Revenue	606,531	769,746	1,718,252	1,223,844
340113-000	FSS Recapture	3,754	5,005	12,000	6,000
340999-999	Total Operating Grants	542,219,717	722,920,660	678,841,748	754,908,237
343000-000	Investment Income				
343100-100	Investment Income - Unrestricted - Admin	2,905,979	3,487,175	3,168,156	2,631,059
343199-999	Total Investment Income	2,905,979	3,487,175	3,168,156	2,631,059
360000-000	Interest Income				
361105-000	Interest on Bank Accounts	299,563	375,005	280,000	271,600
361199-999	Total Interest Income	299,563	375,005	280,000	271,600
362000-000	Other Revenue				
362101-000	Developer Fees	3,682,253	4,418,704	3,000,000	3,000,000
362102-000	Management Fee	1,517,531	1,884,403	1,638,898	1,186,020
362103-000	Bookkeeping Fee	377,490	452,988	342,000	332,070
362107-000	Asset Management Fees	2,457,437	2,948,925	0	0
362108-000	Distribution Revenue	1,059,256	1,271,108	0	4,000,000
362109-000	Land Lease Income	300	360	0	0
362110-000	Acquisition fees	2,195,700	2,634,840	3,500,004	3,500,000
362111-000	Bulk Trash Revenue	28,369	37,825	40,000	40,000
362125-000	Miscellaneous Income	1,893,756	2,286,255	22,000	65,000
362150-000	Prior Period Adjustment	5,405	7,207	0	0
362160-000	Gain/Loss on Sale of Fixed Assets	13,982	18,233	0	0
362165-000	Other Income - Misc	8,483,065	10,712,484	8,182,818	1,785,717
362170-000	Blueprint - Voucher Processing	81,180	108,240	117,289	72,217
362171-000	Blueprint - Training	6,455	8,607	8,000	0
362172-000	Blueprint - Consulting	41,188	54,917	56,250	25,310
369999-999	Total Other Revenue	21,843,368	26,845,095	16,907,259	14,006,334
399999-999	Total Revenue	576,173,456	765,474,209	711,211,630	784,301,779
400000-000	EXPENSES				
410000-000	Administrative Expenses				
411000-000	Salaries				
411001-000	Admin Salaries - Regular	10,547,025	14,062,700	14,492,586	14,425,150

		Fiscal Year 2025			Proposed Budget -
		PTD Actual - Apr- Dec 2024	Annualized Expenses	Approved Budget	Fiscal Year 2026
411002-000	Admin Salaries - Temp	19,513	26,017	30,000	3,000
411003-000	Admin Salaries - Overtime	21,173	27,886	34,004	17,500
411004-000	Incentive Pay	1,345,059	1,620,745	1,170,612	1,009,709
411005-000	Property Mgmt. - Payroll	741,030	988,040	820,040	900,076
411010-000	Compensated Absences	0	0	850,074	826,526
411199-999	Total Salaries	12,673,800	16,725,389	17,397,316	17,181,961
413000-000	Legal Expense				
413001-000	Legal Expense	158,400	211,183	584,000	611,500
413090-999	Total Legal Expenses	158,400	211,183	584,000	611,500
414000-000	Travel & Training				
414010-000	Staff Training	90,108	119,674	186,996	154,427
414010-100	Staff Training - Strategic Planning	0	0	0	60,000
414020-000	Travel - Airlines	30,733	40,531	79,418	61,234
414030-000	Travel - Lodging	53,359	69,506	117,270	81,549
414040-000	Travel - Car Transportation	8,860	11,722	15,864	11,719
414050-000	Travel - Mileage	2,837	3,447	3,244	3,837
414060-000	MOR Travel	97,769	130,359	152,731	153,970
414070-000	Per Diem	13,153	17,287	22,734	20,254
414080-000	Misc Travel	784	1,045	3,979	1,638
414090-000	Travel - Conference Fees	34,716	45,845	82,487	61,055
414099-999	Total Travel & Training	332,319	439,415	664,723	609,683
417000-000	Auditing Fees				
417001-000	Auditing Fees	178,210	220,078	201,996	202,000
417099-999	Total Audit Fees	178,210	220,078	201,996	202,000
419000-000	Office Expenses				
419001-000	Office Supplies	33,991	44,544	44,185	45,080
419002-000	Postage, Couriers, Express Mail	43,020	57,632	56,913	55,475
419003-000	Printing	11,914	15,886	23,500	27,780
419004-000	Advertising and Marketing	35,451	46,984	66,254	56,000
419005-000	Membership Dues and Fees	69,314	91,861	143,914	130,156
419006-000	Telephone	96,261	125,819	146,984	139,433
419007-000	Internet / Cable	4,915	6,515	54,160	15,620
419008-000	Office Custodial	924	1,232	0	8,500
419009-000	Maint. Agreement - Office Equipment	57,476	76,635	358,142	737,122
419010-000	Computer Equipment	148,775	197,677	54,700	58,000
419011-000	Equipment Leases	31,330	41,476	55,938	44,458
419012-000	Office Equipment/Furniture	1,482	1,932	99,879	4,150
419014-000	Admin Contractors	212,121	245,867	300,724	219,376
419015-000	Meeting	83,961	107,427	128,704	116,300
419016-000	Misc. Expenses	150,559	187,585	60,922	150,178
419017-000	Subscriptions	24,920	32,723	52,736	41,068
419018-000	Bank Charges	11,859	15,369	32,687	18,000
419021-000	Internship	1,210	1,613	30,000	60,000
419022-000	Consultants	601,779	795,229	975,944	679,599
419024-000	Credit Check	90,493	120,658	125,685	120,500
419025-000	Criminal Check	9,917	13,223	33,830	20,100
419026-000	Employee Physical /Drug Test	2,525	3,367	6,500	6,500
419027-000	Interpreter Fee	1,847	2,463	21,300	12,450
419028-000	Software	754,738	1,001,073	549,770	684,760
419029-000	Storage Lease	8,274	9,929	9,996	10,000
419030-000	Document Shredding	3,134	4,118	4,649	4,250
419031-000	Appraisals / Desk Reviews	39,671	52,895	49,325	53,400
419032-000	Breakroom Supplies	5,381	7,175	10,500	10,000

		Fiscal Year 2025			Proposed Budget -
		PTD Actual - Apr- Dec 2024	Annualized Expenses	Approved Budget	Fiscal Year 2026
419033-000	Sponsorships/Industry Contributions	97,991	130,655	208,504	165,000
419034-000	Wellness Program	0	0	0	5,000
419035-000	Permits, Licenses & Certificates	1,443	1,778	3,296	2,700
419036-000	Inspections	64,025	85,367	90,160	89,860
419037-000	HACA Family Scholarship	95,000	95,000	80,000	75,000
419038-000	Tuition Reimbursement	0	0	0	10,000
419039-000	Employee Referral Program	1,500	2,000	10,000	5,000
419040-000	Recruiting	0	0	0	7,500
419042-000	Office Space Rental	162,225	216,300	216,287	216,300
419043-000	Collection Agency Fees	46	55	0	100
419044-000	Port-Out Admin Fee	62,353	83,137	85,000	85,000
419069-000	Waiting List Opening	0	0	30,000	10,000
419095-000	Prop. Mgmt. - Admin Costs	636,966	849,287	1,041,340	972,467
419096-000	Prop. Mgmt. - Advertising and Promotions	141,237	188,316	172,115	261,229
419099-999	Total Office Expenses	3,799,462	4,960,041	5,434,543	5,433,411
419500-000	Management Fees				
419501-000	Management Fees	1,680,940	2,241,253	1,142,784	1,011,131
419502-000	Prop. Mgmt. - Management Fees	450,401	600,534	546,499	719,125
419505-000	Asset Management Fees	750,000	1,000,000	0	0
419506-000	Bookkeeping Fees	350,918	467,890	342,000	332,070
419599-999	Total Management Fees	3,232,258	4,309,678	2,031,283	2,062,326
419999-999	Total Administrative Expenses	20,374,450	26,865,784	26,313,861	26,100,881
420000-000	Tenant Services				
421000-000	Tenant Services- Salaries				
421001-000	Tenant Services - Salaries Reg	870,537	1,160,716	991,839	1,296,968
421002-000	Tenant Services - Salaries OT	1,396	1,861	0	0
421090-999	Total Tenant Services - Salaries	871,933	1,162,577	991,839	1,296,968
422100-000	Tenant Services - Youth Educational Success				
422101-000	A/B Honor Roll/Perfect Attendance	11,478	15,304	40,000	25,000
422102-000	Collaborating with Priority One Schools	0	0	500	500
422103-000	Comprehensive Youth Development Club	136,982	182,643	200,000	200,000
422104-000	In School Case Management/Tutoring	400,000	533,333	600,000	600,000
422105-000	Scholarship Marketing	3,972	5,296	6,750	8,750
422106-000	School Supplies	8,109	10,811	10,000	10,000
422107-000	Youth Leadership Lifeskills & Service	3,662	4,882	32,000	28,000
422108-000	Youth Stem/Steam Programming	545	727	12,500	7,000
422111-000	HACA Resident Scholarships	75,000	100,000	55,000	55,000
422199-999	Total Tenant Services - Youth Educational Success	639,749	852,998	956,750	934,250
422200-000	Tenant Services - Workforce Development				
422201-000	Apprenticeship Stipends	23,148	30,864	117,560	108,890
422202-000	Childcare Program - Voucher	1,486	1,981	25,000	5,000
422204-000	Education and Training	0	0	27,500	30,000
422205-000	Incentives	0	0	21,500	53,617
422206-000	Parenting Classes	477	636	22,927	20,000
422207-000	Transportation Assistance	776	1,035	8,958	2,000
422208-000	Workforce Development Services	68,076	90,768	80,000	80,000
422299-999	Total Tenant Services - Workforce Development	93,963	125,284	303,445	299,507
422300-000	Tenant Services - Community Initiatives				
422302-000	Community Grants/Donations	11,341	15,121	2,500	5,000
422303-000	Citywide Advisory Board Support	2,740	3,653	4,000	4,000
422305-000	Community Building	5,326	7,102	71,360	50,000
422306-000	Community Educational Events	12,071	16,094	38,300	30,000

		Fiscal Year 2025			Proposed Budget -
		PTD Actual - Apr- Dec 2024	Annualized Expenses	Approved Budget	Fiscal Year 2026
422307-000	Elderly Supportive Services	141,067	188,089	224,000	224,000
422308-000	New Resident Orientation Packets	133	178	1,500	1,000
422309-000	Program Outreach & Marketing	512	683	6,600	4,000
422310-000	Supportive Services	93,398	124,531	11,000	80,000
422399-999	Total Tenant Services - Community Initiatives	266,589	355,452	359,260	398,000
422400-000	Tenant Services - Digital Inclusion				
422401-000	ACC Tech Support Program	1,420	1,894	0	2,500
422402-000	Computer Equipment	1,378	1,838	15,052	53,000
422403-000	Adult Digital Literacy Training	20,734	27,646	70,750	261,520
422404-000	At Home Learning Program - Digital Inclusion Connectivii	10,500	14,000	0	0
422499-999	Total Tenant Services - Digital Inclusion	34,033	45,377	85,802	317,020
422500-000	Tenant Services - FSS Support Services				
422501-000	Program Coordinating Committee & Partner Events	0	0	500	500
422502-000	Bankquet/Recruitment and Marketing	9,782	13,043	0	5,000
422503-000	FSS Childcare	3,349	4,465	0	0
422504-000	FSS GED Incentives	375	500	0	25,000
422505-000	FSS Support Services	42,773	57,030	200,000	20,000
422599-999	Total Tenant Services - FSS Support Services	56,278	75,038	200,500	50,500
422600-000	Tenant Services- Other				
422701-000	Tenant Participation - HACA	304	406	0	0
422800-000	Tenant Relocation Costs	0	0	2,000	0
422998-990	Total Tenant Services - Other	304	406	2,000	0
429999-999	Total Tenant Services	1,962,849	2,617,132	2,899,596	3,296,245
430000-000	Utilities				
431000-000	Water	568,066	751,694	704,820	772,219
432000-000	Electricity	202,881	256,197	237,752	277,758
433000-000	Gas	50,111	65,918	50,064	81,400
439000-999	Total Utilities	821,059	1,073,809	992,636	1,131,377
440000-000	Ordinary Maintenance & Operations				
441000-000	Maintenance Labor				
441001-000	Ordinary Maint. & Operations- Labor Regular	242,910	323,880	347,171	386,596
441002-000	Ordinary Maint. & Operations- Labor OT	25,220	33,626	24,000	27,000
441003-000	Ordinary Maint. & Operations- Labor Temp	2,917	3,889	0	0
441004-000	Ordinary Maint. & Operations- Labor Standby	179	238	0	0
441005-000	Prop. Mgmt. Maintenance Labor	756,942	1,009,256	939,017	929,897
441090-999	Total Maintenance Labor	1,028,167	1,370,890	1,310,188	1,343,493
442000-000	Ordinary Maint. & Operations- Materials				
442001-000	Materials - Custodial	7,878	10,504	8,200	12,100
442002-000	Materials - Electrical	443	590	3,000	500
442003-000	Materials - Plumbing	1,511	2,014	2,700	500
442004-000	Materials - Lawn Care/ Grounds	1,628	2,170	2,000	2,500
442005-000	Materials - Tools & Equipment	5,042	6,723	16,220	7,000
442006-000	Materials - HVAC / Heating / Cooling	9,423	12,564	22,700	6,500
442007-000	Materials - Gas & Oil	21,414	28,542	65,850	19,350
442008-000	Materials - Auto Parts	6,702	8,936	9,800	6,000
442009-000	Materials - Exterior Lighting	1,809	2,412	500	2,500
442010-000	Materials - Paint and Painting Supplies	82	110	1,500	200
442011-000	Materials - Flooring & Ceiling	0	0	2,000	200
442014-000	Materials - Appliances & Parts	195	260	1,500	200
442017-000	Materials - Hardware/Locks	351	469	500	200
442018-000	Materials - Safety Equipment	451	601	3,000	2,000

		Fiscal Year 2025			Proposed Budget -
		PTD Actual - Apr- Dec 2024	Annualized Expenses	Approved Budget	Fiscal Year 2026
442019-000	Materials - Pest Control	0	0	200	200
442020-000	Materials - Lumber Sheetrock	33	44	200	200
442021-000	Materials - Doors	0	0	500	0
442027-000	Materials - Water Heaters/Boilers & Parts	0	0	3,000	200
442090-999	Total Materials	56,963	75,939	143,370	60,350
443000-000	Contracts - Maintenance				
443001-000	Contracts - Trash Removal	33,089	44,107	54,000	53,250
443002-000	Contracts - In-House Bulk Trash	2,866	3,822	0	4,000
443003-000	Contracts - HVAC	21,548	28,680	60,000	42,000
443005-000	Contracts - Elevator Maint.	9,767	13,023	20,000	15,000
443006-000	Contracts - Landscape/Grounds	54,329	70,437	56,660	72,500
443007-000	Contracts - Tree Trimming	9,704	12,938	18,000	15,000
443010-000	Contracts - Electrical Contracts	7,873	9,778	12,000	6,500
443011-000	Contracts - Plumbing Contracts	1,464	1,952	8,000	3,000
443012-000	Contracts - Pest Control	8,735	11,647	10,700	11,600
443013-000	Contracts - Janitorial Contracts	68,457	91,276	62,000	112,000
443014-000	Contracts - Fire Protection	11,455	15,273	12,256	17,000
443015-000	Contracts - Door & Window Repairs	1,115	1,487	2,000	2,000
443016-000	Contracts - Building & Equipment Repairs	2,966	3,955	0	4,000
443017-000	Contracts - Painting	15,533	20,711	1,000	700
443018-000	Contracts - Equipment Rental	0	0	2,000	2,000
443019-000	Contracts - Maintenance & Repairs	0	0	2,360	12,500
443020-000	Contracts - Key & Lock Services	3,669	4,893	3,000	4,500
443021-000	Contract - Vehicle Repairs/ Maintenance	36,944	49,256	93,996	26,500
443023-000	Contracts - Uniforms	4,070	5,426	3,951	7,500
443028-000	Contracts - Roofing	767	1,023	1,500	1,500
443080-000	Prop Mgmt. Cleaning & Decorating	310,822	414,429	402,881	584,595
443081-000	Prop. Mgmt. Maintenance & Repair	773,642	1,031,523	561,692	761,155
443082-000	Prop. Mgmt Contract Services	370,041	493,388	456,444	489,636
443090-999	Total Maintenance Contracts	1,748,857	2,329,023	1,844,440	2,248,436
443999-999	Total Ordinary Maintenance & Operations	2,833,987	3,775,851	3,297,998	3,652,279
448000-000	Protective Services				
448003-000	Police Liaison	14,711	19,615	28,000	28,000
448004-000	Protective Services- Equipments	20,896	27,861	24,660	41,672
448005-000	Protective Services- Contracts	3,638	4,851	49,300	16,300
448010-000	Prop Mgmt - Security Contracts/Services	132,898	177,198	159,892	205,170
448090-999	Total Protective Services	172,143	229,524	261,852	291,142
450000-000	General Expenses				
451000-000	Insurance				
451001-000	Property Insurance	88,342	115,919	18,608	38,141
451002-000	Liability Insurance	59,501	74,769	107,951	78,115
451004-000	Workmen's Compensation	78,308	102,249	132,462	104,389
451006-000	Fidelity Bond Insurance	8,214	10,952	96,066	105,060
451007-000	Automobile Insurance	13,787	16,876	14,208	20,275
451008-000	Auto Physical Liability	13,408	16,407	10,944	22,203
451009-000	Mobile Equipment Insurance Expense	497	596	600	622
451010-000	Crime Prevention Insurance	5,107	6,300	4,392	7,534
451012-000	Business Owners Insurance	195,279	234,334	167,628	235,732
451080-000	Prop. Mgmt. - Insurance	508,792	678,389	745,878	949,923
451090-999	Total Insurance	971,233	1,256,791	1,298,737	1,561,994
454000-000	Employee Benefits Contribution				
454000-100	FICA Employers Share - Admin	830,995	1,082,905	1,152,833	1,238,618
454000-200	FICA Employers Share - Tenant Serv	74,721	99,628	56,634	98,288

		Fiscal Year 2025			Proposed Budget -
		PTD Actual - Apr- Dec 2024	Annualized Expenses	Approved Budget	Fiscal Year 2026
454000-300	FICA Employers Share - Maintenance	20,483	27,311	25,753	28,550
454001-100	Medical Benefits - Admin	2,399,827	3,170,184	3,376,097	3,919,643
454001-200	Medical Benefits - Tenant Serv	233,638	311,518	207,782	382,370
454001-300	Medical Benefits - Maintenance	67,534	90,046	97,595	114,855
454002-100	Retirement Benefits - Admin	1,550,942	2,044,354	2,000,457	2,089,152
454002-200	Retirement Benefits - Tenant Serv	134,885	179,846	80,652	166,782
454002-300	Retirement Benefits - Maintenance	33,297	44,396	38,307	51,050
454003-100	Fed & State Unemployment - Admin	3,721	4,675	16,995	16,050
454003-200	Fed & State Unemployment - Tenant Serv	259	345	1,080	1,890
454003-300	Fed & State Unemployment - Maintenance	116	155	540	540
454004-100	Life Insurance - Admin	12,063	15,893	14,664	15,537
454004-200	Life Insurance - Tenant Serv	1,135	1,513	941	1,384
454004-300	Life Insurance - Maintenance	278	371	405	420
454005-100	Disability Insurance - Admin	20,729	27,315	31,490	28,085
454005-200	Disability Insurance - Tenant Serv	2,270	3,027	1,238	2,666
454005-300	Disability Insurance - Maintenance	539	719	774	810
454008-100	Prop. Mgmt. Payroll Admin Benefits - Admin	75,220	100,294	96,429	129,834
454008-300	Prop. Mgmt. Payroll Maint. Benefits - Maintenance	132,604	176,805	131,749	166,820
454900-999	Total Employee Benefits Contribution	5,595,258	7,381,301	7,332,415	8,453,344
458000-100	Interest Expense				
458001-000	Interest on Notes Payable	1,084,518	1,446,024	1,437,634	1,416,341
458090-998	Total Interest Expense	1,084,518	1,446,024	1,437,634	1,416,341
459000-000	Other General Expense				
459004-000	PILOT	88,107	117,476	0	88,107
459005-000	Tax Credit Fees Expense	13	15	2,000	0
459090-999	Total Other General Expenses	88,119	117,491	2,000	88,107
459099-999	Total General Expenses	7,739,129	10,201,607	10,070,786	11,519,785
459999-998	Total Operating Expenses	33,903,616	44,763,707	43,836,729	45,991,709
459999-999	NET OPERATING INCOME (LOSS)	542,269,840	720,710,502	667,374,901	738,310,070
471000-000	Non-Routine Expenses				
471002-000	Extraordinary Expenses	365,780	487,706	0	0
471003-000	Severance Expense	96,293	128,391	0	0
471500-000	HAP Payments	516,244,711	688,326,281	652,480,504	724,346,728
471501-000	UAP Payments	1,903,554	2,538,072	0	0
471502-000	Port Out HAP	1,458,939	1,945,252	0	0
471504-000	FSS Escrow Contributions	427,532	570,042	0	0
471505-000	Port-Out UAP	37,631	50,175	0	0
471590-999	Total Non-Routine Expenses	520,534,439	694,045,919	652,480,504	724,346,728
510000-000	Donations & Transfers				
510001-000	Operating Transfers In	0	0	0	0
610001-000	Operating Transfers Out	1,011,200	1,348,267	1,545,504	504,744
610090-999	Total Donations & Transfers	1,011,200	1,348,267	1,545,504	504,744
999999-998	Net Income (Loss)	20,724,201	25,316,316	13,348,893	13,458,598

HACA Board of Commissioners

		Fiscal Year 2025			Proposed Budget - Fiscal Year 2026
		PTD Actual - Apr-Dec 2024	Annualized Expenses	Approved Budget	
400000-000	EXPENSES				
410000-000	Administrative Expenses				
414000-000	Travel & Training				
414010-000	Staff Training	414.75	553.00	0.00	1,500.00
414020-000	Travel - Airlines	627.96	837.28	5,000.00	5,000.00
414030-000	Travel - Lodging	5,255.92	7,007.89	10,000.00	7,500.00
414040-000	Travel - Car Transportation	617.57	823.43	1,000.00	1,000.00
414070-000	Per Diem	653.82	871.76	1,000.00	1,000.00
414080-000	Misc Travel	52.70	70.27	0.00	0.00
414090-000	Travel - Conference Fees	88.40	117.87	7,500.00	7,500.00
414099-999	Total Travel & Training	7,711.12	10,281.49	24,500.00	23,500.00
419000-000	Office Expenses				
419099-999	Total Office Expenses	0.00	0.00	0.00	0.00
419999-999	Total Administrative Expenses	7,711.12	10,281.49	24,500.00	23,500.00
459999-998	Total Operating Expenses	7,711.12	10,281.49	24,500.00	23,500.00
459999-999	NET OPERATING INCOME (LOSS)	-7,711.12	-10,281.49	-24,500.00	-23,500.00

Assisted Housing Department

		Fiscal Year 2025			Proposed Budget - Fiscal Year 2026
		PTD Actual - Apr- Dec 2024	Annualized	Approved Budget	
300000-200	REVENUES				
330000-000	Fraud Recovery				
330100-000	Fraud Recovery- Housing Assistance Payments	6,880	9,173	20,000	10,000
330199-999	Total Fraud Recovery	6,880	9,173	20,000	10,000
340000-000	Operating Grants				
340100-000	HAP Subsidy	396,749	528,998	2,285,281	1,912,781
340107-000	HAP Admin Fees	5,169,627	6,892,836	6,918,432	6,733,122
340107-300	HAP Admin Fees - EHV Service Fees	67,838	90,451	200,000	70,000
340108-000	HUD FSS Grant Revenue	356,472	475,295	483,240	502,565
340109-000	HCV HAP	74,611,912	99,482,549	92,710,083	105,172,397
340112-000	Grants Revenue	214,812	286,416	273,298	409,753
340113-000	FSS Recapture	3,754	5,005	12,000	6,000
340999-999	Total Operating Grants	80,821,163	107,761,551	102,882,334	114,806,618
360000-000	Interest Income				
361105-000	Interest on Bank Accounts	39,319	52,426	-	10,000
361199-999	Total Interest Income	39,319	52,426	-	10,000
362000-000	Other Revenue				
362160-000	Gain/Loss on Sale of Fixed Assets	9,105	12,140	-	-
362165-000	Other Income - Misc	750	1,000	-	26,000
369999-999	Total Other Revenue	9,855	13,140	-	26,000
399999-999	Total Revenue	80,877,218	107,836,290	102,902,334	114,852,618
400000-000	EXPENSES				
410000-000	Administrative Expenses				
411000-000	Salaries				
411001-000	Admin Salaries - Regular	2,070,787	2,761,050	3,077,820	3,134,957
411003-000	Admin Salaries - Overtime	15,097	20,129	12,000	12,000
411004-000	Incentive Pay	23,097	30,796	-	-
411010-000	Compensated Absences	-	-	187,102	191,775
411199-999	Total Salaries	2,108,981	2,811,975	3,276,922	3,338,732
413000-000	Legal Expense				
413001-000	Legal Expense	1,510	2,013	5,000	5,000
413090-999	Total Legal Expenses	1,510	2,013	5,000	5,000
414000-000	Travel & Training				
414010-000	Staff Training	38,057	50,742	45,000	24,827
414020-000	Travel - Airlines	1,207	1,609	10,000	3,000
414030-000	Travel - Lodging	4,571	6,094	17,000	4,000
414040-000	Travel - Car Transportation	1,787	2,382	3,000	2,000
414050-000	Travel - Mileage	485	647	-	-
414070-000	Per Diem	1,832	2,443	4,000	2,000
414090-000	Travel - Conference Fees	6,960	9,281	7,000	1,000
414099-999	Total Travel & Training	54,899	73,198	86,000	36,827
417000-000	Auditing Fees				
417001-000	Auditing Fees	18,693	24,924	30,000	24,000
417099-999	Total Audit Fees	18,693	24,924	30,000	24,000

Assisted Housing Department

		Fiscal Year 2025			Proposed Budget - Fiscal Year 2026
		PTD Actual - Apr- Dec 2024	Annualized	Approved Budget	
419000-000	Office Expenses				
419001-000	Office Supplies	10,580	14,107	15,000	15,000
419002-000	Postage, Couriers, Express Mail	29,296	39,061	38,000	38,000
419003-000	Printing	3,942	5,257	10,000	6,000
419004-000	Advertising and Marketing	5,366	7,154	10,000	7,500
419005-000	Membership Dues and Fees	731	974	1,000	1,000
419006-000	Telephone	4,065	5,421	2,000	3,000
419010-000	Computer Equipment	-	-	1,000	-
419011-000	Equipment Leases	5,875	7,833	9,000	9,000
419015-000	Meeting	3,239	4,318	5,000	5,000
419016-000	Misc. Expenses	151	201	-	-
419017-000	Subscriptions	259	345	15,100	1,000
419022-000	Consultants	3,473	4,630	5,000	-
419024-000	Credit Check	21,751	29,001	44,000	30,000
419025-000	Criminal Check	-	-	10,000	5,000
419027-000	Interpreter Fee	120	160	2,500	2,500
419028-000	Software	151,600	202,134	200,000	220,000
419030-000	Document Shredding	726	968	2,000	1,000
419036-000	Inspections	63,450	84,600	80,000	80,000
419044-000	Port-Out Admin Fee	62,353	83,137	85,000	85,000
419069-000	Waiting List Opening	-	-	10,000	-
419099-999	Total Office Expenses	366,977	489,303	544,600	509,000
419500-000	Management Fees				
419501-000	Management Fees	561,468	748,624	547,200	531,312
419506-000	Bookkeeping Fees	350,918	467,890	342,000	332,070
419507-000	IT Fees	-	-	-	-
419599-999	Total Management Fees	912,386	1,216,514	889,200	863,382
419999-999	Total Administrative Expenses	3,463,446	4,617,927	4,831,722	4,776,941
420000-000	Tenant Services				
421000-000	Tenant Services- Salaries				
421001-000	Tenant Services - Salaries Reg	212,465	283,287	480,621	316,053
421090-999	Total Tenant Services - Salaries	212,465	283,287	480,621	316,053
422300-000	Tenant Services - Community Initiatives				
422310-000	Supportive Services	67,838	90,451	200,000	70,000
422399-999	Total Tenant Services - Community Initiatives	67,838	90,451	-	70,000
422500-000	Tenant Services - FSS Support Services				
422502-000	Bankquet/Recruitment and Marketing	9,782	13,043	-	5,000
422503-000	FSS Childcare	3,349	4,465	-	-
422505-000	FSS Support Services	42,773	57,030	-	20,000
422599-999	Total Tenant Services - FSS Support Services	55,903	74,538	-	25,000
429999-999	Total Tenant Services	336,207	448,276	480,621	411,053
440000-000	Ordinary Maintenance & Operations				
442000-000	Ordinary Maint. & Operations- Materials				
442002-000	Materials - Electrical	(96)	(128)	-	-
442007-000	Materials - Gas & Oil	3,855	5,140	10,000	3,000
442008-000	Materials - Auto Parts	621	829	-	1,200
442090-999	Total Materials	4,381	5,841	10,000	4,200

Assisted Housing Department

		Fiscal Year 2025			Proposed Budget - Fiscal Year 2026
		PTD Actual - Apr- Dec 2024	Annualized	Approved Budget	
443000-000	Contracts - Maintenance				
443021-000	Contract - Vehicle Repairs/ Maintenance	2,125	2,834	25,000	3,000
443090-999	Total Maintenance Contracts	2,125	2,834	25,000	3,000
443999-999	Total Ordinary Maintenance & Operations	6,506	8,675	35,000	7,200
448000-000	Protective Services				
448003-000	Police Liaison	7,356	9,807	-	12,000
448005-000	Protective Services- Contracts	-	-	27,500	-
448090-999	Total Protective Services	7,356	9,807	27,500	12,000
450000-000	General Expenses				
451000-000	Insurance				
451002-000	Liability Insurance	25,259	33,679	56,159	38,690
451004-000	Workmen's Compensation	15,502	20,669	27,011	22,071
451090-999	Total Insurance	40,762	54,349	83,170	60,761
454000-000	Employee Benefits Contribution				
454000-100	FICA Employers Share - Admin	165,991	221,321	226,397	231,046
454000-200	FICA Employers Share - Tenant Serv	15,548	20,731	21,700	23,248
454001-100	Medical Benefits - Admin	672,741	896,987	867,320	1,052,038
454001-200	Medical Benefits - Tenant Serv	68,109	90,812	95,082	102,255
454002-100	Retirement Benefits - Admin	365,248	486,998	437,865	422,741
454002-200	Retirement Benefits - Tenant Serv	31,807	42,409	39,980	41,613
454003-100	Fed & State Unemployment - Admin	576	768	4,410	4,320
454003-200	Fed & State Unemployment - Tenant Serv	(0)	(1)	450	450
454004-100	Life Insurance - Admin	2,516	3,355	3,022	3,357
454004-200	Life Insurance - Tenant Serv	253	337	341	347
454005-100	Disability Insurance - Admin	4,812	6,416	6,560	6,479
454005-200	Disability Insurance - Tenant Serv	482	643	648	661
454900-999	Total Employee Benefits Contribution	1,328,081	1,770,774	1,703,775	1,888,555
459099-999	Total General Expenses	1,368,842	1,825,123	1,786,945	1,949,316
459999-998	Total Operating Expenses	5,182,356	6,909,809	7,161,788	7,156,510
459999-999	NET OPERATING INCOME (LOSS)	75,694,861	100,926,482	95,740,546	107,696,108
471000-000	Non-Routine Expenses				
471003-000	Severance Expense	96,293	128,391	-	-
471500-000	HAP Payments	71,104,170	94,805,560	94,995,364	107,085,178
471501-000	UAP Payments	1,903,554	2,538,072	-	-
471502-000	Port Out HAP	1,458,939	1,945,252	-	-
471504-000	FSS Escrow Contributions	427,532	570,042	-	-
471505-000	Port-Out UAP	37,631	50,175	-	-
471590-999	Total Non-Routine Expenses	75,028,119	100,037,492	94,995,364	107,085,178
999999-998	Net Income (Loss)	666,743	888,990	745,182	610,930

Austin Pathways Department

		Fiscal Year 2025			Proposed Budget - Fiscal Year 2026
		PTD Actual - Apr-Dec 2024	Annualized Expenses	Approved Budget	
300000-200	REVENUES				
340000-000	Operating Grants				
340112-000	FSS Grant Revenue	-	-	-	674,248
340112-000	Grants Revenue	315,947	421,262	1,265,820	814,091
340999-999	Total Operating Grants	315,947	421,262	1,265,820	1,488,339
360000-000	Interest Income				
361105-000	Interest on Bank Accounts	16,541	22,055	-	20,000
361199-999	Total Interest Income	16,541	22,055	-	20,000
362000-000	Other Revenue				
362125-000	Miscellaneous Income	101,661	135,547	-	52,000
362165-000	Other Income - Misc	5,222	6,963	-	14,086
369999-999	Total Other Revenue	106,883	142,510	-	66,086
399999-999	Total Revenue	439,370	585,827	1,265,820	1,574,425
400000-000	EXPENSES				
410000-000	Administrative Expenses				
411000-000	Salaries				
411001-000	Admin Salaries - Regular	290,517	387,356	835,344	389,148
411003-000	Admin Salaries - Overtime	1,552	2,069	-	-
411010-000	Compensated Absences	3,406	4,541	76,380	63,333
411199-999	Total Salaries	295,474	393,966	911,724	452,481
414000-000	Travel & Training				
414010-000	Staff Training	9,484	12,645	13,500	6,500
414020-000	Travel - Airlines	352	469	6,192	7,950
414030-000	Travel - Lodging	2,085	2,780	8,604	9,125
414040-000	Travel - Car Transportation	35	46	852	500
414050-000	Travel - Mileage	1,723	2,298	2,496	3,500
414070-000	Per Diem	276	368	1,596	4,475
414080-000	Misc Travel	-	-	996	-
414090-000	Travel - Conference Fees	495	660	12,048	5,300
414099-999	Total Travel & Training	14,450	19,267	46,284	37,350
417000-000	Auditing Fees				
417001-000	Auditing Fees	8,000	10,667	8,004	8,000
417099-999	Total Audit Fees	8,000	10,667	8,004	8,000
419000-000	Office Expenses				
419001-000	Office Supplies	2,099	2,798	7,104	3,200
419002-000	Postage, Couriers, Express Mail	5,335	7,113	3,600	5,100
419003-000	Printing	237	316	3,600	1,600
419004-000	Advertising and Marketing	566	755	4,008	3,000
419005-000	Membership Dues and Fees	650	867	5,652	2,000
419006-000	Telephone	6,000	8,000	15,756	8,450

Austin Pathways Department

		Fiscal Year 2025			Proposed
		PTD Actual - Apr-Dec 2024	Annualized Expenses	Approved Budget	Budget - Fiscal Year 2026
419008-000	Office Custodial	56	74	-	-
419010-000	Computer Equipment	2,099	2,798	-	-
419011-000	Equipment Leases	1,050	1,400	1,500	1,500
419012-000	Office Equipment/Furniture	-	-	6,492	2,000
419014-000	Admin Contractors	173,836	231,782	245,004	198,136
419015-000	Meeting	15,474	20,632	15,000	31,500
419016-000	Misc. Expenses	1,500	2,000	10,008	5,500
419017-000	Subscriptions	698	930	2,496	1,500
419020-000	Answering Service	(569)	(758)	-	-
419021-000	Internship	1,210	1,613	-	-
419022-000	Consultants	31,518	42,024	96,648	118,599
419027-000	Interpreter Fee	85	113	6,300	3,950
419028-000	Software	29,838	39,784	44,760	40,000
419032-000	Breakroom Supplies	-	-	504	-
419033-000	Sponsorships/Industry Contributions	183	244	8,496	5,000
419035-000	Permits, Licenses & Certificates	123	164	996	500
419099-999	Total Office Expenses	271,988	362,651	477,924	431,535
419500-000	Management Fees				
419501-000	Management Fees	22,372	29,829	-	5,819
419599-999	Total Management Fees	22,372	29,829	-	5,819
419999-999	Total Administrative Expenses	612,285	816,379	1,443,936	935,185
420000-000	Tenant Services				
421000-000	Tenant Services- Salaries				
421001-000	Tenant Services - Salaries Reg	329,835	439,780	420,744	980,915
421002-000	Tenant Services - Salaries OT	76	101	-	-
421090-999	Total Tenant Services - Salaries	329,911	439,881	420,744	980,915
422100-000	Tenant Services - Youth Educational Success				
422101-000	A/B Honor Roll/Perfect Attendance	11,478	15,304	39,996	25,000
422102-000	Collaborating with Priority One Schools	-	-	504	500
422103-000	Comprehensive Youth Development Club	136,982	182,643	200,004	200,000
422104-000	In School Case Management/Tutoring	400,000	533,333	600,000	600,000
422105-000	Scholarship Marketing	3,972	5,296	6,756	8,750
422106-000	School Supplies	8,109	10,811	9,996	10,000
422107-000	Youth Leadership Lifeskills & Service	3,662	4,882	32,004	28,000
422108-000	Youth Stem/Steam Programming	545	727	12,504	7,000
422111-000	HACA Resident Scholarships	75,000	100,000	54,996	55,000
422199-999	Total Tenant Services - Youth Educational Success	639,749	852,998	956,760	934,250
422200-000	Tenant Services - Workforce Development				
422201-000	Apprenticeship Stipends	23,148	30,864	117,564	108,890
422202-000	Childcare Program - Voucher	1,486	1,981	24,996	5,000
422204-000	Education and Training	-	-	27,504	30,000
422205-000	Incentives	-	-	21,504	53,617
422206-000	Parenting Classes	477	636	22,932	20,000

Austin Pathways Department

		Fiscal Year 2025			Proposed Budget - Fiscal Year 2026
		PTD Actual - Apr-Dec 2024	Annualized Expenses	Approved Budget	
422207-000	Transportation Assistance	776	1,035	7,008	2,000
422208-000	Workforce Development Services	68,076	90,768	80,004	80,000
422299-999	Total Tenant Services - Workforce Development	93,963	125,284	301,512	299,507
422300-000	Tenant Services - Community Initiatives				
422302-000	Community Grants/Donations	11,321	15,095	2,496	5,000
422303-000	Citywide Advisory Board Support	2,740	3,653	3,996	4,000
422305-000	Community Building	5,326	7,102	71,364	50,000
422306-000	Community Educational Events	12,071	16,094	31,296	30,000
422307-000	Elderly Supportive Services	141,067	188,089	224,004	224,000
422308-000	New Resident Orientation Packets	133	178	1,500	1,000
422309-000	Program Outreach & Marketing	512	683	5,496	4,000
422310-000	Supportive Services	1,345	1,793	6,000	10,000
422399-999	Total Tenant Services - Community Initiatives	174,515	232,687	346,152	328,000
422400-000	Tenant Services - Digital Inclusion				
422401-000	ACC Tech Support Program	1,420	1,894	-	2,500
422402-000	Computer Equipment	1,378	1,838	15,048	53,000
422403-000	Adult Digital Literacy Training	20,734	27,646	70,752	261,520
422404-000	At Home Learning Program - Digital Inclusion Connectivity	10,500	14,000	-	-
422499-999	Total Tenant Services - Digital Inclusion	34,033	45,377	85,800	317,020
422500-000	Tenant Services - FSS Support Services				
422501-000	Program Coordinating Committee & Partner Events	-	-	504	500
422504-000	FSS GED Incentives	375	500	-	25,000
422599-999	Total Tenant Services - FSS Support Services	375	500	504	25,500
422600-000	Tenant Services- Other				
422701-000	Tenant Participation - HACA	304	406	-	-
422998-999	Total Tenant Services - Other	304	406	-	-
429999-999	Total Tenant Services	1,272,850	1,697,134	2,111,472	2,885,192
440000-000	Ordinary Maintenance & Operations				
442000-000	Ordinary Maint. & Operations- Materials				
442007-000	Materials - Gas & Oil	226	301	156	150
442008-000	Materials - Auto Parts	420	560	300	300
442017-000	Materials - Hardware/Locks	45	59	-	-
442090-999	Total Materials	691	921	456	450
443000-000	Contracts - Maintenance				
443021-000	Contract - Vehicle Repairs/ Maintenance	416	554	5,004	1,000
443090-999	Total Maintenance Contracts	416	554	5,004	1,000
443999-999	Total Ordinary Maintenance & Operations	1,106	1,475	5,460	1,450
448000-000	Protective Services				
448004-000	Protective Services- Equipments	-	-	504	500

Austin Pathways Department

		Fiscal Year 2025			Proposed
		PTD Actual - Apr-Dec 2024	Annualized Expenses	Approved Budget	Budget - Fiscal Year 2026
448090-999	Total Protective Services	-	-	504	500
450000-000	General Expenses				
451000-000	Insurance				
451004-000	Workmen's Compensation	4,355	5,807	11,940	7,740
451090-999	Total Insurance	4,355	5,807	11,940	7,740
454000-000	Employee Benefits Contribution				
454000-100	FICA Employers Share - Admin	13,626	18,169	64,560	30,093
454000-200	FICA Employers Share - Tenant Serv	36,579	48,772	31,116	75,040
454001-100	Medical Benefits - Admin	24,028	32,037	188,340	97,139
454001-200	Medical Benefits - Tenant Serv	90,088	120,117	112,704	280,115
454002-100	Retirement Benefits - Admin	23,939	31,919	121,356	43,685
454002-200	Retirement Benefits - Tenant Serv	72,586	96,781	40,668	125,169
454003-100	Fed & State Unemployment - Admin	-	-	1,260	450
454003-200	Fed & State Unemployment - Tenant Serv	62	83	636	1,440
454004-100	Life Insurance - Admin	213	285	864	496
454004-200	Life Insurance - Tenant Serv	560	746	600	1,037
454005-100	Disability Insurance - Admin	403	538	2,436	837
454005-200	Disability Insurance - Tenant Serv	1,145	1,526	588	2,005
454900-999	Total Employee Benefits Contribution	263,230	350,973	565,128	657,506
459099-999	Total General Expenses	267,585	356,779	577,068	665,246
459999-998	Total Operating Expenses	2,153,825	2,871,767	4,138,440	4,487,573
459999-999	NET OPERATING INCOME (LOSS)	(1,714,455)	(2,285,940)	(2,872,620)	(2,913,148)

Blue Print Department

		Fiscal Year 2025			Proposed Budget
		PTD Actual - Apr- Dec 2024	Annualized Expenses	Approved Budget	- Fiscal Year 2026
300000-200	REVENUES				
310000-000	Tenant Revenue				
310010-000	Write-Off / Bad Debt	-350	-467	0	0
310099-999	Total Tenant Revenue	-350	-467	0	0
362000-000	Other Revenue				
362170-000	Blueprint - Voucher Processing	81,180	108,240	117,289	72,217
362171-000	Blueprint - Training	6,455	8,607	8,000	0
362172-000	Blueprint - Consulting	41,188	54,917	56,250	25,310
369999-999	Total Other Revenue	128,823	171,764	181,539	97,527
399999-999	Total Revenue	128,473	171,297	181,539	97,527
400000-000	EXPENSES				
410000-000	Administrative Expenses				
411000-000	Salaries				
411001-000	Admin Salaries - Regular	37,973	50,630	62,050	51,913
411010-000	Compensated Absences	0	0	0	2,880
411199-999	Total Salaries	37,973	50,630	62,050	54,793
414000-000	Travel & Training				
414020-000	Travel - Airlines	328	437	0	0
414030-000	Travel - Lodging	545	727	1,195	0
414040-000	Travel - Car Transportation	61	82	168	0
414070-000	Per Diem	260	347	428	0
414099-999	Total Travel & Training	1,194	1,592	1,791	0
419000-000	Office Expenses				
419001-000	Office Supplies	0	0	39	0
419017-000	Subscriptions	64	85	0	0
419022-000	Consultants	8,400	11,200	14,400	0
419028-000	Software	508	677	596	596
419099-999	Total Office Expenses	8,972	11,962	15,035	596
419500-000	Management Fees				
419501-000	Management Fees	9,600	12,800	9,600	9,600
419599-999	Total Management Fees	9,600	12,800	9,600	9,600
419999-999	Total Administrative Expenses	57,739	76,985	88,476	64,989
450000-000	General Expenses				
451000-000	Insurance				
451004-000	Workmen's Compensation	244	326	360	336
451090-999	Total Insurance	244	326	360	336
454000-000	Employee Benefits Contribution				

Blue Print Department

		Fiscal Year 2025			Proposed Budget
		PTD Actual - Apr- Dec 2024	Annualized Expenses	Approved Budget	- Fiscal Year 2026
454000-100	FICA Employers Share - Admin	2,823	3,764	3,840	3,971
454001-100	Medical Benefits - Admin	6,116	8,155	7,200	9,705
454002-100	Retirement Benefits - Admin	7,661	10,215	9,960	11,220
454004-100	Life Insurance - Admin	46	61	72	67
454005-100	Disability Insurance - Admin	85	113	1,536	115
454900-999	Total Employee Benefits Contribution	16,731	22,308	22,608	25,078
459000-000	Other General Expense				
459003-000	Compensated Absences	285	379	0	0
459090-999	Total Other General Expenses	285	379	0	0
459099-999	Total General Expenses	17,260	23,013	22,968	25,414
459999-998	Total Operating Expenses	74,999	99,998	111,444	90,403
459999-999	NET OPERATING INCOME (LOSS)	53,474	71,299	70,095	7,124

Austin Affordable Housing Corporation Central Office

		Fiscal Year 2025			Proposed Budget - Fiscal Year 2026
		PTD Actual - Apr-Dec 2024	Annualized Expenses	Approved Budget	
300000-200	REVENUES				
310000-000	Tenant Revenue				
310026-000	Non-Dwelling Rental	21,000	25,200	0	42,000
310099-999	Total Tenant Revenue	21,000	25,200	0	42,000
343000-000	Investment Income				
343100-100	Investment Income - Unrestricted - Admin	2,486,907	2,984,288	2,673,540	2,229,386
343199-999	Total Investment Income	2,486,907	2,984,288	2,673,540	2,229,386
360000-000	Interest Income				
361105-000	Interest on Bank Accounts	57,944	69,533	36,000	57,600
361199-999	Total Interest Income	57,944	69,533	36,000	57,600
362000-000	Other Revenue				
362101-000	Developer Fees	3,682,253	4,418,704	3,000,000	3,000,000
362102-000	Management Fee	31,330	37,596	0	
362107-000	Asset Management Fees	2,457,437	2,948,925	0	
362108-000	Distribution Revenue	1,059,256	1,271,108	0	4,000,000
362109-000	Land Lease Income	300	360	0	
362110-000	Acquisition fees	2,195,700	2,634,840	3,500,004	3,500,000
362125-000	Miscellaneous Income	1,767,967	2,121,561	0	
362160-000	Gain/Loss on Sale of Fixed Assets	2,476	2,971	0	
362165-000	Other Income - Misc	4,481,894	5,378,273	6,500,004	3,000,000
369999-999	Total Other Revenue	15,678,614	18,814,336	13,000,008	13,500,000
399999-999	Total Revenue	18,244,465	21,893,358	15,709,548	15,828,986
400000-000	EXPENSES				
410000-000	Administrative Expenses				
411000-000	Salaries				
411001-000	Admin Salaries - Regular	399,935	479,922	507,276	481,296
411010-000	Compensated Absences	0	0	23,220	26,699
411199-999	Total Salaries	399,935	479,922	530,496	507,995
413000-000	Legal Expense				
413001-000	Legal Expense	128	153	0	0
413090-999	Total Legal Expenses	128	153	0	0
414000-000	Travel & Training				
414010-000	Staff Training	94	113	3,996	1,500
414020-000	Travel - Airlines	1,033	1,239	996	1,500
414030-000	Travel - Lodging	3,420	4,105	2,496	3,000
414040-000	Travel - Car Transportation	265	318	0	300
414050-000	Travel - Mileage	0	0	204	0
414070-000	Per Diem	392	470	0	500
414090-000	Travel - Conference Fees	895	1,074	1,500	2,500
414099-999	Total Travel & Training	6,099	7,319	9,192	9,300
417000-000	Auditing Fees				

Austin Affordable Housing Corporation Central Office

		Fiscal Year 2025			Proposed Budget - Fiscal Year 2026
		PTD Actual - Apr-Dec 2024	Annualized Expenses	Approved Budget	
417001-000	Auditing Fees	40,000	48,000	40,000	43,000
417099-999	Total Audit Fees	40,000	48,000	40,000	43,000
419000-000	Office Expenses				
419001-000	Office Supplies	903	1,084	1,500	1,500
419002-000	Postage, Couriers, Express Mail	214	257	504	500
419004-000	Advertising and Marketing	0	0	504	0
419005-000	Membership Dues and Fees	3,883	4,660	32,004	5,000
419006-000	Telephone	1,496	1,795	1,200	2,000
419007-000	Internet / Cable	291	350	0	350
419012-000	Office Equipment/Furniture	124	148	0	150
419015-000	Meeting	454	544	5,004	550
419016-000	Misc. Expenses	139	167	2,004	30,170
419017-000	Subscriptions	3,550	4,260	1,200	4,500
419018-000	Bank Charges	3,035	3,642	3,000	3,600
419022-000	Consultants	50,455	60,546	30,000	120,000
419033-000	Sponsorships/Industry Contributions	0	0	50,004	10,000
419035-000	Permits, Licenses & Certificates	1,002	1,202	996	1,200
419099-999	Total Office Expenses	65,545	78,654	127,920	179,520
419999-999	Total Administrative Expenses	511,707	614,048	707,608	739,815
430000-000	Utilities				
431000-000	Water	1,648	1,978	0	0
432000-000	Electricity	2,802	3,362	0	0
439000-999	Total Utilities	4,450	5,341	0	0
440000-000	Ordinary Maintenance & Operations				
442000-000	Ordinary Maint. & Operations- Materials				
442002-000	Materials - Electrical	5	6	0	0
442004-000	Materials - Lawn Care/ Grounds	5	6	0	0
442007-000	Materials - Gas & Oil	77	92	300	0
442008-000	Materials - Auto Parts	0	0	300	0
442090-999	Total Materials	87	104	600	0
443000-000	Contracts - Maintenance				
443003-000	Contracts - HVAC	383	459	0	
443006-000	Contracts - Landscape/Grounds	15,015	18,018	0	15,000
443021-000	Contract - Vehicle Repairs/ Maintenance	17	20	3,996	1,000
443090-999	Total Maintenance Contracts	15,414	18,497	3,996	16,000
443999-999	Total Ordinary Maintenance & Operations	15,501	18,601	4,596	16,000
450000-000	General Expenses				
451000-000	Insurance				
451004-000	Workmen's Compensation	2,288	2,745	4,452	2,549
451090-999	Total Insurance	2,288	2,745	4,452	2,549
454000-000	Employee Benefits Contribution				

Austin Affordable Housing Corporation Central Office

		Fiscal Year 2025			Proposed Budget - Fiscal Year 2026
		PTD Actual - Apr-Dec 2024	Annualized Expenses	Approved Budget	
454000-100	FICA Employers Share - Admin	27,680	33,216	37,812	35,403
454001-100	Medical Benefits - Admin	45,257	54,308	60,156	53,298
454002-100	Retirement Benefits - Admin	70,590	84,708	70,512	79,167
454003-100	Fed & State Unemployment - Admin	556	667	360	270
454004-100	Life Insurance - Admin	387	464	576	515
454005-100	Disability Insurance - Admin	577	693	840	792
454900-999	Total Employee Benefits Contribution	145,047	174,056	170,256	169,445
459000-000	Other General Expense				
459005-000	Tax Credit Fees Expense	13	15	2,000	0
459090-999	Total Other General Expenses	13	15	2,000	0
459099-999	Total General Expenses	147,347	176,816	176,708	171,994
459999-998	Total Operating Expenses	679,006	814,807	888,912	927,809
459999-999	NET OPERATING INCOME (LOSS)	17,565,459	21,078,551	14,820,636	14,901,177

AAHC Bent Tree

		Fiscal Year 2025			Proposed Budget - Fiscal Year 2026
		PTD Actual - Apr- Dec 2024	Annualized Expenses	Approved Budget	
30000-200	REVENUES				
31000-000	Tenant Revenue				
310001-000	Rental Charges	1,021,808	1,362,411	1,440,000	1,552,718
310010-000	Write-Off / Bad Debt	-16,797	-22,396	-5,196	-4,800
310099-999	Total Tenant Revenue	1,005,012	1,340,015	1,434,804	1,547,918
36200-000	Other Revenue				
362150-000	Prior Period Adjustment	-3,449	-4,599	0	0
362165-000	Other Income - Misc	930,880	1,241,173	190,800	208,859
369999-999	Total Other Revenue	927,431	1,236,575	190,800	208,859
399999-999	Total Revenue	1,932,443	2,576,590	1,625,604	1,756,777
40000-000	EXPENSES				
41000-000	Administrative Expenses				
41100-000	Salaries				
411005-000	Property Mgmt. - Payroll	158,449	211,265	117,156	169,241
411199-999	Total Salaries	158,449	211,265	117,156	169,241
41900-000	Office Expenses				
419016-000	Misc. Expenses	4,679	6,239	0	1,845
419095-000	Prop. Mgmt. - Admin Costs	93,152	124,203	130,236	168,724
419096-000	Prop. Mgmt. - Advertising and Promotions	18,166	24,222	27,504	64,062
419099-999	Total Office Expenses	115,997	154,663	157,740	234,631
41950-000	Management Fees				
419502-000	Prop. Mgmt. - Management Fees	59,436	79,248	76,896	79,608
419599-999	Total Management Fees	59,436	79,248	76,896	79,608
419999-999	Total Administrative Expenses	333,883	445,177	351,792	483,480
43000-000	Utilities				
431000-000	Water	65,588	87,450	72,360	89,700
432000-000	Electricity	17,003	22,671	23,292	25,320
439000-999	Total Utilities	82,591	110,121	95,652	115,020
44000-000	Ordinary Maintenance & Operations				
44100-000	Maintenance Labor				
441005-000	Prop. Mgmt. Maintenance Labor	101,283	135,044	135,048	130,182
441090-999	Total Maintenance Labor	101,283	135,044	135,048	130,182
44300-000	Contracts - Maintenance				
443080-000	Prop Mgmt. Cleaning & Decorating	35,373	47,164	51,600	70,500
443081-000	Prop. Mgmt. Maintenance & Repair	41,706	55,608	103,464	82,190
443082-000	Prop. Mgmt Contract Services	52,818	70,424	66,768	74,676
443090-999	Total Maintenance Contracts	129,896	173,195	221,832	227,366
443999-999	Total Ordinary Maintenance & Operations	231,179	308,239	356,880	357,548
44800-000	Protective Services				
448004-000	Protective Services- Equipments	578	771	660	672
448090-999	Total Protective Services	578	771	660	672
45000-000	General Expenses				

AAHC Bent Tree

		Fiscal Year 2025			Proposed Budget - Fiscal Year 2026
		PTD Actual - Apr- Dec 2024	Annualized Expenses	Approved Budget	
451000-000	Insurance				
451080-000	Prop. Mgmt. - Insurance	73,362	97,816	76,536	144,125
451090-999	Total Insurance	73,362	97,816	76,536	144,125
454000-000	Employee Benefits Contribution				
454008-100	Prop. Mgmt. Payroll Admin Benefits - Admin	11,715	15,620	9,504	18,730
454008-300	Prop. Mgmt. Payroll Maint. Benefits - Maintenanc	15,344	20,459	18,744	23,530
454900-999	Total Employee Benefits Contribution	27,060	36,079	28,248	42,260
458000-100	Interest Expense				
458001-000	Interest on Notes Payable	114,278	152,370	152,088	149,716
458090-998	Total Interest Expense	114,278	152,370	152,088	149,716
459099-999	Total General Expenses	214,699	286,266	256,872	336,101
459999-998	Total Operating Expenses	862,930	1,150,573	1,061,856	1,292,821
459999-999	NET OPERATING INCOME (LOSS)	1,069,512	1,426,017	563,748	463,956
471000-000	Non-Routine Expenses				
471002-000	Casualty Losses- Non-capitalized	365,780	487,706	0	0
471590-999	Total Non-Routine Expenses	365,780	487,706	0	0
999999-998	Net Income (Loss)	703,733	938,311	563,748	463,956

AAHC Eastland Plaza

		Fiscal Year 2025			Proposed Budget - Fiscal Year 2026
		PTD Actual - Apr- Dec 2024	Annualized Expenses	Approved Budget	
300000-200	REVENUES				
310000-000	Tenant Revenue				
310026-000	Non-Dwelling Rental	720,878	961,171	1,004,916	922,410
310099-999	Total Tenant Revenue	720,878	961,171	1,004,916	922,410
362000-000	Other Revenue				
362165-000	Other Income - Misc	1,813,466	2,417,955	264,180	256,272
369999-999	Total Other Revenue	1,813,466	2,417,955	264,180	256,272
399999-999	Total Revenue	2,534,345	3,379,126	1,269,096	1,178,682
400000-000	EXPENSES				
410000-000	Administrative Expenses				
419000-000	Office Expenses				
419095-000	Prop. Mgmt. - Admin Costs	5,545	7,393	7,393	6,409
419096-000	Prop. Mgmt. - Advertising and Promotions	438	584	584	180
419099-999	Total Office Expenses	5,983	7,977	7,977	6,589
419500-000	Management Fees				
419502-000	Prop. Mgmt. - Management Fees	40,500	54,000	95,616	54,000
419599-999	Total Management Fees	40,500	54,000	95,616	54,000
419999-999	Total Administrative Expenses	46,483	61,977	103,593	60,589
430000-000	Utilities				
431000-000	Water	49,884	66,512	48,000	61,200
432000-000	Electricity	8,926	11,901	15,000	11,040
439000-999	Total Utilities	58,810	78,413	63,000	72,240
440000-000	Ordinary Maintenance & Operations				
441000-000	Maintenance Labor				
441005-000	Prop. Mgmt. Maintenance Labor	16,968	22,623	63,780	23,005
441090-999	Total Maintenance Labor	16,968	22,623	63,780	23,005
443000-000	Contracts - Maintenance				
443080-000	Prop Mgmt. Cleaning & Decorating	31,902	42,536	51,348	44,880
443081-000	Prop. Mgmt. Maintenance & Repair	20,593	27,457	64,548	29,700
443082-000	Prop. Mgmt Contract Services	18,341	24,455	34,164	20,340
443090-999	Total Maintenance Contracts	70,836	94,448	150,060	94,920
443999-999	Total Ordinary Maintenance & Operations	87,803	117,071	213,840	117,925
448000-000	Protective Services				
448010-000	Prop Mgmt - Security Contracts/Services	83,102	110,803	109,440	111,024
448090-999	Total Protective Services	83,102	110,803	109,440	111,024
450000-000	General Expenses				
451000-000	Insurance				
451080-000	Prop. Mgmt. - Insurance	60,176	80,235	117,000	104,157
451090-999	Total Insurance	60,176	80,235	117,000	104,157
454000-000	Employee Benefits Contribution				
454008-300	Prop. Mgmt. Payroll Maint. Benefits - Maintenan	9,435	12,580	1,920	11,196

AAHC Eastland Plaza

		Fiscal Year 2025			Proposed Budget - Fiscal Year 2026
		PTD Actual - Apr- Dec 2024	Annualized Expenses	Approved Budget	
454900-999	Total Employee Benefits Contribution	9,435	12,580	1,920	11,196
459000-000	Other General Expense				
459004-000	PILOT	88,107	117,476	-	88,107
459090-999	Total Other General Expenses	88,107	117,476	-	88,107
459099-999	Total General Expenses	157,718	210,291	118,920	203,460
459999-998	Total Operating Expenses	433,916	578,555	608,793	565,238
459999-999	NET OPERATING INCOME (LOSS)	2,100,428	2,800,571	660,303	613,444

AAHC Leisure Time Condos

		Fiscal Year 2025			Proposed Budget -
		PTD Actual - Apr- Dec 2024	Annualized Expenses	Approved Budget	Fiscal Year 2026
300000-200	REVENUES				
310000-000	Tenant Revenue				
310001-000	Rental Charges	135,233	180,310	172,168	184,200
310099-999	Total Tenant Revenue	135,233	180,310	172,168	184,200
362000-000	Other Revenue				
362165-000	Other Income - Misc	774	1,032	1,048	1,020
369999-999	Total Other Revenue	774	1,032	1,048	1,020
399999-999	Total Revenue	136,007	181,342	173,216	185,220
400000-000	EXPENSES				
410000-000	Administrative Expenses				
419000-000	Office Expenses				
419016-000	Misc. Expenses	265	353	0	276
419095-000	Prop. Mgmt. - Admin Costs	25,847	34,462	34,792	36,803
419096-000	Prop. Mgmt. - Advertising and Promotions	455	607	75	360
419099-999	Total Office Expenses	26,567	35,422	34,867	37,439
419500-000	Management Fees				
419502-000	Prop. Mgmt. - Management Fees	11,250	15,000	15,000	15,000
419599-999	Total Management Fees	11,250	15,000	15,000	15,000
419999-999	Total Administrative Expenses	37,817	50,422	49,867	52,439
440000-000	Ordinary Maintenance & Operations				
441000-000	Maintenance Labor				
441005-000	Prop. Mgmt. Maintenance Labor	16,120	21,493	14,604	20,580
441090-999	Total Maintenance Labor	16,120	21,493	14,604	20,580
443000-000	Contracts - Maintenance				
443080-000	Prop Mgmt. Cleaning & Decorating	6,343	8,457	20,310	5,412
443081-000	Prop. Mgmt. Maintenance & Repair	15,642	20,856	25,181	20,170
443082-000	Prop. Mgmt Contract Services	10,450	13,934	11,526	11,400
443090-999	Total Maintenance Contracts	32,435	43,247	57,017	36,982
443999-999	Total Ordinary Maintenance & Operations	48,555	64,740	71,621	57,562
448000-000	Protective Services				
448004-000	Protective Services- Equipments	624	832	0	0
448010-000	Prop Mgmt - Security Contracts/Services	5,205	6,940	7,612	7,200
448090-999	Total Protective Services	5,829	7,772	7,612	7,200
450000-000	General Expenses				
451000-000	Insurance				
451080-000	Prop. Mgmt. - Insurance	0	0	0	19,920
451090-999	Total Insurance	0	0	0	19,920
454000-000	Employee Benefits Contribution				
454008-300	Prop. Mgmt. Payroll Maint. Benefits - Maintenance	0	0	3,622	2,064
454900-999	Total Employee Benefits Contribution	0	0	3,622	2,064
459099-999	Total General Expenses	0	0	3,622	21,984
459999-998	Total Operating Expenses	92,200	122,934	132,722	139,185
459999-999	NET OPERATING INCOME (LOSS)	43,806	58,408	40,494	46,035

AAHC Lexington

		Fiscal Year 2025			Proposed Budget - Fiscal Year 2026
		PTD Actual - Apr- Dec 2024	Annualized Expenses	Approved Budget	
300000-200	REVENUES				
310000-000	Tenant Revenue				
310001-000	Rental Charges	2,088,455	2,784,607	2,628,000	2,936,810
310010-000	Write-Off / Bad Debt	-21,247	-28,329	-49,500	-49,500
310099-999	Total Tenant Revenue	2,067,208	2,756,278	2,578,500	2,887,310
362000-000	Other Revenue				
362150-000	Prior Period Adjustment	-961	-1,282	0	0
362165-000	Other Income - Misc	398,948	531,931	408,000	432,726
369999-999	Total Other Revenue	397,987	530,649	408,000	432,726
399999-999	Total Revenue	2,465,195	3,286,927	2,986,500	3,320,036
400000-000	EXPENSES				
410000-000	Administrative Expenses				
411000-000	Salaries				
411005-000	Property Mgmt. - Payroll	163,476	217,969	210,000	210,256
411199-999	Total Salaries	163,476	217,969	210,000	210,256
419000-000	Office Expenses				
419016-000	Misc. Expenses	450	600	0	0
419095-000	Prop. Mgmt. - Admin Costs	140,277	187,036	278,676	237,796
419096-000	Prop. Mgmt. - Advertising and Promotions	28,541	38,055	48,012	55,127
419099-999	Total Office Expenses	169,268	225,691	326,688	292,923
419500-000	Management Fees				
419502-000	Prop. Mgmt. - Management Fees	121,464	161,951	142,224	151,629
419505-000	Asset Management Fees	750,000	1,000,000	0	0
419599-999	Total Management Fees	871,464	1,161,951	142,224	151,629
419999-999	Total Administrative Expenses	1,204,208	1,605,611	678,912	654,808
430000-000	Utilities				
431000-000	Water	115,531	154,041	176,400	157,200
432000-000	Electricity	21,333	28,443	24,300	29,220
433000-000	Gas	17,161	22,882	27,000	30,300
439000-999	Total Utilities	154,024	205,366	227,700	216,720
440000-000	Ordinary Maintenance & Operations				
441000-000	Maintenance Labor				
441005-000	Prop. Mgmt. Maintenance Labor	166,047	221,396	236,676	206,741
441090-999	Total Maintenance Labor	166,047	221,396	236,676	206,741
443000-000	Contracts - Maintenance				
443080-000	Prop Mgmt. Cleaning & Decorating	71,155	94,873	89,316	141,600
443081-000	Prop. Mgmt. Maintenance & Repair	138,267	184,356	109,632	174,275
443082-000	Prop. Mgmt Contract Services	103,672	138,230	115,308	121,584
443090-999	Total Maintenance Contracts	313,094	417,459	314,256	437,459
443999-999	Total Ordinary Maintenance & Operations	479,141	638,854	550,932	644,200
448000-000	Protective Services				

AAHC Lexington

		Fiscal Year 2025			Proposed Budget - Fiscal Year 2026
		PTD Actual - Apr- Dec 2024	Annualized Expenses	Approved Budget	
448010-000	Prop Mgmt - Security Contracts/Services	8,399	11,198	1,560	12,600
448090-999	Total Protective Services	8,399	11,198	1,560	12,600
450000-000	General Expenses				
451000-000	Insurance				
451080-000	Prop. Mgmt. - Insurance	100,576	134,102	142,236	163,948
451090-999	Total Insurance	100,576	134,102	142,236	163,948
454000-000	Employee Benefits Contribution				
454008-100	Prop. Mgmt. Payroll Admin Benefits - Admin	11,208	14,944	28,548	30,970
454008-300	Prop. Mgmt. Payroll Maint. Benefits - Maintenance	25,325	33,767	35,448	36,011
454900-999	Total Employee Benefits Contribution	36,533	48,711	63,996	66,981
458000-100	Interest Expense				
458001-000	Interest on Notes Payable	334,250	445,666	443,640	442,639
458090-998	Total Interest Expense	334,250	445,666	443,640	442,639
459099-999	Total General Expenses	471,359	628,479	649,872	673,568
459999-998	Total Operating Expenses	2,317,132	3,089,509	2,108,976	2,201,896
459999-999	NET OPERATING INCOME (LOSS)	148,063	197,418	877,524	1,118,140

AAHC Single Family Homes

		Fiscal Year 2025			Proposed Budget - Fiscal Year 2026
		PTD Actual - Apr- Dec 2024	Annualized Expenses	Approved Budget	
300000-200	REVENUES				
310000-000	Tenant Revenue				
310001-000	Rental Charges	190,605	254,141	263,700	267,570
310010-000	Write-Off / Bad Debt	-4,200	-5,600	0	0
310099-999	Total Tenant Revenue	186,405	248,541	263,700	267,570
362000-000	Other Revenue				
362165-000	Other Income - Misc	684	911	2,400	1,380
369999-999	Total Other Revenue	684	911	2,400	1,380
399999-999	Total Revenue	187,089	249,452	266,100	268,950
400000-000	EXPENSES				
410000-000	Administrative Expenses				
419000-000	Office Expenses				
419095-000	Prop. Mgmt. - Admin Costs	1,424	1,898	2,760	5,128
419096-000	Prop. Mgmt. - Advertising and Promotions	268	358	0	234
419099-999	Total Office Expenses	1,692	2,256	2,760	5,362
419500-000	Management Fees				
419502-000	Prop. Mgmt. - Management Fees	11,250	15,000	26,964	15,000
419599-999	Total Management Fees	11,250	15,000	26,964	15,000
419999-999	Total Administrative Expenses	12,942	17,256	29,724	20,362
430000-000	Utilities				
432000-000	Electricity	1,426	1,902	1,500	450
439000-999	Total Utilities	1,426	1,902	1,500	450
440000-000	Ordinary Maintenance & Operations				
441000-000	Maintenance Labor				
441005-000	Prop. Mgmt. Maintenance Labor	14,905	19,873	25,200	22,619
441090-999	Total Maintenance Labor	14,905	19,873	25,200	22,619
443000-000	Contracts - Maintenance				
443080-000	Prop Mgmt. Cleaning & Decorating	0	0	6,600	1,860
443081-000	Prop. Mgmt. Maintenance & Repair	48,727	64,970	44,400	68,400
443082-000	Prop. Mgmt Contract Services	4,002	5,336	4,548	8,700
443090-999	Total Maintenance Contracts	52,729	70,306	55,548	78,960
443999-999	Total Ordinary Maintenance & Operations	67,634	90,179	80,748	101,579
450000-000	General Expenses				
451000-000	Insurance				
451080-000	Prop. Mgmt. - Insurance	0	0	1,104	0
451090-999	Total Insurance	0	0	1,104	0
454000-000	Employee Benefits Contribution				
454008-300	Prop. Mgmt. Payroll Maint. Benefits - Maintenance	1,215	1,620	5,556	0
454900-999	Total Employee Benefits Contribution	1,215	1,620	5,556	0
459099-999	Total General Expenses	1,215	1,620	6,660	0
459999-998	Total Operating Expenses	83,217	110,956	118,632	122,391
459999-999	NET OPERATING INCOME (LOSS)	103,872	138,495	147,468	146,559

AAHC South Point

		Fiscal Year 2025			Proposed Budget - Fiscal Year 2026
		PTD Actual - Apr- Dec 2024	Annualized Expenses	Approved Budget	
300000-200	REVENUES				
310000-000	Tenant Revenue				
310001-000	Rental Charges	1,440,398	1,920,530	2,068,000	2,047,887
310010-000	Write-Off / Bad Debt	-34,219	-45,625	-60,000	-36,000
310099-999	Total Tenant Revenue	1,406,179	1,874,905	2,008,000	2,011,887
362000-000	Other Revenue				
362150-000	Prior Period Adjustment	8,809	11,746	0	0
362165-000	Other Income - Misc	283,506	378,008	312,000	221,424
369999-999	Total Other Revenue	292,315	389,754	312,000	221,424
399999-999	Total Revenue	1,698,494	2,264,659	2,320,000	2,233,311
400000-000	EXPENSES				
410000-000	Administrative Expenses				
411000-000	Salaries				
411005-000	Property Mgmt. - Payroll	115,719	154,292	142,759	144,931
411199-999	Total Salaries	115,719	154,292	142,759	144,931
419000-000	Office Expenses				
419016-000	Misc. Expenses	19,886	26,515	0	0
419095-000	Prop. Mgmt. - Admin Costs	117,080	156,107	183,540	174,571
419096-000	Prop. Mgmt. - Advertising and Promotions	51,657	68,876	36,408	64,636
419099-999	Total Office Expenses	188,623	251,498	219,948	239,207
419500-000	Management Fees				
419502-000	Prop. Mgmt. - Management Fees	52,086	69,447	105,684	68,079
419599-999	Total Management Fees	52,086	69,447	105,684	68,079
419999-999	Total Administrative Expenses	356,428	475,237	468,391	452,217
430000-000	Utilities				
431000-000	Water	86,137	114,849	122,400	118,320
432000-000	Electricity	17,226	22,968	16,200	21,360
433000-000	Gas	11,432	15,242	14,400	15,720
439000-999	Total Utilities	114,794	153,059	153,000	155,400
440000-000	Ordinary Maintenance & Operations				
441000-000	Maintenance Labor				
441005-000	Prop. Mgmt. Maintenance Labor	112,678	150,237	149,112	156,397
441090-999	Total Maintenance Labor	112,678	150,237	149,112	156,397
443000-000	Contracts - Maintenance				
443080-000	Prop Mgmt. Cleaning & Decorating	50,433	67,244	67,056	109,888
443081-000	Prop. Mgmt. Maintenance & Repair	152,177	202,903	65,400	130,925
443082-000	Prop. Mgmt Contract Services	55,576	74,101	74,520	80,586
443090-999	Total Maintenance Contracts	258,186	344,248	206,976	321,399
443999-999	Total Ordinary Maintenance & Operations	370,864	494,485	356,088	477,796
448000-000	Protective Services				

AAHC South Point

		Fiscal Year 2025			Proposed Budget - Fiscal Year 2026
		PTD Actual - Apr- Dec 2024	Annualized Expenses	Approved Budget	
448010-000	Prop Mgmt - Security Contracts/Services	9,943	13,257	11,460	13,332
448090-999	Total Protective Services	9,943	13,257	11,460	13,332
450000-000	General Expenses				
451000-000	Insurance				
451080-000	Prop. Mgmt. - Insurance	100,293	133,725	125,546	169,954
451090-999	Total Insurance	100,293	133,725	125,546	169,954
454000-000	Employee Benefits Contribution				
454008-100	Prop. Mgmt. Payroll Admin Benefits - Admin	10,324	13,765	19,171	20,676
454008-300	Prop. Mgmt. Payroll Maint. Benefits - Maintenanc	16,665	22,220	19,316	24,696
454900-999	Total Employee Benefits Contribution	26,989	35,985	38,487	45,372
458000-100	Interest Expense				
458001-000	Interest on Notes Payable	367,379	489,839	486,312	475,369
458090-998	Total Interest Expense	367,379	489,839	486,312	475,369
459099-999	Total General Expenses	494,662	659,549	650,345	690,695
459999-998	Total Operating Expenses	1,346,690	1,795,586	1,639,284	1,789,440
459999-999	NET OPERATING INCOME (LOSS)	351,805	469,073	680,716	443,871
999999-998	Net Income (Loss)	351,805	469,073	680,716	443,871

AAHC Sterling Village

		Fiscal Year 2025			Proposed Budget
		PTD Actual - Apr- Dec 2024	Annualized Expenses	Approved Budget	- Fiscal Year 2026
300000-200	REVENUES				
310000-000	Tenant Revenue				
310001-000	Rental Charges	1,782,246	2,376,328	2,593,482	2,492,631
310010-000	Write-Off / Bad Debt	8,821	11,762	-33,240	-17,040
310099-999	Total Tenant Revenue	1,791,068	2,388,090	2,560,242	2,475,591
362000-000	Other Revenue				
362150-000	Prior Period Adjustment	836	1,115	0	0
362165-000	Other Income - Misc	313,625	418,167	300,384	354,430
369999-999	Total Other Revenue	314,461	419,281	300,384	354,430
399999-999	Total Revenue	2,105,528	2,807,371	2,860,626	2,830,021
400000-000	EXPENSES				
410000-000	Administrative Expenses				
411000-000	Salaries				
411005-000	Property Mgmt. - Payroll	177,374	236,499	201,907	203,741
411199-999	Total Salaries	177,374	236,499	201,907	203,741
419000-000	Office Expenses				
419016-000	Misc. Expenses	836	1,115	0	0
419095-000	Prop. Mgmt. - Admin Costs	132,227	176,302	219,504	166,109
419096-000	Prop. Mgmt. - Advertising and Promotions	22,179	29,572	33,012	29,200
419099-999	Total Office Expenses	155,242	206,989	252,516	195,309
419500-000	Management Fees				
419501-000	Management Fees	750,000	1,000,000	130,224	0
419502-000	Prop. Mgmt. - Management Fees	91,615	122,153	0	249,740
419599-999	Total Management Fees	841,615	1,122,153	130,224	249,740
419999-999	Total Administrative Expenses	1,174,231	1,565,641	584,647	648,790
430000-000	Utilities				
431000-000	Water	143,692	191,590	159,780	192,000
432000-000	Electricity	16,906	22,541	18,660	21,600
433000-000	Gas	876	1,168	1,320	1,080
439000-999	Total Utilities	161,474	215,299	179,760	214,680
440000-000	Ordinary Maintenance & Operations				
441000-000	Maintenance Labor				
441005-000	Prop. Mgmt. Maintenance Labor	184,949	246,598	191,639	176,775
441090-999	Total Maintenance Labor	184,949	246,598	191,639	176,775
443000-000	Contracts - Maintenance				
443080-000	Prop Mgmt. Cleaning & Decorating	31,875	42,500	35,148	103,020
443081-000	Prop. Mgmt. Maintenance & Repair	199,491	265,987	56,748	104,175
443082-000	Prop. Mgmt Contract Services	66,330	88,440	76,500	93,510

AAHC Sterling Village

		Fiscal Year 2025			Proposed Budget
		PTD Actual - Apr- Dec 2024	Annualized Expenses	Approved Budget	- Fiscal Year 2026
443090-999	Total Maintenance Contracts	297,695	396,927	168,396	300,705
443999-999	Total Ordinary Maintenance & Operations	482,644	643,526	360,035	477,480
448000-000	Protective Services				
448010-000	Prop Mgmt - Security Contracts/Services	18,406	24,541	16,500	50,274
448090-999	Total Protective Services	18,406	24,541	16,500	50,274
450000-000	General Expenses				
451000-000	Insurance				
451080-000	Prop. Mgmt. - Insurance	137,275	183,034	164,225	203,932
451090-999	Total Insurance	137,275	183,034	164,225	203,932
454000-000	Employee Benefits Contribution				
454008-100	Prop. Mgmt. Payroll Admin Benefits - Admin	20,040	26,721	19,524	29,261
454008-300	Prop. Mgmt. Payroll Maint. Benefits - Maintenance	39,381	52,508	28,297	36,581
454900-999	Total Employee Benefits Contribution	59,421	79,228	47,821	65,842
458000-100	Interest Expense				
458001-000	Interest on Notes Payable	140,908	187,878	186,342	182,620
458090-998	Total Interest Expense	140,908	187,878	186,342	182,620
459099-999	Total General Expenses	337,605	450,140	398,388	452,394
459999-998	Total Operating Expenses	2,174,360	2,899,147	1,539,330	1,843,618
459999-999	NET OPERATING INCOME (LOSS)	-68,832	-91,775	1,321,296	986,403
999999-998	Net Income (Loss)	-68,832	-91,775	1,321,296	986,403

AAHC Sweetwater

		Fiscal Year 2025			Proposed Budget - Fiscal Year 2026
		PTD Actual - Apr- Dec 2024	Annualized Expenses	Approved Budget	
300000-200	REVENUES				
310000-000	Tenant Revenue				
310001-000	Rental Charges	1,253,602	1,671,469	1,608,000	1,718,623
310010-000	Write-Off / Bad Debt	-2,785	-3,713	-22,560	-3,260
310099-999	Total Tenant Revenue	1,250,817	1,667,756	1,585,440	1,715,363
362000-000	Other Revenue				
362150-000	Prior Period Adjustment	170	227	0	0
362165-000	Other Income - Misc	190,335	253,780	192,000	188,520
369999-999	Total Other Revenue	190,505	254,007	192,000	188,520
399999-999	Total Revenue	1,441,322	1,921,763	1,777,440	1,903,883
400000-000	EXPENSES				
410000-000	Administrative Expenses				
411000-000	Salaries				
411005-000	Property Mgmt. - Payroll	126,011	168,015	148,210	169,786
411199-999	Total Salaries	126,011	168,015	148,210	169,786
419000-000	Office Expenses				
419095-000	Prop. Mgmt. - Admin Costs	121,414	161,886	179,748	179,048
419096-000	Prop. Mgmt. - Advertising and Promotions	19,532	26,042	27,108	47,430
419099-999	Total Office Expenses	140,946	187,928	206,856	226,478
419500-000	Management Fees				
419502-000	Prop. Mgmt. - Management Fees	62,801	83,734	84,114	86,069
419599-999	Total Management Fees	62,801	83,734	84,114	86,069
419999-999	Total Administrative Expenses	329,758	439,677	439,180	482,333
430000-000	Utilities				
431000-000	Water	62,409	83,211	78,900	91,199
432000-000	Electricity	9,251	12,335	14,580	13,868
433000-000	Gas	12,945	17,260	0	21,000
439000-999	Total Utilities	84,605	112,807	93,480	126,067
440000-000	Ordinary Maintenance & Operations				
441000-000	Maintenance Labor				
441005-000	Prop. Mgmt. Maintenance Labor	143,993	191,991	122,959	191,534
441090-999	Total Maintenance Labor	143,993	191,991	122,959	191,534
443000-000	Contracts - Maintenance				
443080-000	Prop Mgmt. Cleaning & Decorating	83,741	111,655	81,504	107,435
443081-000	Prop. Mgmt. Maintenance & Repair	157,040	209,387	92,316	151,320
443082-000	Prop. Mgmt Contract Services	58,852	78,469	73,104	78,840
443090-999	Total Maintenance Contracts	299,633	399,510	246,924	337,595
443999-999	Total Ordinary Maintenance & Operations	443,626	591,502	369,883	529,129

AAHC Sweetwater

		Fiscal Year 2025			Proposed Budget - Fiscal Year 2026
		PTD Actual - Apr- Dec 2024	Annualized Expenses	Approved Budget	
448000-000	Protective Services				
448010-000	Prop Mgmt - Security Contracts/Services	7,844	10,458	13,320	10,740
448090-999	Total Protective Services	7,844	10,458	13,320	10,740
450000-000	General Expenses				
451000-000	Insurance				
451080-000	Prop. Mgmt. - Insurance	97,285	129,713	119,233	143,887
451090-999	Total Insurance	97,285	129,713	119,233	143,887
454000-000	Employee Benefits Contribution				
454008-100	Prop. Mgmt. Payroll Admin Benefits - Admin	21,933	29,244	19,673	30,197
454008-300	Prop. Mgmt. Payroll Maint. Benefits - Maintenance	25,239	33,652	18,834	34,806
454900-999	Total Employee Benefits Contribution	47,171	62,895	38,507	65,003
458000-100	Interest Expense				
458001-000	Interest on Notes Payable	127,703	170,270	169,247	165,996
458090-998	Total Interest Expense	127,703	170,270	169,247	165,996
459099-999	Total General Expenses	272,159	362,879	326,987	374,886
459999-998	Total Operating Expenses	1,137,992	1,517,323	1,242,850	1,523,155
459999-999	NET OPERATING INCOME (LOSS)	303,330	404,441	534,590	380,728
999999-998	Net Income (Loss)	303,330	404,441	534,590	380,728

Executive Office

		Fiscal Year 2025			Proposed Budget - Fiscal Year 2026
		PTD Actual - Apr- Dec 2024	Annualized Expenses	Approved Budget	
400000-000	EXPENSES				
410000-000	Administrative Expenses				
411000-000	Salaries				
411001-000	Admin Salaries - Regular	649,995	866,660	818,839	945,430
411010-000	Compensated Absences	0	0	45,284	52,890
411199-999	Total Salaries	649,995	866,660	864,123	998,320
413000-000	Legal Expense				
413001-000	Legal Expense	54,342	72,456	40,000	75,000
413090-999	Total Legal Expenses	54,342	72,456	40,000	75,000
414000-000	Travel & Training				
414010-000	Staff Training	8,901	11,868	3,000	10,000
414020-000	Travel - Airlines	8,681	11,575	20,000	20,000
414030-000	Travel - Lodging	7,424	9,898	24,000	20,000
414040-000	Travel - Car Transportation	1,972	2,629	2,000	3,000
414070-000	Per Diem	1,250	1,666	2,000	2,000
414080-000	Misc Travel	287	383	500	500
414090-000	Travel - Conference Fees	5,875	7,833	18,000	18,000
414099-999	Total Travel & Training	34,389	45,852	69,500	73,500
419000-000	Office Expenses				
419001-000	Office Supplies	5,383	7,177	7,000	7,000
419002-000	Postage, Couriers, Express Mail	1,011	1,349	3,500	2,000
419003-000	Printing	3,940	5,253	6,000	6,000
419004-000	Advertising and Marketing	2,339	3,119	6,000	5,000
419005-000	Membership Dues and Fees	37,328	49,770	60,000	50,000
419006-000	Telephone	2,506	3,341	4,500	4,000
419011-000	Equipment Leases	7,987	10,649	10,000	10,000
419012-000	Office Equipment/Furniture	338	450	0	0
419014-000	Admin Contractors	5,000	6,667	0	0
419015-000	Meeting	37,075	49,433	75,000	45,000
419016-000	Misc. Expenses	15,517	20,689	12,000	12,000
419017-000	Subscriptions	6,358	8,478	12,000	12,000
419022-000	Consultants	10,000	13,333	175,000	100,000
419028-000	Software	4,350	5,800	0	5,000
419033-000	Sponsorships/Industry Contributions	86,308	115,078	100,000	100,000
419099-999	Total Office Expenses	225,439	300,586	471,000	358,000
419999-999	Total Administrative Expenses	964,165	1,285,553	1,444,623	1,504,820
440000-000	Ordinary Maintenance & Operations				
442000-000	Ordinary Maint. & Operations- Materials				
442001-000	Materials - Custodial	104	138	0	0
442007-000	Materials - Gas & Oil	2,231	2,975	7,200	3,000
442008-000	Materials - Auto Parts	129	172	0	0
442090-999	Total Materials	2,464	3,285	7,200	3,000
443000-000	Contracts - Maintenance				

Executive Office

		Fiscal Year 2025			Proposed Budget - Fiscal Year 2026
		PTD Actual - Apr- Dec 2024	Annualized Expenses	Approved Budget	
443021-000	Contract - Vehicle Repairs/ Maintenance	3,310	4,414	2,000	1,000
443090-999	Total Maintenance Contracts	3,310	4,414	2,000	1,000
443999-999	Total Ordinary Maintenance & Operations	5,774	7,699	9,200	4,000
448000-000	Protective Services				
448005-000	Protective Services- Contracts	1,332	1,776	0	0
448090-999	Total Protective Services	1,332	1,776	0	0
450000-000	General Expenses				
451000-000	Insurance				
451004-000	Workmen's Compensation	3,778	5,037	6,578	5,188
451090-999	Total Insurance	3,778	5,037	6,578	5,188
454000-000	Employee Benefits Contribution				
454000-100	FICA Employers Share - Admin	32,688	43,585	60,046	70,132
454001-100	Medical Benefits - Admin	80,912	107,883	116,191	159,176
454002-100	Retirement Benefits - Admin	122,490	163,320	152,364	159,557
454003-100	Fed & State Unemployment - Admin	117	156	450	540
454004-100	Life Insurance - Admin	1,305	1,740	602	878
454005-100	Disability Insurance - Admin	837	1,115	1,070	1,170
454900-999	Total Employee Benefits Contribution	238,349	317,799	330,723	391,453
459099-999	Total General Expenses	242,127	322,836	337,301	396,641
459999-998	Total Operating Expenses	1,213,398	1,617,864	1,791,124	1,905,461
459999-999	NET OPERATING INCOME (LOSS)	-1,213,398	-1,617,864	-1,791,124	-1,905,461

Finance Department

		Fiscal Year 2025			Proposed Budget - Fiscal Year 2026
		PTD Actual - Apr- Dec 2024	Annualized Expenses	Approved Budget	
300000-200	REVENUES				
310000-000	Tenant Revenue				
310026-000	Non-Dwelling Rental	180,250.00	216,300.00	216,300.00	216,300.00
310099-999	Total Tenant Revenue	180,250.00	216,300.00	216,300.00	216,300.00
343000-000	Investment Income				
343100-100	Investment Income - Unrestricted - Admin	419,072.51	502,887.01	494,616.00	401,673.00
343199-999	Total Investment Income	419,072.51	502,887.01	494,616.00	401,673.00
360000-000	Interest Income				
361105-000	Interest on Bank Accounts	125,142.20	150,170.64	180,000.00	144,000.00
361199-999	Total Interest Income	125,142.20	150,170.64	180,000.00	144,000.00
362000-000	Other Revenue				
362102-000	Management Fee	1,010,956.00	1,213,147.20	1,009,200.00	531,312.00
362103-000	Bookkeeping Fee	377,490.00	452,988.00	342,000.00	332,070.00
362125-000	Miscellaneous Income	22,681.34	27,217.61	12,000.00	12,000.00
362160-000	Gain/Loss on Sale of Fixed Assets	600.00	720.00	0.00	0.00
362165-000	Other Income - Misc	5,122.77	6,147.32	12,000.00	6,000.00
369999-999	Total Other Revenue	1,416,850.11	1,700,220.13	1,375,200.00	881,382.00
399999-999	Total Revenue	2,141,314.82	2,569,577.78	2,266,116.00	1,643,355.00
400000-000	EXPENSES				
410000-000	Administrative Expenses				
411000-000	Salaries				
411001-000	Admin Salaries - Regular	725,961.86	871,154.24	905,088.00	943,212.00
411003-000	Admin Salaries - Overtime	2,386.18	2,863.42	5,004.00	3,000.00
411004-000	Incentive Pay	1,295,000.65	1,554,000.78	1,170,612.00	1,009,709.00
411010-000	Compensated Absences	0.00	0.00	47,244.00	0.00
411199-999	Total Salaries	2,023,348.69	2,428,018.43	2,127,948.00	1,955,921.00
414000-000	Travel & Training				
414010-000	Staff Training	3,426.65	4,111.98	12,000.00	4,000.00
414020-000	Travel - Airlines	1,440.88	1,729.06	2,004.00	1,500.00
414030-000	Travel - Lodging	3,664.13	4,396.96	5,004.00	3,600.00
414040-000	Travel - Car Transportation	426.07	511.28	300.00	600.00
414070-000	Per Diem	796.00	955.20	1,200.00	1,000.00
414080-000	Misc Travel	0.00	0.00	204.00	0.00
414090-000	Travel - Conference Fees	1,190.00	1,428.00	3,000.00	1,900.00
414099-999	Total Travel & Training	10,943.73	13,132.48	23,712.00	12,600.00
417000-000	Auditing Fees				
417001-000	Auditing Fees	91,517.00	109,820.40	99,996.00	100,000.00
417099-999	Total Audit Fees	91,517.00	109,820.40	99,996.00	100,000.00
419000-000	Office Expenses				
419001-000	Office Supplies	3,498.82	4,198.58	2,400.00	4,000.00
419002-000	Postage, Couriers, Express Mail	-2,251.28	-2,701.54	3,600.00	3,600.00
419004-000	Advertising and Marketing	1,455.50	1,746.60	0.00	1,000.00
419005-000	Membership Dues and Fees	307.00	368.40	504.00	500.00
419006-000	Telephone	12,598.13	15,117.76	18,000.00	12,000.00
419011-000	Equipment Leases	2,231.00	2,677.20	3,000.00	3,000.00
419012-000	Office Equipment/Furniture	199.47	239.36	504.00	500.00
419014-000	Admin Contractors	0.00	0.00	5,004.00	0.00

Finance Department

		Fiscal Year 2025			Proposed Budget - Fiscal Year 2026
		PTD Actual - Apr- Dec 2024	Annualized Expenses	Approved Budget	
419015-000	Meeting	3,637.85	4,365.42	3,000.00	3,000.00
419016-000	Misc. Expenses	94,817.86	113,781.43	600.00	60,000.00
419017-000	Subscriptions	231.29	277.55	996.00	300.00
419018-000	Bank Charges	285.05	342.06	21,408.00	2,400.00
419022-000	Consultants	0.00	0.00	2,004.00	0.00
419028-000	Software	39,338.33	47,206.00	27,000.00	45,000.00
419029-000	Storage Lease	8,274.13	9,928.96	9,996.00	10,000.00
419030-000	Document Shredding	454.08	544.90	600.00	600.00
419035-000	Permits, Licenses & Certificates	97.00	116.40	600.00	500.00
419043-000	Collection Agency Fees	45.81	54.97	0.00	100.00
419099-999	Total Office Expenses	165,220.04	198,264.05	99,216.00	146,500.00
419999-999	Total Administrative Expenses	2,291,029.46	2,749,235.36	2,350,872.00	2,215,021.00
430000-000	Utilities				
431000-000	Water	41,305.23	49,566.28	45,000.00	60,000.00
432000-000	Electricity	104,532.14	125,438.57	120,000.00	150,000.00
433000-000	Gas	6,732.12	8,078.54	6,000.00	12,000.00
439000-999	Total Utilities	152,569.49	183,083.39	171,000.00	222,000.00
440000-000	Ordinary Maintenance & Operations				
443000-000	Contracts - Maintenance				
443001-000	Contracts - Trash Removal	85.00	102.00	0.00	0.00
443010-000	Contracts - Electrical Contracts	5,400.00	6,480.00	0.00	0.00
443090-999	Total Maintenance Contracts	5,485.00	6,582.00	0.00	0.00
443999-999	Total Ordinary Maintenance & Operations	5,485.00	6,582.00	0.00	0.00
450000-000	General Expenses				
451000-000	Insurance				
451001-000	Property Insurance	14,022.48	16,826.98	16,308.00	18,141.00
451002-000	Liability Insurance	34,241.34	41,089.61	50,292.00	39,425.00
451004-000	Workmen's Compensation	12,465.91	14,959.09	15,000.00	16,000.00
451007-000	Automobile Insurance	11,298.36	13,558.03	14,208.00	16,625.00
451008-000	Auto Physical Liability	11,029.32	13,235.18	10,944.00	18,714.00
451009-000	Mobile Equipment Insurance Expense	497.00	596.40	600.00	622.00
451010-000	Crime Prevention Insurance	3,821.20	4,585.44	4,392.00	5,647.00
451012-000	Business Owners Insurance	195,278.68	234,334.42	167,628.00	235,732.00
451090-999	Total Insurance	282,654.29	339,185.15	279,372.00	350,906.00
454000-000	Employee Benefits Contribution				
454000-100	FICA Employers Share - Admin	143,713.89	172,456.67	149,760.00	226,641.00
454001-100	Medical Benefits - Admin	136,399.56	163,679.47	179,604.00	205,136.00
454002-100	Retirement Benefits - Admin	80,028.99	96,034.79	91,704.00	105,702.00
454003-100	Fed & State Unemployment - Admin	1,588.22	1,905.86	996.00	1,020.00
454004-100	Life Insurance - Admin	773.17	927.80	900.00	951.00
454005-100	Disability Insurance - Admin	1,342.64	1,611.17	1,668.00	1,688.00
454900-999	Total Employee Benefits Contribution	363,846.47	436,615.76	424,632.00	541,138.00
459000-000	Other General Expense				
459006-000	Franchise Taxes	0.00	0.00	0.00	0.00
459090-999	Total Other General Expenses	0.00	0.00	0.00	0.00
459099-999	Total General Expenses	646,500.76	775,800.91	704,004.00	892,044.00
459999-998	Total Operating Expenses	3,095,584.71	3,714,701.66	3,225,876.00	3,329,065.00
459999-999	NET OPERATING INCOME (LOSS)	-954,269.89	-1,145,123.87	-959,760.00	-1,685,710.00

Human Resources Department

		Fiscal Year 2025			Proposed Budget - Fiscal Year 2026
		PTD Actual - Apr- Dec 2024	Annualized Expenses	Approved Budget	
400000-000	EXPENSES				
410000-000	Administrative Expenses				
411000-000	Salaries				
411001-000	Admin Salaries - Regular	232,091	309,455	352,104	366,458
411002-000	Admin Salaries - Temp	0	0	30,000	0
411010-000	Compensated Absences	0	0	13,966	20,329
411199-999	Total Salaries	232,091	309,455	396,070	386,787
413000-000	Legal Expense				
413001-000	Legal Expense	545	727	15,000	15,000
413090-999	Total Legal Expenses	545	727	15,000	15,000
414000-000	Travel & Training				
414010-000	Staff Training	250	333	0	1,500
414010-100	Staff Training - Strategic Planning	0	0	60,000	60,000
414020-000	Travel - Airlines	624	832	1,000	1,500
414030-000	Travel - Lodging	2,584	3,446	2,500	4,000
414040-000	Travel - Car Transportation	198	264	150	300
414070-000	Per Diem	592	789	800	800
414080-000	Misc Travel	75	100	0	200
414090-000	Travel - Conference Fees	2,545	3,393	4,500	4,500
414099-999	Total Travel & Training	6,868	9,157	68,950	72,800
419000-000	Office Expenses				
419001-000	Office Supplies	199	266	400	400
419002-000	Postage, Couriers, Express Mail	49	65	50	100
419004-000	Advertising and Marketing	21,590	28,786	30,000	30,000
419005-000	Membership Dues and Fees	49	65	2,500	2,500
419006-000	Telephone	57	76	600	600
419011-000	Equipment Leases	1,684	2,245	3,000	3,000
419015-000	Meeting	3,437	4,583	0	250
419016-000	Misc. Expenses	5,678	7,571	30,000	30,000
419017-000	Subscriptions	2,583	3,444	3,000	3,000
419021-000	Internship	0	0	30,000	60,000
419022-000	Consultants	0	0	70,000	70,000
419025-000	Criminal Check	614	819	3,000	3,000
419026-000	Employee Physical /Drug Test	2,525	3,367	6,500	6,500
419028-000	Software	11,188	14,917	0	81,000
419034-000	Wellness Program	0	0	5,000	5,000
419037-000	HACA Family Scholarship	95,000	95,000	80,000	75,000
419038-000	Tuition Reimbursement	0	0	10,000	10,000
419039-000	Employee Referral Program	1,500	2,000	10,000	5,000
419040-000	Recruiting	0	0	5,000	7,500

Human Resources Department

		Fiscal Year 2025			Proposed Budget - Fiscal Year 2026
		PTD Actual - Apr- Dec 2024	Annualized Expenses	Approved Budget	
419099-999	Total Office Expenses	146,154	163,206	289,050	392,850
419999-999	Total Administrative Expenses	385,658	482,544	769,070	867,437
450000-000	General Expenses				
451000-000	Insurance				
451004-000	Workmen's Compensation	1,379	1,838	2,616	1,894
451090-999	Total Insurance	1,379	1,838	2,616	1,894
454000-000	Employee Benefits Contribution				
454000-100	FICA Employers Share - Admin	17,071	22,761	26,400	26,956
454001-100	Medical Benefits - Admin	19,253	25,671	27,556	39,113
454002-100	Retirement Benefits - Admin	34,559	46,078	46,921	48,111
454003-100	Fed & State Unemployment - Admin	234	312	270	270
454004-100	Life Insurance - Admin	221	294	373	418
454005-100	Disability Insurance - Admin	342	456	699	669
454900-999	Total Employee Benefits Contribution	71,679	95,572	102,219	115,537
459099-999	Total General Expenses	73,058	97,410	104,835	117,431
459999-998	Total Operating Expenses	458,716	581,793	873,905	986,762
459999-999	NET OPERATING INCOME (LOSS)	-458,716	-581,793	-873,905	-986,762

Admission Department

		Fiscal Year 2025			Proposed Budget - Fiscal Year 2026
		PTD Actual - Apr- Dec 2024	Annualized Expenses	Approved Budget	
400000-000	EXPENSES				
410000-000	Administrative Expenses				
411000-000	Salaries				
411001-000	Admin Salaries - Regular	454,986	606,647	618,903	594,926
411002-000	Admin Salaries - Temp	5,210	6,946	0	3,000
411003-000	Admin Salaries - Overtime	1,821	2,427	12,000	0
411010-000	Compensated Absences	0	0	34,428	30,286
411199-999	Total Salaries	462,016	616,021	665,331	628,212
413000-000	Legal Expense				
413001-000	Legal Expense	0	0	5,000	0
413090-999	Total Legal Expenses	0	0	5,000	0
414000-000	Travel & Training				
414010-000	Staff Training	3,653	4,871	4,000	5,000
414020-000	Travel - Airlines	664	885	700	0
414030-000	Travel - Lodging	1,046	1,394	1,800	0
414040-000	Travel - Car Transportation	48	64	200	0
414070-000	Per Diem	355	473	500	0
414090-000	Travel - Conference Fees	684	912	2,000	0
414099-999	Total Travel & Training	6,449	8,599	9,200	5,000
419000-000	Office Expenses				
419001-000	Office Supplies	414	552	2,000	800
419002-000	Postage, Couriers, Express Mail	3,113	4,150	6,000	4,500
419003-000	Printing	866	1,154	2,000	1,500
419004-000	Advertising and Marketing	1,587	2,116	5,000	3,000
419010-000	Computer Equipment	52	69	0	0
419011-000	Equipment Leases	4,897	6,530	9,864	6,000
419012-000	Office Equipment/Furniture	302	402	0	0
419015-000	Meeting	0	0	1,000	0
419016-000	Misc. Expenses	434	579	0	600
419017-000	Subscriptions	48	64	128	128
419024-000	Credit Check	11,631	15,508	10,185	12,500
419025-000	Criminal Check	9,303	12,404	15,000	12,000
419027-000	Interpreter Fee	260	347	1,000	500
419028-000	Software	14,050	18,733	15,000	15,000
419030-000	Document Shredding	396	528	500	500
419069-000	Waiting List Opening	0	0	20,000	10,000
419099-999	Total Office Expenses	47,352	63,136	87,677	67,028
419999-999	Total Administrative Expenses	515,817	687,755	767,208	700,240
450000-000	General Expenses				
451000-000	Insurance				
451004-000	Workmen's Compensation	2,614	3,485	4,683	2,004
451090-999	Total Insurance	2,614	3,485	4,683	2,004
454000-000	Employee Benefits Contribution				

Admission Department

		Fiscal Year 2025			Proposed Budget - Fiscal Year 2026
		PTD Actual - Apr- Dec 2024	Annualized Expenses	Approved Budget	
454000-100	FICA Employers Share - Admin	32,995	43,993	45,750	43,906
454001-100	Medical Benefits - Admin	165,111	220,148	247,595	255,276
454002-100	Retirement Benefits - Admin	57,024	76,032	71,451	65,738
454003-100	Fed & State Unemployment - Admin	227	303	990	900
454004-100	Life Insurance - Admin	469	625	442	591
454005-100	Disability Insurance - Admin	927	1,236	1,346	1,123
454900-999	Total Employee Benefits Contribution	256,753	342,337	367,574	367,534
459099-999	Total General Expenses	259,367	345,822	372,257	369,538
459999-998	Total Operating Expenses	775,183	1,033,578	1,139,465	1,069,778
459999-999	NET OPERATING INCOME (LOSS)	-775,183	-1,033,578	-1,139,465	-1,069,778

Admission Department

		Fiscal Year 2025			Proposed Budget - Fiscal Year 2026
		PTD Actual - Apr-Dec 2024	Annualized Expenses	Approved Budget	
400000-000	EXPENSES				
410000-000	Administrative Expenses				
411000-000	Salaries				
411001-000	Admin Salaries - Regular	297,480	396,640	471,000	415,725
411010-000	Compensated Absences	0	0	22,954	23,062
411199-999	Total Salaries	297,480	396,640	493,954	438,787
414000-000	Travel & Training				
414010-000	Staff Training	1,992	2,656	5,000	5,000
414020-000	Travel - Airlines	0	0	1,000	500
414030-000	Travel - Lodging	0	0	1,000	800
414040-000	Travel - Car Transportation	0	0	250	250
414070-000	Per Diem	0	0	500	250
414080-000	Misc Travel	0	0	100	100
414099-999	Total Travel & Training	1,992	2,656	7,850	6,900
419000-000	Office Expenses				
419005-000	Membership Dues and Fees	400	533	1,000	600
419006-000	Telephone	196	262	500	300
419015-000	Meeting	0	0	250	0
419016-000	Misc. Expenses	210	279	600	500
419017-000	Subscriptions	4,481	5,975	400	6,000
419022-000	Consultants	13,085	17,446	0	20,000
419024-000	Credit Check	3,694	4,925	6,500	6,000
419025-000	Criminal Check	0	0	5,580	0
419028-000	Software	1,390	1,853	0	1,500
419099-999	Total Office Expenses	23,455	31,274	14,830	34,900
419999-999	Total Administrative Expenses	322,928	430,570	516,634	480,587
450000-000	General Expenses				
451000-000	Insurance				
451004-000	Workmen's Compensation	1,772	2,363	3,799	2,434
451090-999	Total Insurance	1,772	2,363	3,799	2,434
454000-000	Employee Benefits Contribution				
454000-100	FICA Employers Share - Admin	21,925	29,233	34,927	30,580
454001-100	Medical Benefits - Admin	46,163	61,550	82,651	73,007
454002-100	Retirement Benefits - Admin	47,941	63,921	68,585	64,441
454003-100	Fed & State Unemployment - Admin	0	0	450	360
454004-100	Life Insurance - Admin	351	468	545	468
454005-100	Disability Insurance - Admin	638	851	998	851
454900-999	Total Employee Benefits Contribution	117,018	156,024	188,156	169,707
459099-999	Total General Expenses	118,790	158,387	191,955	172,141
459999-998	Total Operating Expenses	441,718	588,957	708,589	652,728
459999-999	NET OPERATING INCOME (LOSS)	-441,718	-588,957	-708,589	-652,728

LIH Central Office Department

		Fiscal Year 2025			Proposed Budget - Fiscal Year 2026	
		PTD Actual - Apr-Dec 2024	Annualized Expenses	Approved Budget		
300000-200	REVENUES					
362000-000	Other Revenue					
362102-000	Management Fee	\$ 475,245	\$ 633,660	\$ 629,698	\$	654,708
369999-999	Total Other Revenue	\$ 475,245	\$ 633,660	\$ 629,698	\$	654,708
399999-999	Total Revenue	\$ 475,245	\$ 633,660	\$ 629,698	\$	654,708
400000-000	EXPENSES					
410000-000	Administrative Expenses					
411000-000	Salaries					
411001-000	Admin Salaries - Regular	\$ 858,908	\$ 1,145,211	\$ 1,176,502	\$	1,161,144
411003-000	Admin Salaries - Overtime	\$ 87	\$ 116	\$ -	\$	-
411010-000	Compensated Absences	\$ -	\$ -	\$ 73,144	\$	75,757
411199-999	Total Salaries	\$ 858,995	\$ 1,145,327	\$ 1,249,646	\$	1,236,901
413000-000	Legal Expense					
413001-000	Legal Expense	\$ 5,875	\$ 7,833	\$ 15,000	\$	15,000
413003-000	Court Costs	\$ -	\$ -	\$ -	\$	-
413090-999	Total Legal Expenses	\$ 5,875	\$ 7,833	\$ 15,000	\$	15,000
414000-000	Travel & Training					
414010-000	Staff Training	\$ 2,143	\$ 2,858	\$ 24,000	\$	25,600
414020-000	Travel - Airlines	\$ 1,787	\$ 2,383	\$ 4,500	\$	2,000
414030-000	Travel - Lodging	\$ 3,304	\$ 4,406	\$ 8,000	\$	4,000
414040-000	Travel - Car Transportation	\$ 597	\$ 797	\$ 150	\$	150
414050-000	Travel - Mileage	\$ 399	\$ 532	\$ -	\$	-
414070-000	Per Diem	\$ 827	\$ 1,103	\$ 3,500	\$	1,750
414080-000	Misc Travel	\$ -	\$ -	\$ -	\$	-
414090-000	Travel - Conference Fees	\$ 3,618	\$ 4,824	\$ 7,715	\$	3,500
414099-999	Total Travel & Training	\$ 12,676	\$ 16,901	\$ 47,865	\$	37,000
419000-000	Office Expenses					
419001-000	Office Supplies	\$ 1,225	\$ 1,633	\$ 5,000	\$	2,000
419003-000	Printing	\$ 1,813	\$ 2,417	\$ 400	\$	10,500
419004-000	Advertising and Marketing	\$ -	\$ -	\$ 10,000	\$	2,000
419005-000	Membership Dues and Fees	\$ 1,965	\$ 2,620	\$ 7,740	\$	7,740
419006-000	Telephone	\$ 6,806	\$ 9,075	\$ 4,500	\$	8,760
419007-000	Internet / Cable	\$ 857	\$ 1,143	\$ 2,400	\$	1,470
419011-000	Equipment Leases	\$ 1,050	\$ 1,400	\$ 1,400	\$	1,400
419012-000	Office Equipment/Furniture	\$ 355	\$ 473	\$ 89,375	\$	500
419015-000	Meeting	\$ 3,649	\$ 4,865	\$ 10,800	\$	4,000
419016-000	Misc. Expenses	\$ 275	\$ 367	\$ -	\$	-
419022-000	Consultants	\$ 263	\$ 350	\$ 60,000	\$	30,000
419024-000	Credit Check	\$ 53,418	\$ 71,224	\$ 65,000	\$	72,000
419027-000	Interpreter Fee	\$ 1,382	\$ 1,843	\$ 10,000	\$	5,000
419028-000	Software	\$ 19,614	\$ 26,152	\$ 64,559	\$	19,600
419035-000	Permits, Licenses & Certificates	\$ -	\$ -	\$ 200	\$	200
419036-000	Inspections	\$ 575	\$ 767	\$ 10,160	\$	9,860
419099-999	Total Office Expenses	\$ 93,246	\$ 124,328	\$ 341,534	\$	175,030
419999-999	Total Administrative Expenses	\$ 970,792	\$ 1,294,389	\$ 1,654,045	\$	1,463,931
440000-000	Ordinary Maintenance & Operations					

LIH Central Office Department

		Fiscal Year 2025			Proposed Budget - Fiscal Year 2026	
		PTD Actual - Apr-Dec 2024	Annualized Expenses	Approved Budget		
441000-000	Maintenance Labor					
441001-000	Ordinary Maint. & Operations- Labor Regular	\$ 108,955	\$ 145,273	\$ 141,689	\$ 204,500	
441002-000	Ordinary Maint. & Operations- Labor OT	\$ 25,125	\$ 33,500	\$ 18,000	\$ 25,000	
441004-000	Ordinary Maint. & Operations- Labor Standby	\$ 179	\$ 238	\$ -	\$ -	
441090-999	Total Maintenance Labor	\$ 134,259	\$ 179,011	\$ 159,689	\$ 229,500	
442000-000	Ordinary Maint. & Operations- Materials					
442005-000	Materials - Tools & Equipment	\$ 3,587	\$ 4,783	\$ 1,220	\$ 3,000	
442006-000	Materials - HVAC / Heating / Cooling	\$ 72	\$ 96	\$ 1,200	\$ 1,000	
442007-000	Materials - Gas & Oil	\$ 9,971	\$ 13,295	\$ 12,000	\$ 6,000	
442008-000	Materials - Auto Parts	\$ 1,307	\$ 1,743	\$ 1,200	\$ 750	
442017-000	Materials - Hardware/Locks	\$ 358	\$ 477	\$ -	\$ -	
442018-000	Materials - Safety Equipment	\$ 451	\$ 601	\$ -	\$ 500	
442090-999	Total Materials	\$ 15,747	\$ 20,995	\$ 15,620	\$ 11,250	
443000-000	Contracts - Maintenance					
443021-000	Contract - Vehicle Repairs/ Maintenance	\$ 5,983	\$ 7,978	\$ 24,000	\$ 4,000	
443023-000	Contracts - Uniforms	\$ 2,559	\$ 3,412	\$ 1,951	\$ 5,000	
443090-999	Total Maintenance Contracts	\$ 8,542	\$ 11,389	\$ 25,951	\$ 9,000	
443999-999	Total Ordinary Maintenance & Operations	\$ 158,547	\$ 211,396	\$ 201,260	\$ 249,750	
448000-000	Protective Services					
448003-000	Police Liaison	\$ 7,355	\$ 9,807	\$ 28,000	\$ 28,000	
448005-000	Protective Services- Contracts	\$ 122	\$ 163	\$ -	\$ -	
448090-999	Total Protective Services	\$ 7,478	\$ 9,970	\$ 28,000	\$ 28,000	
450000-000	General Expenses					
451000-000	Insurance					
451004-000	Workmen's Compensation	\$ 5,081	\$ 6,774	\$ 11,326	\$ 6,980	
451090-999	Total Insurance	\$ 5,081	\$ 6,774	\$ 11,326	\$ 6,980	
454000-000	Employee Benefits Contribution					
454000-100	FICA Employers Share - Admin	\$ 62,260	\$ 83,013	\$ 86,568	\$ 85,400	
454000-300	FICA Employers Share - Maintenance	\$ 9,532	\$ 12,710	\$ 10,422	\$ 15,000	
454001-100	Medical Benefits - Admin	\$ 228,685	\$ 304,914	\$ 292,263	\$ 363,800	
454001-300	Medical Benefits - Maintenance	\$ 23,080	\$ 30,774	\$ 30,815	\$ 49,660	
454002-100	Retirement Benefits - Admin	\$ 139,936	\$ 186,581	\$ 182,968	\$ 183,520	
454002-300	Retirement Benefits - Maintenance	\$ 16,328	\$ 21,770	\$ 17,086	\$ 32,100	
454003-100	Fed & State Unemployment - Admin	\$ 117	\$ 156	\$ 1,170	\$ 1,080	
454003-300	Fed & State Unemployment - Maintenance	\$ -	\$ -	\$ 180	\$ 270	
454004-100	Life Insurance - Admin	\$ 986	\$ 1,315	\$ 1,200	\$ 1,260	
454004-300	Life Insurance - Maintenance	\$ 125	\$ 167	\$ 164	\$ 230	
454005-100	Disability Insurance - Admin	\$ 1,819	\$ 2,425	\$ 2,444	\$ 2,280	
454005-300	Disability Insurance - Maintenance	\$ 238	\$ 318	\$ 313	\$ 440	
454900-999	Total Employee Benefits Contribution	\$ 483,107	\$ 644,142	\$ 625,593	\$ 735,040	
459099-999	Total General Expenses	\$ 488,188	\$ 650,917	\$ 636,919	\$ 742,020	
459999-998	Total Operating Expenses	\$ 1,625,004	\$ 2,166,673	\$ 2,520,224	\$ 2,483,701	
459999-999	NET OPERATING INCOME (LOSS)	\$ (1,149,759)	\$ (1,533,012)	\$ (1,890,526)	\$ (1,828,993)	

MOD Department

		Fiscal Year 2025			Proposed Budget
		PTD Actual - Apr- Dec 2024	Annualized Expenses	Approved Budget	- Fiscal Year 2026
400000-000	EXPENSES				
410000-000	Administrative Expenses				
411000-000	Salaries				
411001-000	Admin Salaries - Regular	444,238	592,317	589,174	614,550
411003-000	Admin Salaries - Overtime	12	16	0	0
411010-000	Compensated Absences	0	0	26,147	34,100
411199-999	Total Salaries	444,250	592,333	615,321	648,650
414000-000	Travel & Training				
414010-000	Staff Training	2,500	3,333	5,000	3,500
414020-000	Travel - Airlines	0	0	1,500	1,000
414030-000	Travel - Lodging	0	0	2,000	1,500
414040-000	Travel - Car Transportation	0	0	500	250
414090-000	Travel - Conference Fees	0	0	1,000	1,000
414099-999	Total Travel & Training	2,500	3,333	10,000	7,250
419000-000	Office Expenses				
419001-000	Office Supplies	15	20	500	150
419002-000	Postage, Couriers, Express Mail	0	0	50	50
419003-000	Printing	0	0	500	250
419004-000	Advertising and Marketing	0	0	750	500
419005-000	Membership Dues and Fees	52	69	0	100
419006-000	Telephone	2,610	3,480	4,000	3,500
419010-000	Computer Equipment	0	0	500	0
419011-000	Equipment Leases	1,972	2,629	2,860	3,000
419012-000	Office Equipment/Furniture	0	0	1,500	0
419014-000	Admin Contractors	0	0	2,000	2,000
419015-000	Meeting	0	0	250	250
419022-000	Consultants	119,115	158,820	151,000	71,000
419030-000	Document Shredding	106	141	0	150
419099-999	Total Office Expenses	123,869	165,159	163,910	80,950
419999-999	Total Administrative Expenses	570,619	760,826	789,231	736,850
440000-000	Ordinary Maintenance & Operations				
442000-000	Ordinary Maint. & Operations- Materials				
442005-000	Materials - Tools & Equipment	24	32	0	2,000
442007-000	Materials - Gas & Oil	845	1,127	1,200	1,200
442008-000	Materials - Auto Parts	175	233	0	250
442090-999	Total Materials	1,044	1,391	1,200	3,450
443000-000	Contracts - Maintenance				
443021-000	Contract - Vehicle Repairs/ Maintenance	6,810	9,081	4,000	1,500
443090-999	Total Maintenance Contracts	6,810	9,081	4,000	1,500
443999-999	Total Ordinary Maintenance & Operations	7,854	10,472	5,200	4,950

MOD Department

		Fiscal Year 2025			Proposed Budget
		PTD Actual - Apr- Dec 2024	Annualized Expenses	Approved Budget	- Fiscal Year 2026
450000-000	General Expenses				
451000-000	Insurance				
451004-000	Workmen's Compensation	2,612	3,483	4,609	3,588
451090-999	Total Insurance	2,612	3,483	4,609	3,588
454000-000	Employee Benefits Contribution				
454000-100	FICA Employers Share - Admin	32,156	42,874	43,338	47,020
454001-100	Medical Benefits - Admin	105,348	140,464	142,882	154,740
454002-100	Retirement Benefits - Admin	86,031	114,707	109,720	118,920
454003-100	Fed & State Unemployment - Admin	0	0	540	540
454004-100	Life Insurance - Admin	521	695	684	700
454005-100	Disability Insurance - Admin	935	1,247	1,225	1,250
454900-999	Total Employee Benefits Contribution	224,990	299,987	298,389	323,170
459099-999	Total General Expenses	227,603	303,470	302,998	326,758
459999-998	Total Operating Expenses	806,076	1,074,768	1,097,429	1,068,558
459999-999	NET OPERATING INCOME (LOSS)	-806,076	-1,074,768	-1,097,429	-1,068,558

Procurement and Operation Department

		Fiscal Year 2025			Proposed Budget - Fiscal Year 2026
		PTD Actual - Apr- Dec 2024	Annualized Expenses	Approved Budget	
300000-200	REVENUES				
362000-000	Other Revenue				
362111-000	Bulk Trash Revenue	28,369	37,825	40,000	40,000
362125-000	Miscellaneous Income	833	1,111	10,000	1,000
362165-000	Other Income - Misc	57,858	77,144	0	75,000
369999-999	Total Other Revenue	87,060	116,080	50,000	116,000
399999-999	Total Revenue	87,060	116,080	50,000	116,000
400000-000	EXPENSES				
410000-000	Administrative Expenses				
411000-000	Salaries				
411001-000	Admin Salaries - Regular	261,706	348,942	349,346	364,125
411002-000	Admin Salaries - Temp	0	0	0	0
411010-000	Compensated Absences	0	0	30,778	30,023
411199-999	Total Salaries	261,706	348,942	380,124	394,148
413000-000	Legal Expense				
413001-000	Legal Expense	0	0	1,000	
413090-999	Total Legal Expenses	0	0	1,000	0
414000-000	Travel & Training				
414010-000	Staff Training	242	322	10,000	5,000
414020-000	Travel - Airlines	229	305	0	500
414030-000	Travel - Lodging	810	1,080	0	800
414040-000	Travel - Car Transportation	301	401	3,000	400
414070-000	Per Diem	177	236	0	400
414080-000	Misc Travel	2	3	0	0
414090-000	Travel - Conference Fees	800	1,067	0	2,000
414099-999	Total Travel & Training	2,561	3,415	13,000	9,100
419000-000	Office Expenses				
419001-000	Office Supplies	1,657	2,209	1,000	500
419002-000	Postage, Couriers, Express Mail	5,879	7,839	500	500
419003-000	Printing	346	461	500	500
419004-000	Advertising and Marketing	1,241	1,655	0	2,500
419005-000	Membership Dues and Fees	100	133	3,000	200
419006-000	Telephone	11,292	15,056	15,000	15,000
419007-000	Internet / Cable	0	0	1,000	0
419008-000	Office Custodial	153	204	0	500
419009-000	Maint. Agreement - Office Equipment	2,096	2,795	1,100	3,000
419010-000	Computer Equipment	0	0	200	0
419011-000	Equipment Leases	0	0	7,000	0
419012-000	Office Equipment/Furniture	164	218	1,000	0
419015-000	Meeting	833	1,110	1,500	750
419016-000	Misc. Expenses	0	0	2,000	1,000

Procurement and Operation Department

		Fiscal Year 2025			Proposed Budget - Fiscal Year 2026
		PTD Actual - Apr- Dec 2024	Annualized Expenses	Approved Budget	
419017-000	Subscriptions	39	52	2,500	100
419022-000	Consultants	115,427	153,902	0	0
419032-000	Breakroom Supplies	5,381	7,175	10,000	10,000
419035-000	Permits, Licenses & Certificates	114	152	500	300
419099-999	Total Office Expenses	144,722	192,962	46,800	34,850
419999-999	Total Administrative Expenses	408,989	545,319	440,924	438,098
440000-000	Ordinary Maintenance & Operations				
441000-000	Maintenance Labor				
441001-000	Ordinary Maint. & Operations- Labor Regular	133,955	178,607	205,482	182,096
441002-000	Ordinary Maint. & Operations- Labor OT	95	126	6,000	2,000
441003-000	Ordinary Maint. & Operations- Labor Temp	2,917	3,889	0	0
441090-999	Total Maintenance Labor	136,967	182,622	211,482	184,096
442000-000	Ordinary Maint. & Operations- Materials				
442001-000	Materials - Custodial	7,685	10,246	8,000	12,000
442002-000	Materials - Electrical	534	712	3,000	500
442003-000	Materials - Plumbing	1,490	1,986	2,500	500
442004-000	Materials - Lawn Care/ Grounds	138	184	2,000	500
442005-000	Materials - Tools & Equipment	1,415	1,887	15,000	2,000
442006-000	Materials - HVAC / Heating / Cooling	9,069	12,092	20,000	2,000
442007-000	Materials - Gas & Oil	4,209	5,612	35,000	6,000
442008-000	Materials - Auto Parts	4,050	5,400	8,000	3,500
442009-000	Materials - Exterior Lighting	1,809	2,412	500	2,500
442010-000	Materials - Paint and Painting Supplies	65	86	1,500	200
442011-000	Materials - Flooring & Ceiling	0	0	2,000	200
442014-000	Materials - Appliances & Parts	195	260	1,500	200
442017-000	Materials - Hardware/Locks	-51	-68	500	200
442018-000	Materials - Safety Equipment	0	0	3,000	1,500
442019-000	Materials - Pest Control	0	0	200	200
442020-000	Materials - Lumber Sheetrock	0	0	200	200
442021-000	Materials - Doors	0	0	0	0
442027-000	Materials - Water Heaters/Boilers & Parts	0	0	3,000	200
442090-999	Total Materials	30,607	40,810	105,900	32,400
443000-000	Contracts - Maintenance				
443001-000	Contracts - Trash Removal	30,863	41,151	50,000	50,000
443002-000	Contracts - In-House Bulk Trash	2,829	3,772	0	4,000
443003-000	Contracts - HVAC	21,165	28,221	50,000	30,000
443005-000	Contracts - Elevator Maint.	9,767	13,023	20,000	15,000
443006-000	Contracts - Landscape/Grounds	20,693	27,591	50,000	30,000
443007-000	Contracts - Tree Trimming	9,704	12,938	15,000	10,000
443010-000	Contracts - Electrical Contracts	2,473	3,298	10,000	5,000
443011-000	Contracts - Plumbing Contracts	1,464	1,952	5,000	2,000
443012-000	Contracts - Pest Control	4,185	5,580	7,000	6,000
443013-000	Contracts - Janitorial Contracts	59,840	79,786	50,000	100,000

Procurement and Operation Department

		Fiscal Year 2025			Proposed Budget - Fiscal Year 2026
		PTD Actual - Apr- Dec 2024	Annualized Expenses	Approved Budget	
443014-000	Contracts - Fire Protection	9,189	12,252	10,000	12,000
443015-000	Contracts - Door & Window Repairs	1,115	1,487	2,000	2,000
443016-000	Contracts - Building & Equipment Repairs	2,966	3,955	0	4,000
443017-000	Contracts - Painting	0	0	1,000	500
443018-000	Contracts - Equipment Rental	0	0	2,000	2,000
443019-000	Contracts - Maintenance & Repairs	0	0	2,000	2,000
443020-000	Contracts - Key & Lock Services	2,299	3,065	3,000	3,000
443021-000	Contract - Vehicle Repairs/ Maintenance	18,282	24,376	30,000	15,000
443023-000	Contracts - Uniforms	1,511	2,015	2,000	2,500
443090-999	Total Maintenance Contracts	198,347	264,463	309,000	295,000
443999-999	Total Ordinary Maintenance & Operations	365,921	487,895	626,382	511,496
448000-000	Protective Services				
448004-000	Protective Services- Equipments	15,264	20,352	20,000	25,000
448005-000	Protective Services- Contracts	980	1,306	20,000	2,500
448090-999	Total Protective Services	16,244	21,658	40,000	27,500
450000-000	General Expenses				
451000-000	Insurance				
451004-000	Workmen's Compensation	3,324	4,432	2,158	4,565
451090-999	Total Insurance	3,324	4,432	2,158	4,565
454000-000	Employee Benefits Contribution				
454000-100	FICA Employers Share - Admin	19,380	25,840	25,481	27,860
454000-300	FICA Employers Share - Maintenance	10,951	14,601	15,331	13,550
454001-100	Medical Benefits - Admin	46,532	62,042	66,845	65,220
454001-300	Medical Benefits - Maintenance	44,454	59,272	66,780	65,195
454002-100	Retirement Benefits - Admin	48,247	64,330	56,682	67,025
454002-300	Retirement Benefits - Maintenance	16,969	22,626	21,221	18,950
454003-100	Fed & State Unemployment - Admin	0	0	360	360
454003-300	Fed & State Unemployment - Maintenance	116	155	360	270
454004-100	Life Insurance - Admin	282	375	362	380
454004-300	Life Insurance - Maintenance	153	204	241	190
454005-100	Disability Insurance - Admin	555	740	714	740
454005-300	Disability Insurance - Maintenance	301	401	461	370
454900-999	Total Employee Benefits Contribution	187,940	250,586	254,838	260,110
459099-999	Total General Expenses	191,263	255,018	256,996	264,675
459999-998	Total Operating Expenses	982,417	1,309,890	1,364,302	1,241,769
459999-999	NET OPERATING INCOME (LOSS)	-895,358	-1,193,810	-1,314,302	-1,125,769

Technology Management Department

		Fiscal Year 2025			Proposed
		PTD Actual - Apr-Dec 2024	Annualized Expenses	Approved Budget	Budget - Fiscal Year 2026
400000-000	EXPENSES				
410000-000	Administrative Expenses				
411000-000	Salaries				
411001-000	Admin Salaries - Regular	460,054	613,405	619,715	550,827
411010-000	Compensated Absences	0	0	34,464	30,675
411199-999	Total Salaries	460,054	613,405	654,179	581,502
414000-000	Travel & Training				
414010-000	Staff Training	1,005	1,340	10,000	10,000
414020-000	Travel - Airlines	1,832	2,442	6,500	1,000
414030-000	Travel - Lodging	2,682	3,575	10,000	1,600
414040-000	Travel - Car Transportation	366	488	1,000	200
414050-000	Travel - Mileage	0	0	0	0
414070-000	Per Diem	950	1,267	2,000	500
414080-000	Misc Travel	0	0	1,000	300
414090-000	Travel - Conference Fees	3,907	5,210	5,845	2,300
414099-999	Total Travel & Training	10,741	14,322	36,345	15,900
419000-000	Office Expenses				
419001-000	Office Supplies	870	1,160	0	500
419004-000	Advertising and Marketing	1,307	1,743	0	1,500
419006-000	Telephone	38,507	51,343	68,433	69,623
419007-000	Internet / Cable	3,767	5,022	50,760	13,800
419009-000	Maint. Agreement - Office Equipment	55,409	73,878	357,042	734,122
419010-000	Computer Equipment	146,625	195,500	43,000	38,000
419012-000	Office Equipment/Furniture	0	0	1,000	1,000
419015-000	Meeting	339	453	500	500
419017-000	Subscriptions	249	332	540	540
419022-000	Consultants	38,090	50,787	67,500	0
419028-000	Software	419,009	558,678	131,880	154,364
419099-999	Total Office Expenses	704,143	938,896	720,655	1,013,949
419999-999	Total Administrative Expenses	1,174,938	1,566,622	1,411,179	1,611,351
450000-000	General Expenses				
451000-000	Insurance				
451004-000	Workmen's Compensation	2,761	3,681	5,031	3,792
451090-999	Total Insurance	2,761	3,681	5,031	3,792
454000-000	Employee Benefits Contribution				
454000-100	FICA Employers Share - Admin	32,786	43,714	45,700	42,138
454001-100	Medical Benefits - Admin	87,001	116,001	131,234	132,846
454002-100	Retirement Benefits - Admin	53,474	71,298	70,037	61,874
454003-100	Fed & State Unemployment - Admin	104	139	518	450

Technology Management Department

		Fiscal Year 2025			Proposed
		PTD Actual - Apr-Dec 2024	Annualized Expenses	Approved Budget	Budget - Fiscal Year 2026
454004-100	Life Insurance - Admin	505	673	728	619
454005-100	Disability Insurance - Admin	899	1,198	1,293	1,083
454900-999	Total Employee Benefits Contribution	174,768	233,023	249,510	239,010
459099-999	Total General Expenses	177,529	236,705	254,541	242,802
459999-998	Total Operating Expenses	1,352,495	1,803,327	1,665,720	1,854,153
459999-999	NET OPERATING INCOME (LOSS)	-1,352,495	-1,803,327	-1,665,720	-1,854,153

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02888

PURCHASING ITEM NO. 6.

MEETING DATE: April 3, 2025

STAFF CONTACT: Nora Velasco, Director of Operations and Procurement

ITEM TITLE: Discussion and Adoption of Resolution No. 02888: Awarding a one year contract for Agency-wide Trash, Recycling and Composting Services (HACA-25-B- 0261) to Waste Management of Texas, Inc.

BUDGETED ITEM: Yes

TOTAL COST: 473,418.24

ACTION

Motion to Approve Resolution No. 02888: Awarding a one year contract for agency-wide trash, recycling and composting removal services to Waste Management of Texas, Inc.

SUMMARY

Background:

The City of Austin has a goal to reach Zero Waste by 2040. The Universal Recycling Ordinance (URO) requires all commercial properties and multifamily properties with five units or more to provide convenient access to recycling and composting for their employees, commercial tenants, and multifamily residents. All trash, recycle, and composting disposal services provided under this contract shall be of first class quality. Contractor will provide all materials and labor to comply with this contract. Collections will take place in the days and frequencies for each property based on the number of units and the space available to comply with the City of Austin recycling ordinance.

Process:

An Invitation for Bid (HACA-25-B-0261) was advertised in the Austin American Statesman on Sunday, February 2, 2025 and again on February 9, 2025. The Invitation For Bid was also advertised on the HACA website and in the Housing Agency Marketplace e-procurement website. Twelve invitations were downloaded, and one proposal was electronically submitted by the deadline of February 21, 2025 at 11:00 AM local time. One proposal was received after the deadline and was rejected in accordance with our Procurement Policy.

Staff Recommendation:

HACA staff recommends the award of Agency-wide Trash, Recycle and Composting Services to Waste Management of Texas, Inc. based on prior performance and responsiveness to HACA's needs. This justification complies with the City of Austin's recycling ordinance. HACA, with the assistance of the City

of Austin and Waste Management, will provide awareness of the importance of recycling to residents through our newsletters, events such as National Night Out, Resident Council Meetings and other events.

ATTACHMENTS:

- ▣ **ATTACHMENT 01: BIDDERS QUALIFICATIONS**
- ▣ **ATTACHMENT 02: DISTRIBUTION**
- ▣ **ATTACHMENT 03: TABULATIONS**
- ▣ **ATTACHMENT 04: COMPOST POSTER**
- ▣ **ATTACHMENT 05: RECYCLE POSTER**

RESOLUTION NO. 02888

RESOLUTION APPROVING AGENCY-WIDE TRASH, RECYCLE & COMPOSTING SERVICES

WHEREAS, on February 21, 2025, the Housing Authority of the City of Austin (HACA) received a bid submission electronically for trash, recycle, and composting removal services ; and

WHEREAS, it is the responsibility of the HACA to provide adequate containers to each property to comply with the City of Austin's Universal Recycling Ordinance; and

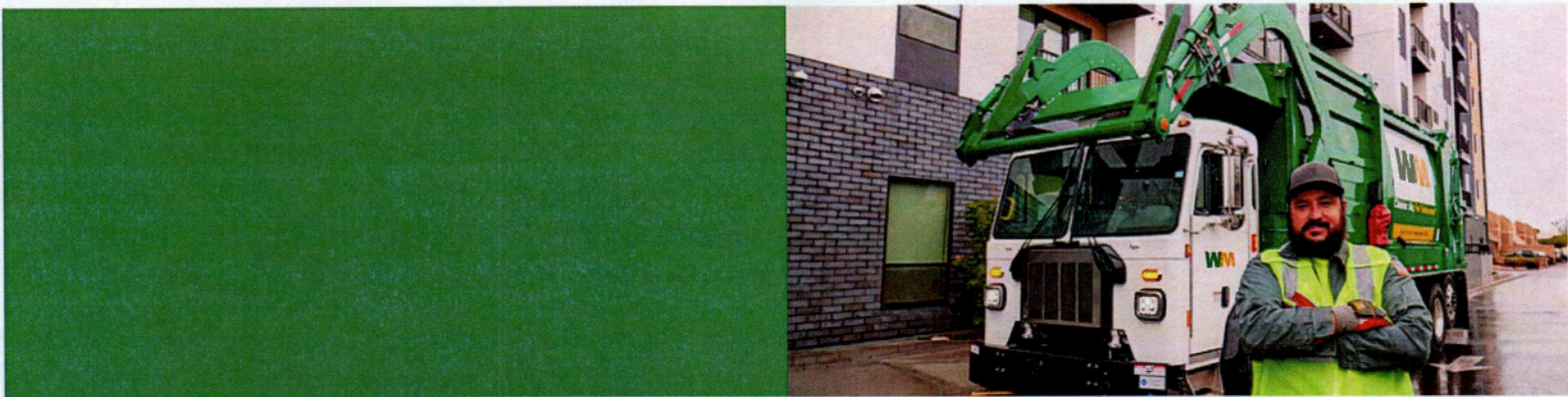
WHEREAS, it is the recommendation of the President & CEO that the bid from Waste Management of Texas, Inc. for this contract period be accepted as the most responsive and responsible bid:

NOW, THEREFORE BE IT RESOLVED that the Housing Authority of the City of Austin Board of Commissioners authorizes the President & CEO to accept the bid as submitted and award such contract not to exceed \$473,418.24 for this contract period.

PASSED, APPROVED AND ADOPTED this 3rd day of April, 2025.

Secretary

Chairperson



1 | Statement of Qualifications

1. Name of Bidder.

Waste Management of Texas, Inc.

2. Permanent main office address.

10106 Giles Lane, Austin, TX 78754

3. When organized.

1996

4. State whether bidder is a Corporation, Partnership, or Sole Proprietor.

Corporation

5. If "Corporation, date and State of Incorporation."

Incorporated March 30, 1996, in Texas

6. A breakdown of the minority ownership of the business (Gender, White, Black, Hispanic, American Hispanic, American Indian/Eskimo, Asian/Pacific Islander, etc.). Who owns what percent of the business, and any other related information.

Publicly Traded

Waste Management, Inc is a publicly traded company registered with the U.S. Securities and Exchange Commission. WM's SEC filings as well as information on significant corporate activity can be found at investors.wm.com.

WM's Commitment to a Diverse and Inclusive Workplace

At WM, we are committed to promoting and fostering a workplace where everyone is valued and respected. Only by fully embracing diversity and inclusion, and the well-being of our ~48,000 employees, can we drive superior innovation and service for the customers we serve.

It is also essential that our workforce, from the frontline to executive leadership, reflect the diverse customers and neighbors who make up our communities. Inclusion, equity, and diversity are fundamental values for WM and a core part of our company Code of Conduct.

WM has maintained or increased representation of minority groups compared to peer industries in all categories. Among our key efforts in recent years, we identified senior leadership sponsors for



Housing Authority for the City of Austin

Trash/Recycle & Composting Disposal Services
HACA-25-B-0261 | February 21, 2025, 11:00AM

SUBMITTED BY:

Waste Management of Texas, Inc.

CONTACT:

Paul Daugereau | Public Sector Manager
512-696-0363 | pdaugere@wm.com





Waste Management of Texas, Inc.
10106 Giles Lane,
Austin, TX 78754

February 21, 2022
Housing Authority for the City of Austin
1124 South IH 35
Austin, Texas 78704

Attn: Housing Authority for the City of Austin, Finance Department

Waste Management of Texas, Inc. (WM) is pleased to provide the enclosed response to the Housing Authority for the City of Austin's **Request for Proposals for Trash/Recycle & Composting Disposal Services**. We expressly acknowledge receipt and thorough review of HACA-25-B-0261, and any Amendment(s) issued by the HACA.

With decades of experience providing service to many governmental entities, we understand the importance of meeting the needs of government customers while maintaining budgets. Our goal is to continue to provide the Housing Authority unparalleled environmental services, adhere to stringent safety measures, enforce regulatory compliance, and continue to make your business experience with us easy, affordable, and transparent. With WM, you will have distinct advantages, including:

- *Streamlined communication* - Single service provider
- *Dedicated customer service team* - Quicker response time to service requests
- *Integrated hauling, recycling, and disposal/landfill services and facilities*
- *Focused industry knowledge* - Dedicated, professional service team

At WM, we believe our employees are our greatest asset, and if we take care of them, they will take care of our customers, our environment, and each other. These commitments and values are the foundation for the many differentiators that set us apart from our competitors:

Service Offerings

- ✓ **An Unmatched Service Network:** We serve nearly 20 million municipal, federal, commercial, industrial, and residential customers across North America through a network of 497 collection operations and 263 active solid waste landfill disposal sites.
- ✓ **Asset Base of \$32.8 billion:** As the largest asset-based company in the industry with more trucks, landfills, and recycling facilities than any of our competitors, we are positioned to provide unsurpassed service at the most competitive rates.
- ✓ **State-of-the-Art Technology:** We utilize state-of-the-art technology to maximize safety and customer experience and minimize environmental impacts. From mapping and re-routing vehicles in real time via our onboard computers, to using our DriveCam® cameras to capture community safety **concerns, to the industry's largest fleet of trucks that run on cleaner and quieter Compressed Natural Gas** - our technology works for our customers.

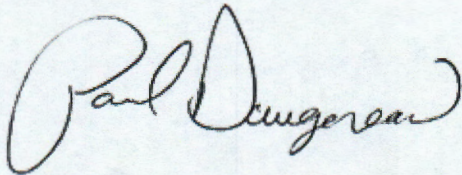
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Sustainability

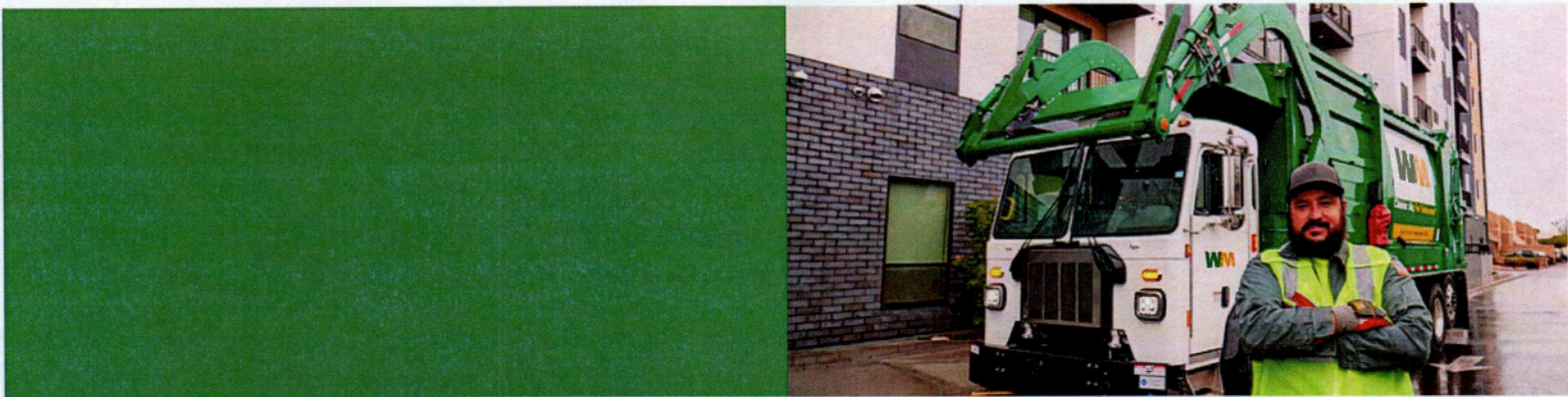
- ✓ **Our Vision for a Sustainable Future:** For decades, WM has played an integral role in our communities, providing safe and responsible environmental services, and enabling sustainability progress for businesses, cities, and households across North America. Now, **WM is embarking on an ambitious next chapter, focused on reinventing what's possible for society to be more sustainable.**
- ✓ **Commitment to Near-Zero Emissions:** Since the early 1990s, WM has prioritized **equipment efficiency and innovation to reduce our vehicles' greenhouse gas (GHG) emissions**, in part by converting our diesel trucks to run on cleaner natural gas. For every diesel truck we replace with natural gas we reduce our use of diesel fuel by an average of 8,000 gallons per year along with a reduction of 14 metric tons of GHG emissions per year - **the equivalent of a 15% emissions reduction per truck. WM's fleet now includes 12,000 natural gas trucks, the largest heavy-duty natural gas truck fleet of its kind in North America.**

WM is committed to offering the best service and value for the Housing Authority for the City of Austin. This proposal will remain valid for ninety (90) days, and should you have any questions or require additional information, please do not hesitate to call me, Paul Daugereau, Public Sector Manager at 512-696-0363, or pdaugere@wm.com. WM looks forward to your response and continuing a successful and mutually beneficial relationship with the Housing Authority.

Sincerely,

A handwritten signature in black ink that reads "Paul Daugereau". The signature is written in a cursive, flowing style.

Paul Daugereau, Public Sector Manager
512-696-0363, pdaugere@wm.com



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<i>2. Permanent main office address.</i>
10106 Giles Lane, Austin, TX 78754
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SUBMITTED BY:

Waste Management of Texas, Inc.

CONTACT:

Paul Daugereau | Public Sector Manager
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Waste Management of Texas, Inc.
10106 Giles Lane,
Austin, TX 78754

February 21, 2022
Housing Authority for the City of Austin
1124 South IH 35
Austin, Texas 78704

Attn: Housing Authority for the City of Austin, Finance Department

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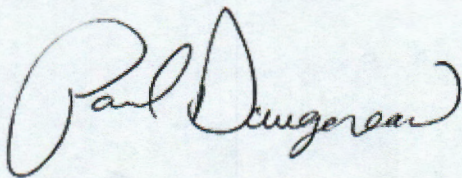
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Sincerely,



Paul Daugereau, Public Sector Manager
512-696-0363, pdaugere@wm.com



Vendors Who Have Downloaded Solicitation #: HACA-25-B-0261 - Trash, Recycle & Composting Disposal Services

Total # of companies: 12
Total # of individuals: 12

Do you wish the prospective proposers to see this list? NO
Note: Date/Time Viewed and Submission Status will NOT be shown to vendors.

Currently prospective proposers CANNOT see this list.

Click here for Submission Status definitions

Table with columns: Company, Date/Time Downloaded, Contact Name, Phone, City, State, MWBE Status, Submission Status. Lists various vendors and their details.

Supplier Diversity Classification Totals

PLEASE NOTE: Some firms may be classified in multiple categories, which may result in percentages being more than 100%.

None (not Woman- or Minority-owned): 11 (92%)

Woman-owned Business Enterprise: 1 (8%)

Section 3 Business: 2 (17%)

**TABULATION SHEET
TRASH, RECYCLE & COMPOSTING DISPOSAL HACA-25-P-0261**

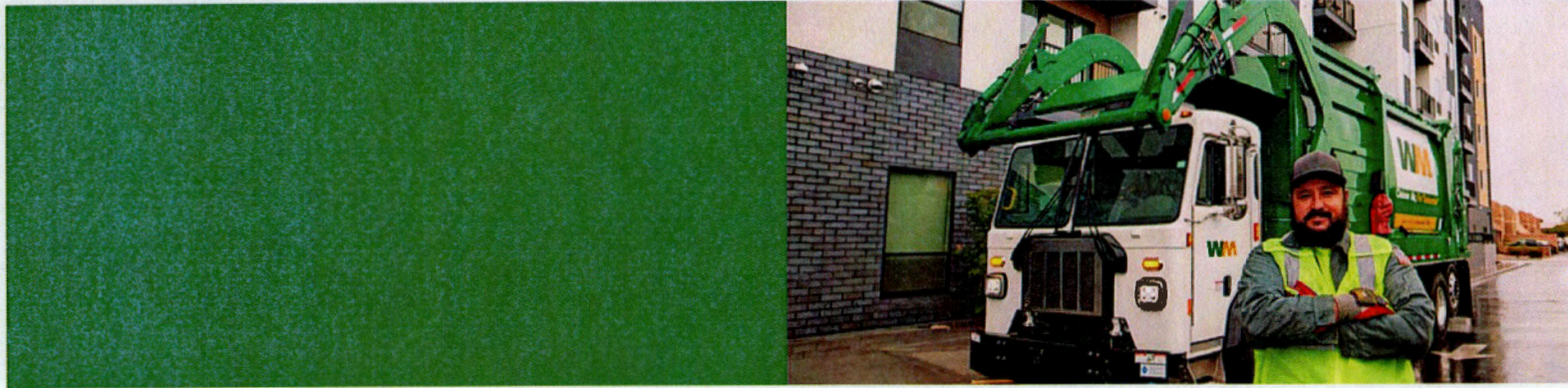
			WASTE MANAGEMENT		
WASTE-TRASH PICKUP	QTY UNITS	QTY CANS	WEEKLY RATE	MONTHLY RATE	YEARLY COST
HACA HEADQUARTERS OFFICES	N/A	1		\$613.87	\$7,366.44
AAHC-HORIZON ENVIORMENTA LOFFICES	N/A	2		\$204.62	\$2,455.44
AAHC-EASTLAND PLAZA SHOPPING CENTER	N/A	1		\$306.94	\$3,683.28
AAHC- LEISURE TIME APARTMENTS	22	1		\$204.62	\$2,455.44
PATHWAYS AT SANTA RITA APARTMENTS	97	10		\$4,092.48	\$49,109.76
PATHWAYS AT MEADOWBROOK APARTMEN	160	15		\$4,604.04	\$55,248.48
PATHWAYS AT BOOKER T.WASHINGTON	216	18		\$7,366.47	\$88,397.64
PATHWAYS AT LAKESIDE APARTMENTS	163	6		\$1,227.75	\$14,733.00
PATHWAYS AT SALINA APARTMENTS	32	1		\$306.94	\$3,683.28
PATHWAYS AT GASTON APARTMENTS	100	1		\$818.50	\$9,822.00
PATHWAYS AT BOULDIN OAKS- VEHICLE PEN	144	1		\$204.62	\$2,455.44
PATHWAYS AT THURMOND HEIGHTS	144	7		\$2,864.74	\$34,376.88
PATHWAYS AT GEORGIAN MANOR	94	6		\$2,455.49	\$29,465.88
PATHWAYS AT NORTHLOOP APARTMENTS	130	5		\$767.34	\$9,208.08
PATHWAYS AT NORTHGATE APARTMENTS	50	5		\$1,023.12	\$12,277.44
PATHWAYS AT MANCHACA VILLAGE	33	4		\$818.50	\$9,822.00
PATHWAYS AT CORONADO HILLS	48	3		\$920.81	\$11,049.72
TOTAL					\$345,610.20

			WASTE MANAGEMENT		
RECYCLE-DUMPSTERS	QTY UNITS	QTY CANS	WEEKLY RATE	MONTHLY RATE	YEARLY COST
HACA HEADQUARTERS	N/A	1		\$460.40	\$5,524.80
AAHC-EASTLAND PLAZA	N/A	2		\$613.88	\$7,366.56
PATHWAYS AT SANTA RITA APARTMENTS	97	2		\$306.94	\$3,683.28
PATHWAYS AT MEADOWBROOK APARTMEN	160	4		\$613.88	\$7,366.56
PATHWAYS AT BOOKER T.WASHINGTON	216	4		\$818.48	\$9,821.76
PATHWAYS AT LAKESIDE APARTMENTS	163	1		\$613.87	\$7,366.44
PATHWAYS GASTON APARTMENTS	100	1		\$409.25	\$4,911.00
PATHWAYS AT THURMOND HEIGHTS	144	3		\$460.41	\$5,524.92
PATHWAYS AT GEORGIAN MANOR	94	2		\$409.24	\$4,910.88
PATHWAYS AT NORTHLOOP APARTMENTS	130	2		\$818.50	\$9,822.00
PATHWAYS AT NORTHGATE APARTMENTS	50	1		\$153.47	\$1,841.64
PATHWAYS AT CORONADO HILLS	48	1		\$153.47	\$1,841.64
TOTAL					\$69,981.48

			WASTE MANAGEMENT		
RECYCLE TOTERS	QTY UNITS	QTY CANS	WEEKLY RATE	MONTHLY RATE	YEARLY COST
HACA HEADQUARTERS	N/A	5		\$162.40	\$1,948.80
AAHC-HORIZON ENVIRONMENTAL	N/A	1		\$32.48	\$389.76
AAHC-EASTLAND PLAZA-Incubator	N/A	1		\$32.48	\$389.76
AAHC- LEISURE TIME	22	2		\$64.96	\$779.52
PATHWAYS AT SANTA RITA APARTMENTS	97	2		\$64.96	\$779.52
PATHWAYS AT MEADOWBROOK APARTMENT	160	2		\$64.96	\$779.52
PATHWAYS AT BOOKER T. WASHINGTON	216	2		\$64.96	\$779.52
PATHWAYS AT LAKESIDE APARTMENTS	163	12		\$389.76	\$4,677.12
PATHWAYS AT SALINA APARTMENTS	32	7		\$227.36	\$2,728.32
PATHWAYS GASTON APARTMENTS	100	4		\$129.92	\$1,559.04
PATHWAYS AT THURMOND HEIGHTS	144	2		\$64.96	\$779.52
PATHWAYS AT GEORGIAN MANOR	94	1		\$32.48	\$389.76
PATHWAYS AT NORTHLOOP APARTMENTS	130	4		\$129.92	\$1,559.04
PATHWAYS AT MANCHACA VILLAGE	33	9		\$292.32	\$3,507.84
PATHWAYS AT CORONADO HILLS	48	2		\$64.96	\$779.52
TOTAL					\$21,826.56

			WASTE MANAGEMENT		
COMPOST	QTY UNITS	QTY CANS	WEEKLY RATE	MONTHLY RATE	YEARLY COST
AAHC- LEISURE TIME	20	1		\$125.00	\$1,500.00
PATHWAYS AT SANTA RITA APARTMENTS	97	2		\$250.00	\$3,000.00
PATHWAYS AT MEADOWBROOK APARTMENT	160	2		\$250.00	\$3,000.00
PATHWAYS AT BOOKER T. WASHINGTON	216	3		\$375.00	\$4,500.00
PATHWAYS AT LAKESIDE APARTMENTS	163	2		\$250.00	\$3,000.00
PATHWAYS AT SALINA APARTMENTS	32	1		\$125.00	\$1,500.00
PATHWAYS AT GASTON PLACE	100	2		\$250.00	\$3,000.00
PATHWAYS AT BOULDIN OAKS- VEHICLE PEN	144	2		\$250.00	\$3,000.00
PATHWAYS AT THURMOND HEIGHTS	144	2		\$250.00	\$3,000.00
PATHWAYS AT GEORGIAN MANOR	94	2		\$250.00	\$3,000.00
PATHWAYS AT NORTHLOOP APARTMENTS	130	2		\$250.00	\$3,000.00
PATHWAYS AT NORTHGATE APARTMENTS	50	1		\$125.00	\$1,500.00
PATHWAYS AT MANCHACA VILLAGE	33	1		\$125.00	\$1,500.00
PATHWAYS AT CORONADO HILLS	48	1		\$125.00	\$1,500.00
TOTAL					\$36,000.00

LUMP TOTAL \$473,418.24



2 | Pricing

**HOUSING AUTHORITY
OF THE CITY OF AUSTIN
1124 S IH 35
AUSTIN TEXAS 78704**

**TRASH, RECYCLE & COMPOSTING DISPOSAL SERVICES
HACA-25-P-0261**

BID PROPOSAL

Having carefully examined the bid packet for the above referenced project, for the Owner, The Housing Authority of the City of Austin, as well as the premises and conditions affecting this work and all other contract documents, I propose to furnish all labor, equipment, and materials necessary to complete the work as follows:

Note: Amounts shown shall be in both written & figure forms, in case of discrepancy between the written amount and the figure, the written amount will govern.

WASTE - TRASH PICKUP LOCATION NAME & ADDRESS	QTY UNITS	ADDRESS	CITY	ZIP CODE	QTY	DUMPSTER SIZE IN YARDS	LOADER TYPE	WEEKLY PICK UP FREQUENCY	WEEKLY RATE	MONTHLY RATE	YEARLY COST
HACA HEADQUARTERS OFFICES	N/A	1124 S. IH 35	AUSTIN	78704	1	8	FRONT	3 M/W/F	N/A	613.87	\$7,366.47
AAHC-HORIZON ENVIRONMENTAL OFFICES	N/A	1507 IH 35	AUSTIN	78741	2	4	FRONT	1 T	N/A	204.62	\$2,455.49
AAHC-EASTLAND PLAZA SHOPPING CENTER	N/A	1144 AIRPORT BLVD	AUSTIN	78702	1	6	FRONT	2 T/F	N/A	306.94	\$3,683.24
AAHC- LEISURE TIME APARTMENTS	22	1920 GASTON PLACE	AUSTIN	78723	1	4	FRONT	2 T/F	N/A	204.62	\$2,455.49
PATHWAYS AT SANTA RITA APARTMENTS	97	2341 CORTA STREET	AUSTIN	78702	10	4	SIDE	4 M/T/W/F	N/A	4092.48	\$49,109.80
PATHWAYS AT MEADOWBROOK APARTMENTS	160	1201 W LIVEOAK STREET	AUSTIN	78704	15	4	SIDE	3 M/W/F	N/A	4,604.04	\$55,248.53
PATHWAYS AT BOOKER T. WASHINGTON	216	905 BEDFORD STREET	AUSTIN	78702	18	4	SIDE	4 M/T/TH/F	N/A	7,366.47	\$88,397.65
PATHWAYS AT LAKESIDE APARTMENTS	163	85 TRINITY STREET	AUSTIN	78701	6	2-CASTERS	SIDE	4 M/T/TH/F	N/A	1,227.75	\$14,732.94
PATHWAYS AT SALINA APARTMENTS	32	1143 SALINA	AUSTIN	78702	1	4	SIDE	3 M/W/F	N/A	306.94	\$3,683.24
PATHWAYS AT GASTON APARTMENTS	100	1941 GASTON PLACE DRIVE	AUSTIN	78723	1	8	FRONT	4 M/W/TH/F	N/A	818.50	\$9,821.96
PATHWAYS AT BOULDIN OAKS- VEHICLE PEN	144	1203 CUMBERLAND ROAD	AUSTIN	78704	1	4	FRONT	2 M/TH	N/A	204.62	\$2,455.49
PATHWAYS AT THURMOND HEIGHTS	144	8426 GOLDFINCH	AUSTIN	78758	7	4	FRONT	4M/T/W/F	N/A	2,864.74	\$34,376.86
PATHWAYS AT GEORGIAN MANOR	94	110 BOLLES CIRCLE	AUSTIN	78753	6	8	FRONT	2 T/F	N/A	2,455.49	\$29,465.88
PATHWAYS AT NORTHLOOP APARTMENTS	130	2300 W. NORTHLOOP BLVD	AUSTIN	78756	5	2-CASTERS	FRONT	3-M/W/F	N/A	767.34	\$9,208.09
PATHWAYS AT NORTHGATE APARTMENTS	50	9120 GASTON PLACE	AUSTIN	78758	5	4	SIDE	2 M/TH	N/A	1,023.12	\$12,277.45
PATHWAYS AT MANCHACA VILLAGE	33	3628 MANCHACA VILLAGE	AUSTIN	78704	4	4	SIDE	2 T/F	N/A	818.50	\$9,821.96
PATHWAYS AT CORONADO HILLS	48	1438 CORONADO HILLS	AUSTIN	78752	3	4	SIDE	3-MWF	N/A	920.81	\$11,049.71



Housing Authority for the City of Austin
HACA-25-B-0261 - Trash/Recycle & Composting Disposal Services

RECYCLE-DUMPSTERS LOCATION	QTY UNITS	ADDRESS	QTY	ZIP CODE	QTY	DUMPSTER SIZE IN YARDS	LOADER TYPE	FREQUENCY	WEEKLY RATE	MONTHLY RATE	YEARLY COST
HACA HEADQUARTERS	N/A	1124 S. IH 35	AUSTIN	78704	1		6 FRONT	3	N/A	460.40 front	\$5524.80
AAHC-EASTLAND PLAZA	N/A	1144 AIRPORT BLVD	AUSTIN	78702	2	LOCK 6	FRONT			613.88 front	\$7,366.56
PATHWAYS AT SANTA RITA APARTMENTS	97	2341 CORTA STREET	AUSTIN	78702	2		6 SIDE	1	N/A	306.94 front	\$3,683.28
PATHWAYS AT MEADOWBROOK APARTMENTS	160	1201 W LIVEOAK STREET	AUSTIN	78704	4		6 SIDE	1	N/A	613.88 front	\$7,366.56
PATHWAYS AT BOOKER T. WASHINGTON	216	905 BEDFORD STREET	AUSTIN	78702	4		8 SIDE	1	N/A	818.48 front	9,821.76
PATHWAYS AT LAKESIDE APARTMENTS	163	85 TRINITY STREET	AUSTIN	78701	1		8 FRONT	3	N/A	613.87 front	\$7,366.44
PATHWAYS GASTON APARTMENTS	100	1941 GASTON PLACE DRIVE	AUSTIN	78723	1		8 FRONT	2	N/A	409.25 front	\$4,911
PATHWAYS AT THURMOND HEIGHTS	144	8426 GOLDFINCH	AUSTIN	78758	3		6 FRONT	1	N/A	460.41 front	\$5,524.92
PATHWAYS AT GEORGIAN MANOR	94	110 BOLLES CIRCLE	AUSTIN	78753	2		8 FRONT	1	N/A	409.24 front	\$4,910.88
PATHWAYS AT NORTHLOOP APARTMENTS	130	2300 W. NORTHLOOP BLVD	AUSTIN	78756	2		8 FRONT	2	N/A	818.50 front	\$9,822
PATHWAYS AT NORTHGATE APARTMENTS	50	9120 NORTHGATE BLVD	AUSTIN	78758	1		6 SIDE	1	N/A	153.47 front	\$1,841.64
PATHWAYS AT CORONADO HILLS	48	1438 CORONADO HILLS	AUSTIN	78752	1		6 SIDE	1	N/A	153.47 front	\$1,841.64

RECYCLE TOTERS LOCATION	QTY UNITS	ADDRESS	QTY	ZIP CODE	TOTER QTY	WEEKLY FREQUENCY	WEEKLY RATE	MONTHLY COST	YEARLY COST
HACA HEADQUARTERS	N/A	1124 S. IH 35	AUSTIN	78704	5	1	N/A	162.40	\$1,948.80
AAHC-HORIZON ENVIRONMENTAL	N/A	1507 IH 35	AUSTIN	78741	1	1	N/A	32.48	\$389.76
AAHC-EASTLAND PLAZA-Incubator	N/A	1144 AIRPORT BLVD	AUSTIN	78702	1	1	N/A	32.48	\$389.76
AAHC- LEISURE TIME	22	1920 GASTON PLACE	AUSTIN	78723	2	1	N/A	64.96	\$779.52
PATHWAYS AT SANTA RITA APARTMENTS	97	2341 CORTA STREET	AUSTIN	78702	2	1	N/A	64.96	\$779.52
PATHWAYS AT MEADOWBROOK APARTMENTS	160	1201 W LIVEOAK STREET	AUSTIN	78704	2	1	N/A	64.96	\$779.52
PATHWAYS AT BOOKER T. WASHINGTON	216	905 BEDFORD STREET	AUSTIN	78702	2	1	N/A	64.96	\$779.52
PATHWAYS AT LAKESIDE APARTMENTS	163	85 TRINITY STREET	AUSTIN	78701	12	1	N/A	389.76	\$4,677.12
PATHWAYS AT SALINA APARTMENTS	32	1143 SALINA	AUSTIN	78702	7	1	N/A	227.36	\$2,728.32
PATHWAYS GASTON APARTMENTS	100	1941 GASTON PLACE DRIVE	AUSTIN	78723	4	1	N/A	129.92	\$1,559.04
PATHWAYS AT THURMOND HEIGHTS	144	8426 GOLDFINCH	AUSTIN	78758	2	1	N/A	64.96	\$779.52
PATHWAYS AT GEORGIAN MANOR	94	110 BOLLES CIRCLE	AUSTIN	78753	1	1	N/A	32.48	\$389.76
PATHWAYS AT NORTHLOOP APARTMENTS	130	2300 W. NORTHLOOP BLVD	AUSTIN	78756	4	1	N/A	129.92	\$1,559.04
PATHWAYS AT MANCHACA VILLAGE	33	3628 MANCHACA VILLAGE	AUSTIN	78704	9	1	N/A	292.32	\$3507.84
PATHWAYS AT CORONADO HILLS	48	1438 CORONADO HILLS	AUSTIN	78752	2	1	N/A	64.96	\$779.52



Housing Authority for the City of Austin
HACA-25-B-0261 - Trash/Recycle & Composting Disposal Services

COMPOST LOCATION	ADDRESS	QTY	ZIP CODE	TOTER QTY	WEEKLY FREQUENCY	WEEKLY RATE	MONTHLY COST	YEARLY COST
AAHC- LEISURE TIME	20 1920 GASTON PLACE	AUSTIN	78723	1	1	N/A	125	\$1,500
PATHWAYS AT SANTA RITA APARTMENTS	97 2341 CORTA STREET	AUSTIN	78702	2	1	N/A	250	\$3,000
PATHWAYS AT MEADOWBROOK APARTMENTS	160 1201 W LIVEOAK STREET	AUSTIN	78704	2	1	N/A	250	\$3,000
PATHWAYS AT BOOKERT T. WASHINGTON	216 905 BEDFORD STREET	AUSTIN	78702	3	1	N/A	375	\$4,500
PATHWAYS AT LAKESIDE APARTMENTS	163 85 TRINITY STREET	AUSTIN	78701	2	1	N/A	250	\$3,000
PATHWAYS AT SALINA APARTMENTS	32 1143 SALINA	AUSTIN	78702	1	1	N/A	125	\$1,500
PATHWAYS AT GASTON PLACE	100 1941 GASTON PLACE DRIVE	AUSTIN	78723	2	1	N/A	250	\$3,000
PATHWAYS AT BOULDIN OAKS- VEHICLE PEN	144 1203 Cumberland Road	AUSTIN	78704	2	1	N/A	250	\$3,000
PATHWAYS AT THURMOND HEIGHTS	144 8426 GOLDFINCH	AUSTIN	78758	2	1	N/A	250	\$3,000
PATHWAYS AT GEORGIAN MANOR	94 110 BOLLES CIRCLE	AUSTIN	78753	2	1	N/A	250	\$3,000
PATHWAYS AT NORTHLOOP APARTMENTS	130 2300 W. NORTHLOOP BLVD	AUSTIN	78756	2	1	N/A	250	3,000
PATHWAYS AT NORTHGATE APARTMENTS	50 9120 GASTON PLACE	AUSTIN	78758	1	1	N/A	125	\$1,500
PATHWAYS AT MANCHACA VILLAGE	33 3628 MANCHACA VILLAGE	AUSTIN	78704	1	1	N/A	125	\$1,500
PATHWAYS AT CORONADO HILLS	48 1438 CORONADO HILLS	AUSTIN	78752	1	1	N/A	125	\$1,500

Bidder acknowledges receipt of the following addenda: Numbers 1 and 2

Respectfully submitted of:

Company Name: Waste Management of Texas, Inc.

Address: 10106 Giles Lane Ausitn, TX 78754

By: Paul Daugereau

Title: Public Sector Representative

Telephone: 512-696-0363

Fax: n/a



WHAT CAN I COMPOST? ¿QUÉ PUEDO COMPOSTAR?



FOOD SCRAPS (FRUITS, VEGETABLES, MEAT, BONES, DAIRY, BREAD)
SOBRAS DE COMIDA (FRUTAS, VERDURAS, CARNE, HUESOS, PRODUCTOS LÁCTEOS, PAN)



FOOD-SOILED PAPER (CARDBOARD, NAPKINS, PAPER TOWELS, PIZZA BOXES, COFFEE FILTERS)
PAPEL CON COMIDA (CARTÓN, SERVICILLETAS, TOALLAS DE PAPEL, CAJAS PARA PIZZA, FILTROS PARA CAFÉ)



FLORAL & YARD TRIMMINGS (FLOWERS, LEAVES, GRASS)
RECORTES DEL JARDÍN (FLORES, HOJAS, PASTO)



BPI-CERTIFIED COMPOSTABLE FOOD SERVICE WARE (CUPS, FORKS, SPOONS, PLATES)
SERVICIO DE MESA COMPOSTABLE CERTIFICADA POR EL BPI (VASOS, TENEDORES, CUCHARAS, PLATOS)

NO:



STYROFOAM
ESPUMA UNICEL



WAXY PAPER
PAPEL ENCERADO



LIQUIDS
LÍQUIDOS



PLASTIC BAGS
BOLSAS DE PLÁSTICOS



PLASTIC, ALUMINUM, OR GLASS RECYCLABLES
PLÁSTICOS, ALUMINIO O VIDRIO RECICLABLE



WHAT CAN I RECYCLE?

¿QUÉ PUEDO RECICLAR?



**PAPER
(MIXED & OFFICE)**
PAPEL
(MEXCLADO Y DE OFICINA)



HARD PLASTICS
PLÁSTICOS RÍGIDOS



**GLASS BOTTLES
& JARS**
VIDRIO (JARROS Y
BOTELLAS)



FLATTENED CARDBOARD
CARTÓN APLANADO



ALUMINUM & STEEL CANS & FOIL
LATAS DE ALUMINIO Y PAPEL DE ALUMINIO

NO:



PIZZA BOXES
CAJAS PARA PIZZA



PLASTIC BAGS
BOLSAS DE PLÁSTICO



PAPER TOWELS
TOALLAS DE PAPEL



STYROFOAM
POLIESTIRENO
EXPANDIDO



FOOD
COMIDA



SYRINGES
JERINGAS



HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02889

RENTAL ASSISTANCE DEMONSTRATION

ITEM NO. 7.

MEETING DATE: April 3, 2025

STAFF CONTACT: Ann Gass, Director of Strategic Housing Initiatives

ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 02889 by the Board of Commissioners of the Housing Authority of the City of Austin (the "Authority") authorizing the Housing Authority of the City of Austin to terminate its remaining public housing ("Public Housing") Annual Contributions Contract(s) ("ACC") issued by HUD under Section 1437g of the United States Housing Act of 1937 ("1937 Act") and any other actions necessary or convenient to carry out the termination of HACA's Public Housing program

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

Motion to authorize the Housing Authority of the City of Austin to terminate its remaining Public Housing ACC issued by HUD under Section 1437g of the 1937 Act and any other actions necessary or convenient to carry out the termination of HACA's Public Housing program

SUMMARY

Background:

The Annual Contributions Contract (ACC) is a written contract between HUD and a public housing authority (PHA) that initially established the terms and conditions of the public housing grant program under the 1937 Act. The ACC is the mechanism through which a PHA receives funding. It defines the agency's obligations, and outlines remedies for breaches of contract. Through the Rental Assistance Demonstration ("RAD") program, the ACC for HACA's multifamily portfolio has been replaced by Housing Assistance Payments ("HAP") contracts for each of the former public housing properties. The Project Based Rental Assistance ("PBRA") that is provided through the HAP contract is a more reliable form of subsidy that allows for redevelopment and renovation of former public housing properties, as well as regular funding increases. Conversion to PBRA has helped ensure the long term viability of this critical resource and will allow HACA to continue to serve extremely low income families for decades to come.

Process:

HACA closed our last RAD transaction in November 2020, converting the last of our public housing units to PBRA. The last step to complete the transition to project based rental assistance is to terminate the ACC in

accordance with HUD Notice PIH 2019-13. Staff has gathered the items required by the notice and prepared the following resolution for approval by the Board. This resolution, along with a legal opinion, are the final items required to complete our request to HUD.

The closeout of the public housing ACC has no impact to HACA's ACC with HUD for the administration of the Housing Choice Voucher (HCV) program.

Staff Recommendation:

Staff recommends approval of this resolution.

RESOLUTION NO. 02889

Resolution authorizing the Housing Authority of the City of Austin to terminate its remaining public housing (“Public Housing”) Annual Contributions Contract(s) (“ACC”) issued by HUD under Section 1437g of the United States Housing Act of 1937 (“1937 Act”) and any other actions necessary or convenient to carry out the termination of HACA’s Public Housing program

WHEREAS, the Housing Authority of the City of Austin, a body politic formed under the laws of the State of Texas (“HACA”), converted its Public Housing subject to the 1937 Act through the United States Department of Housing and Urban Development’s Rental Assistance Demonstration (“RAD”) program and provision of project-based assistance through project based rental assistance and project based vouchers for certain properties located in the City of Austin, Texas; and

WHEREAS, HACA desires to terminate its remaining Public Housing ACCs from HUD and remove all remaining Public Housing property from HUD’s Public Housing Information Center (“PIC”) or HUD’s successor public housing information system, Housing Information Portal (“HIP”); and

WHEREAS, HACA has complied with all applicable closeout requirements of the 1937 Act, 24 C.F.R. Part 960, 2 CFR part 200, the applicable PIH notices, and the ACC’s terms, to the best of the Board of Commissioners of HACA’s knowledge; and

WHEREAS, HACA certifies that it will retain no real or personal property subject to §1437g of the Housing Act of 1937, including no non-dwelling or vacant real property registered in HUD’s PIC or HIP, or any other federal law or regulation governing Public Housing; and

WHEREAS, HACA is in compliance with all federal civil rights laws, including without limitation, Title VIII of the Civil Rights Act of 1968 (including the Americans with Disabilities Act of 1990, as amended), Title VI of the Civil Rights Act of 1964, and all appurtenant regulations; and

WHEREAS, HACA certifies it has no outstanding litigation claims, audits, debt obligations, and there are adequate assurances in place to ensure compliance with prior approvals by HUD, as applicable.

NOW THEREFORE BE IT RESOLVED that HACA’s Board hereby approves the termination of the remaining Public Housing ACCs, and authorizes HACA and its President and CEO to undertake any and all such actions as may be necessary and/or desirable in the consummation of the transactions herein contemplated and to do any and all other acts and things necessary or proper in furtherance thereof, including any applications or filings necessary to effectuate the foregoing, as the President and CEO shall deem to be necessary or desirable, and all acts heretofore taken by the President and CEO to such end are hereby expressly ratified and confirmed as the acts and deeds of HACA.

This Resolution shall be in full force and effect from and upon its adoption.

ADOPTED, PASSED and APPROVED on this 3rd day of April, 2025.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson