



NBHA UPDATE

New Braunfels City Council

JUNE 27, 2022



Facility Overview

Laura Plaza

**5 floor high rise, 100 units, Community Center
60 efficiency, 40 one bedroom
5 Acres**

Villa Serena

**35 Duplexes, 70 total units, Community Center
30 two bedroom, 36 three bedroom, 4 four bedroom
15 Acres
Current Lease up rate – 99.9%**



Wait List

Laura Plaza

- 1200, 12 unit turnover per year

Villa Serena

- 1500, 13 unit turnover per year

Current turnover is 4 for each site.



Ph Financial Overview

Public Housing Budget – \$1,335,000

Tenant Rents – \$514,000

HUD Subsidy - \$401,000

Capital Fund - \$420,000

Average Rent (Adjusted by family size):

LP - \$264/Mo

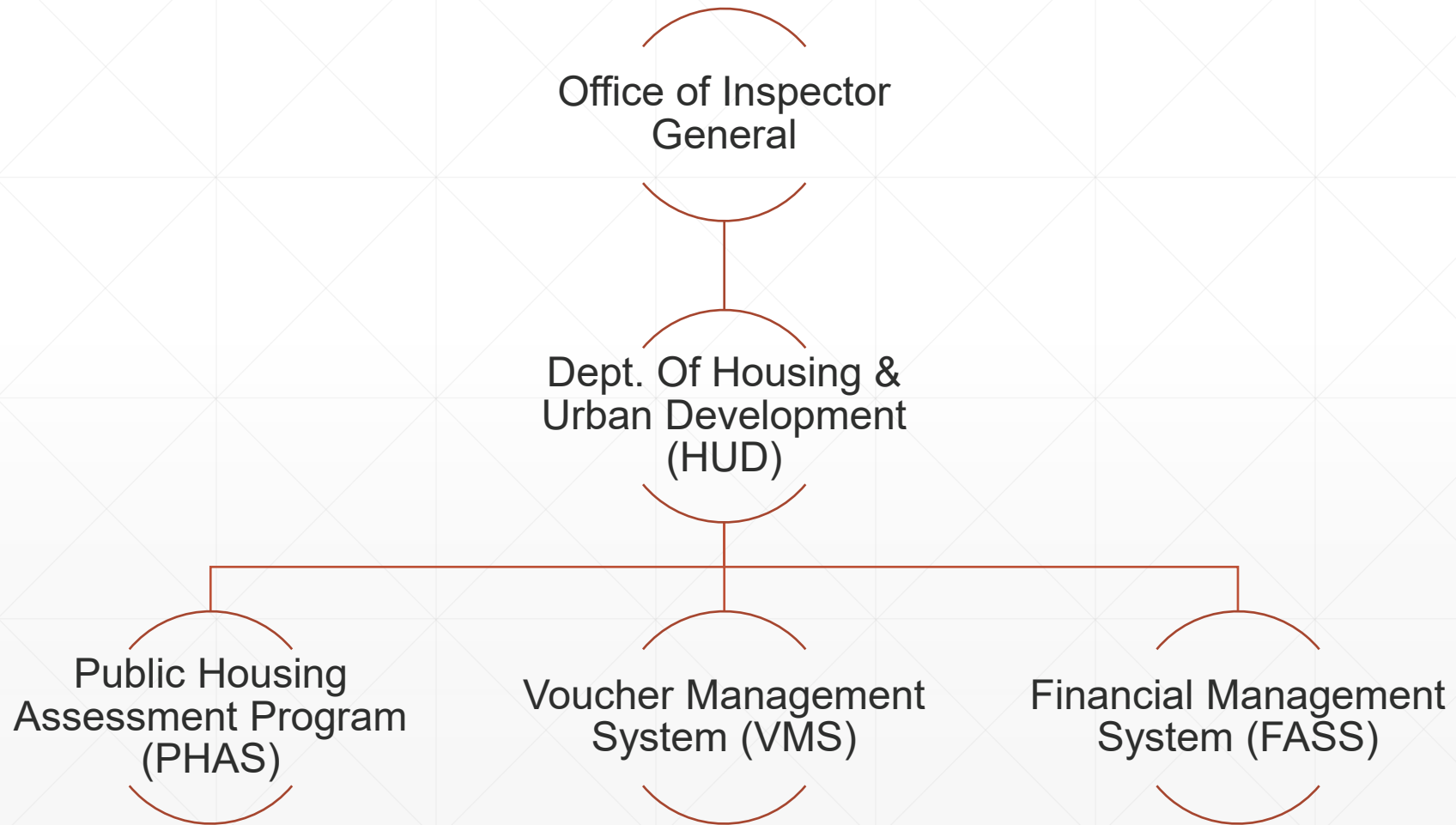
VS - \$263/Mo.



Housing Choice Voucher (Section 8) Overview

**Units Authorized – 292/mo (Based on Budget)
\$151,000 month or \$1.8M per year**

Current Tenant Based unit total	235
Project Based Units	10
VASH Units	5
Total Units/Mo	250
Avg. HAP	\$592
Avg. Tenant Payment	\$298
Lease Up Rate	98%





Nbha Local Oversight

HUD San Antonio
Field Office

Nbha Board of
Commissioners*

Nbha Executive
Director

Independent
Financial Audit

* CONB Mayor
Appoints
Commissioners



Nbha Board

Chairman – Sharon Samples (Resident)

Vice Chairman - Sarah Dixon, Esq. Director of Family Promise

Commissioner – Cinderella Brown, Director Rolando Haus

Commissioner – Douglas Burkes M.D., Retired Physician

Commissioner – Raymond Marquez, Resident

CFR 964.115 Resident Council Requirements

- any PH member 18 years or older**
- must adopt written bylaws or constitution**
- democratically elected (actual election – CFR 964.130) governing Board of five (5) member**

- HUD Funding (CFR 964.150), \$25 per u/year (\$4250)
 - \$15 per u/year (\$2550) can be used for council activities
 - stipend up to \$200 month per officer.
- NBHA could pay \$42 per mo, based on current funding



Resident Council

Consistent with HUD regulations, Nbha has solicited the creation of a Resident Council (RAC) from its program participants over an 18-month period.

There has been no significant interest to create a RAC

Currently, Nbha's BOC has two resident commissioners. One resident commissioner is NBHA's Board Chairperson. Residents have direct access to the BOC, ED, and staff to address any concerns they may have

- No current Rodent activity**
- No current Bedbug activity**
- Ongoing Pest Control Monthly/Quarterly**
- Trash Compactor Disabled (Enclosed in mechanical enclosure)**
- Trash chutes are disabled**
- Waste removal area enlarged and away from the living quarters**

- **Chicken wire mesh barrier used at utility chase corridors**
- **Industrial cleaning of all utility rooms, laundry rooms, mechanical rooms and originally effected units**



**Mechanical
Room**



**Central
Boiler**



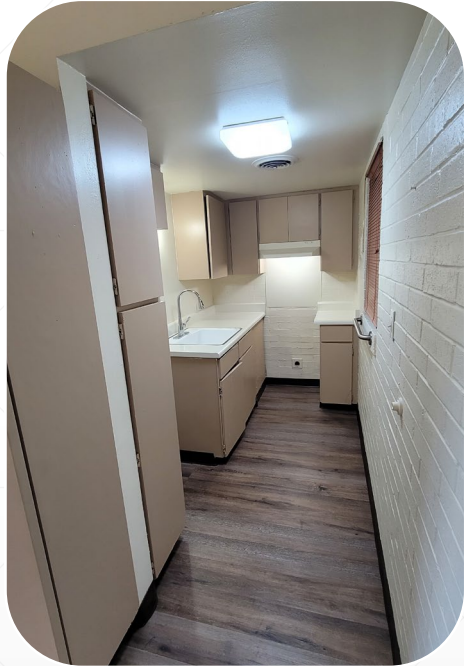
**Fence Guard
at Elevator**



Fence Guard at Elevator



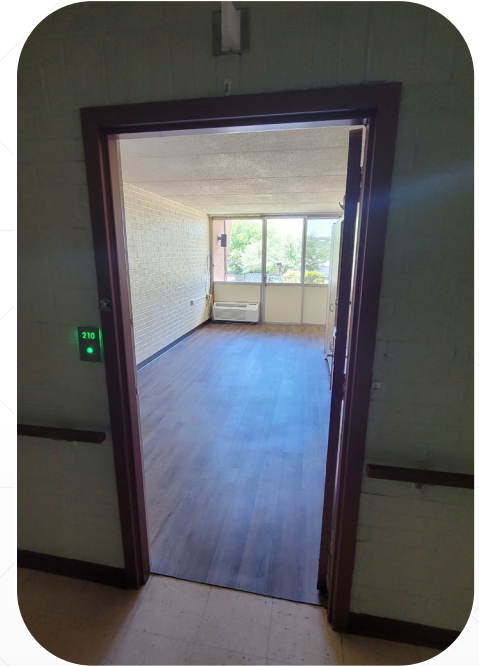
Water Heater System



Kitchen/Flooring



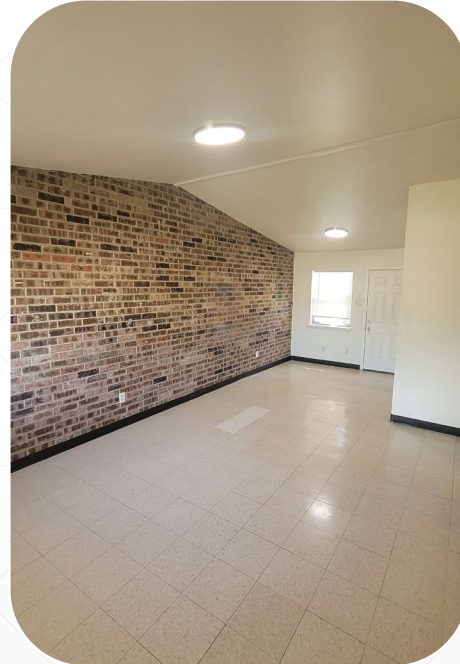
Bath Update



New Flooring



Sink/Faucet



Living Room



Kitchen



Bath

The Strategic Plan Consultant identified the following goals:

- Marketing, Communication, and Image Building**
- Community and Regional Engagement**
- Portfolio Maintenance, Repositioning and Expansion**
- Self-Sufficiency and Independent Living**
- Resident Satisfaction/ Services Improvement**
- Human Resource Management**



Housing Choice Voucher

Questions????????