



Southwest Housing Compliance Corporation

Who We Are

- Southwest Housing Compliance Corporation (SHCC) is a non-profit, wholly owned subsidiary of the Housing Authority of the City of Austin (HACA) and shares the same board and executive oversight.
- SHCC was formed in 2000 to serve as the Contract Administrator for the U.S. Department of Housing and Urban Development (HUD) for the State of Texas. In 2004, HUD awarded SHCC Contract Administration services for the State of Arkansas.
- Presently we consist of 50 employees, all operating out of our Austin offices or work from home environment.



Who We Serve

- The SHCC portfolio consists largely of privately owned, Project-Based Section 8 multifamily housing. These properties are not Public Housing nor Housing Choice Voucher (HCV). In Project-Based Section 8 housing, the subsidy is tied to the property, not the resident.
- The two-state SHCC portfolio consists of over 800 properties, approximately 60,000 units and 136,000 residents.
- In Austin, SHCC serves 19 properties: 2,001 units and 5,213 residents.



| Property Name | Contract Expiration Date | Address | ZIP | Section 8 Unit Count | Last MOR Date | Last MOR Overall Rating |
|---|-----------------------------|------------------------------------|-------|-------------------------|------------------|----------------------------|
| Eberthart Place | 5/31/2035 | 808 Eberhart Lane | 78745 | 37 of 38 | 1/24/2020 | Above Average |
| Elm Ridge Apartments | 7/31/2030 | 1161 Harvey Street | 78702 | 130 of 130 | 7/11/2019 | Satisfactory |
| Fairway Village/ Riverside Townhomes | 8/31/2038 | 6118 Fairway Drive | 78741 | 128 of 128 | 7/9/2019 | Satisfactory |
| French Embassy Apartments aka Quail Park Apartments | 12/31/2021 | 9920 Quail Blvd. | 78758 | 142 of 142 | 6/25/2019 | Satisfactory |
| Marshall Apartments | 7/31/2031 | 1157 Salina St. & 1401 E. 12th St. | 78702 | 100 of 100 | 6/14/2019 | Satisfactory |
| Mason Manor aka Lupine Terrace Apartments | 1/31/2034 | 1137 Gunter Street | 78721 | 130 of 140 | 6/26/2019 | Above Average |
| Mount Carmel Village | 9/30/2025 | 2504 New York Drive | 78702 | 99 of 100 | 5/23/2019 | Above Average |
| North Plaza Apartments | 12/31/2039 | 9125 North Plaza | 78753 | 62 of 62 | 3/6/2020 | Satisfactory |
| Oak Creek Village Apartments | 5/31/2034 | 2324 Wilson Street | 78704 | 170 of 170 | 12/16/2019 | Satisfactory |
| Pleasant Hill aka Pleasant Valley | 1/31/2027 | 2501 Anken Drive | 78741 | 100 of 100 | 9/20/2019 | Satisfactory |
| Rebekah Baines Johnson | 3/31/2040 | 21 Waller Street | 78702 | 137 of 250 | 7/10/2019 | Satisfactory |
| Santa Maria Village | 8/31/2038 | 8071 North Lamar Blvd. | 78753 | 74 of 176 | 12/9/2019 | Satisfactory |
| Springdale Gardens Apartments | 9/30/2031 | 3701 Oak Springs Drive | 78721 | 97 of 100 | 8/20/2019 | Unsatisfactory |
| St. George's Sr. Housing, Inc. | 7/31/2024 | 1443 Coronado Hills Drive | 78752 | 60 of 60 | 9/27/2019 | Satisfactory |
| The Heights on Congress | 7/31/2037 | 2707 South Congress | 78704 | 34 of 172 | 12/13/2019 | Above Average |
| Travis Park Apts. | 3/31/2037 | 1110 East Oltorf Street | 78704 | 199 of 199 | 12/11/2020 | Satisfactory |
| Village Christian Apartments aka Brentwood Oaks Christian | 1/31/2039 | 7925 Rockwood Lane | 78757 | 105 of 106 | 7/12/2019 | Superior |
| Walnut Creek Apts | 10/31/2038 | 6409 Springdale Road | 78723 | 98 of 98 | 6/21/2019 | Above Average |
| Western Trails aka Westgate | 1/31/2039 | 2422 Western Trails Blvd. | 78745 | 99 of 99 | 8/2/2019 | Above Average |

What We Do

As Contract Administrator and fiscal agent for HUD, SHCC performs compliance related services in the following areas:

- ***Management and Occupancy Reviews (MORs)***: A limited review of the property's appearance/condition, business processes and management controls. SHCC performed 255 MORs last year. Our ability to perform MORs was hampered by COVID this year. In a normal year we perform approximately 500 MORs.
- ***Resident Call Center***: A dedicated, toll-free resident focused call center for any resident concerns. SHCC handled 7,706 inbound/outbound calls last year.
- ***Housing Assistance Payments (HAP)***. Accounting and disbursement of HAP funds to owners. Last year, we processed \$456M in HAP.
- ***Contract Renewals and Annual Rent Adjustments***: Annual rent adjustments and periodic contract renewals. Last year, we processed 772 rent adjustments and 157 contract renewals.

