

**MINUTES
OF THE NEW BRAUNFELS HOUSING AUTHORITY BOARD OF COMMISSIONERS
REGULAR BOARD MEETING OF TUESDAY, SEPTEMBER 22, 2020**

The Board of Commissioners of Housing Authority of the City of New Braunfels, Texas, met in an online meeting Via Zoom Call on September 22, 2020 @ 5:45pm.

COMMISSIONERS PRESENT:

Christopher Willis, Chairman
David Pfeuffer, Vice- Chairman
Sarah Dixon, Commissioner
Barry Williams, Commissioner

COMMISSIONERS ABSENT:

Sharon Samples, Commissioner

STAFF:

Henry Alvarez, Executive Director
Irene Cantu, Administrative Assistant
Mickey Lloyd, Programs Manager

- **MEETING CALLED TO ORDER**

Chairman Willis called the meeting to order at 6:05.

- **ROLL CALL**

Director Alvarez called roll. A quorum was present.

- **MINUTES**

Discussed and approved of the minutes of the Regular Board of Commissioners' meeting of May 6, 2020. Commissioner Dixon moved to approve the minutes. Commissioner Williams seconded the motion which passed unanimously.

- **CITIZENS COMMUNICATIONS**

Two (2) citizens were heard.

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E. INDIVIDUAL ITEMS FOR CONSIDERATION

- A. Consideration and approval of a RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT AN ENVIRONMENTAL CERTIFICATION AND OTHER INFORMATION TO THE CITY OF NEW BRAUNFELS, TEXAS, IN CONNECTION WITH THE 2019 MODERNIZATION PROGRAM, AND OTHER MATTERS IN CONNECTION THEREWITH.

Chairman Willis read the aforementioned. Director Alvarez introduced the item. Mr. Poneck spoke on the item. Ms. Dixon moved to approve the item. Commissioner Williams seconded the motion for approval which passed unanimously.

- B. Consideration and approval of a RESOLUTION APPROVING THE DEVELOPMENT OF A FIVE-YEAR STRATEGIC PLAN, THE CREATION AND ISSUANCE OF A REQUEST FOR PROPOSALS FOR A PLANNING CONSULTANT TO DEVELOP THE FIVE-YEAR STRATEGIC PLAN, AND OTHER MATTERS IN CONNECTION THEREWITH.

Commissioner Pfeuffer arrived at 6:12pm

Chairman Willis read the aforementioned. Henry Alvarez introduced the item. Commissioner Pfeuffer motioned to approve the item. Commissioner Dixon seconded which passed unanimously.

- C. Consideration and approval of a RESOLUTION APPROVING THE SUBMISSION OF A REGISTRATION OF INTEREST TO HUD IN CONNECTION WITH HUD-VETERANS AFFAIRS SUPPORTIVE HOUSING (VASH) VOUCHERS, AND OTHER MATTERS IN CONNECTION THEREWITH.

Chairman Willis read the aforementioned. Henry Alvarez introduced the item. Commissioner Pfeuffer moved to approve the item. Commissioner Williams seconded the approval which passed unanimously.

F. EXECUTIVE DIRECTOR'S REPORT

Director Alvarez provided the reports.

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G. EXECUTIVE SESSION- Closed Session¹

In accordance with Texas Government Code, Subchapter D. Section 551.071, the Board reserves the right to retire into executive session to discuss any of the items listed anywhere on this agenda. In addition, the Board may convene in executive session on any of the following items, with any final action being taken in open session:

- A. Tex. Loc. Gov't Code Section 551.071—Consultation with attorney regarding Instrumentality-New Braunfels Community Resource Center**

H. CONVENED INTO EXECUTIVE SESSION

No Action was taken in the Executive Session.

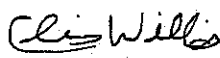
I. RECONVENED INTO OPEN SESSION

No action was taken.

J. ADJOURNMENT:


Without objections Chairman Willis adjourned the meeting at 6.29 p.m.

Attest:

DocuSigned by:


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Christopher Willis-Chairman

10/22/2020
Date

DocuSigned by:


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Henry Alvarez, Executive Director

10/22/2020
Date

RESOLUTION NO. 092220200001

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT AN ENVIRONMENTAL CERTIFICATION AND OTHER INFORMATION TO THE CITY OF NEW BRAUNFELS, TEXAS, IN CONNECTION WITH THE 2019 MODERNIZATION PROGRAM, AND OTHER MATTERS IN CONNECTION THEREWITH.

WHEREAS, activities of the Housing Authority of the City of New Braunfels, Texas, a public instrumentality created pursuant to the laws of the State of Texas ("NBHA") are subject to environmental review requirements of the United States Department of Housing and Urban Development ("HUD"), as set forth in HUD regulations at 24 CFR Part 58; and

WHEREAS, the 2019 modernization program of NBHA is subject to such regulations; and

WHEREAS, the regulations require that a description of such modernization activities be submitted to the Responsible Authority, as defined in the HUD regulations, for environmental review; and

WHEREAS, the City of New Braunfels, Texas, is the Responsible Authority under the HUD regulations; and

WHEREAS, the Board of Commissioners desires to authorize the Executive Director to submit necessary modernization project information and an appropriate certification form to the Responsible Authority for review and execution;

BE IT THEREFORE RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW BRAUNFELS, TEXAS, THAT:

Section 1. The Board hereby authorizes the Executive Director to submit to the Responsible Authority a modernization project description and appropriate certification form for execution,

Section 2. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

Section 3. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.

Section 4. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 5. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 6. This Resolution shall be in force and effect from and after its passage.

CERTIFICATE FOR RESOLUTION

The undersigned officer of the Housing Authority of the City of New Braunfels, Texas, a public instrumentality created pursuant to the laws of the State of Texas ("NBHA") hereby certifies as follows:

1. In accordance with the bylaws of NBHA, the Board of Commissioners of NBHA (the "Board") held a meeting on September 22, 2020 (the "Meeting") of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT AN ENVIRONMENTAL CERTIFICATION AND OTHER INFORMATION TO THE CITY OF NEW BRAUNFELS, TEXAS, IN CONNECTION WITH THE 2019 MODERNIZATION PROGRAM, AND OTHER MATTERS IN CONNECTION THEREWITH.

(the "Resolution") was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Articles of Incorporation and the Bylaws of NBHA.

SIGNED AND SEALED 10/16/2020, 2020.

DocuSigned by:
Henry Alvarez III
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Henry Alvarez, Secretary/Executive Director

(SEAL)

RESOLUTION NO. 092220200002

RESOLUTION APPROVING THE DEVELOPMENT OF A FIVE-YEAR STRATEGIC PLAN, THE CREATION AND ISSUANCE OF A REQUEST FOR PROPOSALS FOR A PLANNING CONSULTANT TO DEVELOP THE FIVE-YEAR STRATEGIC PLAN, AND OTHER MATTERS IN CONNECTION THEREWITH.

WHEREAS, the Board of Commissioners of the Housing Authority of the City of New Braunfels, Texas, a public instrumentality created pursuant to the laws of the State of Texas ("NBHA") desires to approve the development of a Five-Year Strategic Plan for NBHA; and

WHEREAS, the Board of Commissioners deems it advisable that NBHA retain a planning consultant to prepare the Five-Year Strategic Plan for NBHA; and

WHEREAS, the Board of Commissioners desires to authorize the Executive Director to prepare and issue a Request for Proposals for a planning consultant to develop the Five-Year Strategic Plan for NBHA;

BE IT THEREFORE RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW BRAUNFELS, TEXAS, THAT:

Section 1. The Board hereby (a) approves the development of a Five-Year Strategic Plan for NBHA, and (b) authorizes the Executive Director to prepare and issue a Request for Proposals for a planning consultant to develop the Five-Year Strategic Plan.

Section 2. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

Section 3. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.

Section 4. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 5. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 6. This Resolution shall be in force and effect from and after its passage.

CERTIFICATE FOR RESOLUTION

The undersigned officer of the Housing Authority of the City of New Braunfels, Texas, a public instrumentality created pursuant to the laws of the State of Texas ("NBHA") hereby certifies as follows:

1. In accordance with the bylaws of NBHA, the Board of Commissioners of NBHA (the "Board") held a meeting on September 22, 2020 (the "Meeting") of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

RESOLUTION APPROVING THE DEVELOPMENT OF A FIVE-YEAR STRATEGIC PLAN, THE CREATION AND ISSUANCE OF A REQUEST FOR PROPOSALS FOR A PLANNING CONSULTANT TO DEVELOP THE FIVE-YEAR STRATEGIC PLAN, AND OTHER MATTERS IN CONNECTION THEREWITH.

(the "Resolution") was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Articles of Incorporation and the Bylaws of NBHA.

SIGNED AND SEALED 10/16/2020, 2020.

DocuSigned by:
Henry Alvarez III
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Henry Alvarez, Secretary/Executive Director

(SEAL)

RESOLUTION NO. 092220200003

RESOLUTION APPROVING THE SUBMISSION OF A REGISTRATION OF INTEREST TO HUD IN CONNECTION WITH HUD-VETERANS AFFAIRS SUPPORTIVE HOUSING (VASH) VOUCHERS, AND OTHER MATTERS IN CONNECTION THEREWITH.

WHEREAS, the U.S. Department of Housing and Urban Development (“HUD”) issued Notice PIH 2020-14 on July 8, 2020; and

WHEREAS, Notice PIH 2020-14 announced the availability of \$50,000,000 in funding for the HUD-Veterans Affairs Supportive Housing (VASH) voucher program; and

WHEREAS, the Board of Commissioners of the Housing Authority of the City of New Braunfels, Texas, a public instrumentality created pursuant to the laws of the State of Texas (“NBHA”) desires that NBHA participate in the VASH voucher program in order to provide affordable housing to local residents; and

WHEREAS, the Board of Commissioners desires to authorize the Executive Director to prepare and submit to HUD a Registration of Interest on behalf of NBHA, and to execute and submit any and all additional documents necessary or advisable to secure funding for the VASH vouchers;

BE IT THEREFORE RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW BRAUNFELS, TEXAS, THAT:

Section 1. The Board hereby authorizes the Executive Director to prepare, execute and submit to HUD a Registration of Interest in response to Notice PIH 2020-14.

Section 2. The Board hereby authorizes the Executive Director to execute and submit any and all additional documents necessary or advisable to secure funding for the VASH vouchers pursuant to Notice PIH 2020-14.

Section 3. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

Section 4. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.

Section 5. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 6. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 7. This Resolution shall be in force and effect from and after its passage.

CERTIFICATE FOR RESOLUTION

The undersigned officer of the Housing Authority of the City of New Braunfels, Texas, a public instrumentality created pursuant to the laws of the State of Texas ("NBHA") hereby certifies as follows:

1. In accordance with the bylaws of NBHA, the Board of Commissioners of NBHA (the "Board") held a meeting on September 22, 2020 (the "Meeting") of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

RESOLUTION APPROVING THE SUBMISSION OF A REGISTRATION OF INTEREST TO HUD IN CONNECTION WITH HUD-VETERANS AFFAIRS SUPPORTIVE HOUSING (VASH) VOUCHERS, AND OTHER MATTERS IN CONNECTION THEREWITH.

(the "Resolution") was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Articles of Incorporation and the Bylaws of NBHA.

SIGNED AND SEALED 10/16/2020, 2020.

DocuSigned by:

Henry Alvarez III

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Henry Alvarez, Secretary/Executive Director

(SEAL)