



THE CITY OF NEW BRAUNFELS HOUSING AUTHORITY



NBHA REGULAR BOARD MEETING

September 10, 2020 5:15pm

**CITY OF NEW BRAUNFELS HOUSING AUTHORITY
BOARD of COMMISSIONERS**

Sharon Samples

Sara Dixon

David Pfeuffer

Barry Williams

Christopher Willis

Via Zoom Online Meeting

To Join Zoom Meeting:

<https://us04web.zoom.us/j/6597499407?pwd=VGZZL2V2SWE1QnhOSjNiVmYzM3JBQT09>

Meeting ID: 659 749 9407

Passcode: 23gNUA

Thursday, September 10th, 2020 @ 5:15pm

REGULAR MEETING NOTICE

AGENDA

A. CALL TO ORDER

B. ROLL CALL

C. MINUTES

D. CITIZENS' COMMUNICATION

E. AGENDA

- 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.
- 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.
- 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.

CITY OF NEW BRAUNFELS HOUSING AUTHORITY
BOARD of COMMISSIONERS

Sharon Samples

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Barry Williams

Christopher Willis

D. Executive Director Report

- Operations update – Covid-19
- Facility Update
- Resident Council Formation
- Payables Report
- YTD Budget Report FY 2020

E. EXECUTIVE SESSION –Closed Session¹

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

F. RECONVENE INTO OPEN SESSION AND TAKE ANY NECESSARY ACTION RELATING TO THE EXECUTIVE SESSION AS DESCRIBED ABOVE.

G. ADJOURNMENT

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at New Braunfels City Hall on _____ at _____.

Patrick Aten, City Secretary

¹ Note: Whenever the Texas Open Meetings Act (Section 551.001 et seq. of the Texas Government Code) provides for a closed meeting in matters concerning legal advice, real estate, contracts, personnel matters, or security issues, the Board may find a closed meeting to be necessary. For convenience of the citizens interested in an item preceded by an asterisk, notice is given that a closed meeting is contemplated. However, the Board reserves the right to go into a closed meeting on any other item, whether it has an asterisk, when the Board determines there is a need for a closed meeting and it is permitted by law.

Pursuant to 30.06, Penal Code, (trespass by holder license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun. Pursuant to 30.07, Penal Code, (trespass by holder license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

Board of Commissioners Agenda Item Report

09/10/2020

Agenda Item No. A

Presenter/Contact

Henry Alvarez, Interim Executive Director
830.625.6909 - halvarez@nbhatx.us

SUBJECT:

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

BACKGROUND/RATIONALE:

The Department of Housing and Urban Development (HUD) requires the NBHA to submit the Environmental Review Certification for the Modernization of its Public Housing Communities to the responsible Entity in its local jurisdiction. In this regard, the City of New Braunfels City Manager is the responsible signatory for the City of New Braunfels.

NBHA is Categorically excluded from 24CFR58.5 per 24CFR 58.35(b). The required HUD certification is attached as Exhibit 1.

FISCAL IMPACT:

Supports the \$300,000 Capital Fund program

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENT(S)

Exhibit 1 – Environmental Review for Activity, Project that is Categorically Excluded Subject to Section 58.5, Pursuant to 24CFR 58.35
Resolution - 091020200001

Exhibit 1
Environmental Review for Activity/Project that is Categorically
Excluded Subject to Section 58.5
Pursuant to 24 CFR 58.35(a)

Project Information

Project Name: Modernization of Public Housing dwelling units at Laurel Plaza and Villa Serena.

Responsible Entity: City of New Braunfels, Texas

Grant Recipient (if different than Responsible Entity): The City of New Braunfels Housing Authority

State/Local Identifier: TX343

Preparer: Henry A Alvarez III, Executive Director

Certifying Officer Name and Title: Robert Camareno, City Manager of the City of New Braunfels

Grant Recipient (if different than Responsible Entity): The City of New Braunfels Housing Authority

Consultant (if applicable):

Direct Comments to:

Project Location: 300 Laurel Lane and

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

Modernization of Public Housing Dwelling Structure(s) Improvements, including: Fascia, Soffit & Gable ends, Security Doors, Exterior and Interior Doors, Door Hardware, Insulation, Flooring, Kitchen & Bath Improvements, Ceiling & Wall Finishes, Utility Room Improvements, Plumbing, Electrical, Mechanical, and Insulation.

Level of Environmental Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5: _____

Funding Information

Grant Number	HUD Program	Funding Amount
	2020 -2024	\$1,500,000.00

Estimated Total HUD Funded Amount: \$1,500,000.00

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:

\$1,500,000.00

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The site is located 26.4 miles (>15,000 ft.) from the nearest airport/field, SAT.
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Per the USFWS Coastal Barrier Resource Map, the project site is over 100 miles from the nearest barrier island. https://www.fws.gov/CBRA/Maps/Mapper.html
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<i>Subject sites are not located in a Flood plain.</i>

USC 4001-4128 and 42 USC 5154a]		
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Comal and surrounding counties are in attainment for criteria pollutants. EPA Greenbook listing, assessed via NEPA Assist. https://www.epa.gov/green-book
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	New Braunfels, Tx is not located or near a coastal zone. Texas GLO Coastal Zone Boundary Map. https://www.glo.texas.gov/coast/coastal-management/forms/files/CoastalBoundaryMap.pdf
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	EPA database search does not indicate recent nearby toxic releases with potential to affect the site.
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The rehabilitation/modernization activity does not include expanding the development footprint into new areas, and therefore by nature of the activity would have no effect on endangered species.
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	No explosive hazards appear in aerial photographs of site and surroundings. The rehabilitation/modernization activity, by nature, is not subject to 24 CFR 51C as it does not increase density.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The rehabilitation/modernization activity does not involve land conversion, and is therefore not subject to the requirements of the FPPA.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Location of the property is shown on FIRM Map 0013E. https://www.nbtexas.org/DocumentCenter/View/358/FEMAm131?bidId=

Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Based on the fact that the property is <50 years of age and there is no ground disturbance, SHPO recommends that a determination of No Effect on historic properties and does not require additional consultation for an emergency repair activity on a property of less than 50 years of age.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Categorically Excluded.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	None.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	None.
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	None.
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	None.

Field Inspection (Date and completed by): **N/A**

Summary of Findings and Conclusions:

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff

responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure

Determination:

- ☒ This categorically excluded activity/project converts to Exempt, per 58.34(a)(12) because there are no circumstances which require compliance with any of the federal laws and authorities cited at §58.5. **Funds may be committed and drawn down after certification of this part** for this (now) EXEMPT project; OR
- ☐ This categorically excluded activity/project cannot convert to Exempt because there are circumstances which require compliance with one or more federal laws and authorities cited at §58.5. Complete consultation/mitigation protocol requirements, **publish NOI/RROF and obtain "Authority to Use Grant Funds"** (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR
- ☐ This project is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

Preparer Signature: _____ Date: 06/17/2020

Name/Title/Organization: New Braunfels Housing Authority

Responsible Entity Agency Official Signature:

_____ Date: _____

Name/Title: Robert Camareno, City Manager City of New Braunfels

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

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 10, 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 _____, 2020.

Henry Alvarez, Secretary/Executive Director

(SEAL)

RESOLUTION NO. 091010100001

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 10, 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 _____, 2020.

Henry Alvarez, Secretary/Executive Director

(SEAL)

RESOLUTION NO. 091020200002

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.

Board of Commissioners Agenda Item Report

09/10/2020

Agenda Item No. C

Presenter/Contact

Henry Alvarez, Interim Executive Director
830.625.6909 - halvarez@nbhatx.us

SUBJECT:

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

BACKGROUND/RATIONALE:

The NBHA has been a parochially manage Agency for more than 40 years. As such NBHA intends to embark on a Strategic Planning Process that will position the Agency forward for the next five (5) years. Effectively providing a plan of action – “Strategic Plan”. The plan should provide the following key objectives:

- Revised Mission Statement
- Future-oriented Vision Statement
- The 3-5 most important strategic goals for the agency
- The 3-5 specific objectives for each strategic goal

The planning should include a multiple day work session with the five (5) member NBHA Board of Commissioners and select NBHA staff members. Additionally, community focus group meeting should be developed to maximize community involvement.

FISCAL IMPACT:

To be determined.

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENT(S)

Resolution - 091020200003

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:

2. In accordance with the bylaws of NBHA, the Board of Commissioners of NBHA (the "Board") held a meeting on September 10, 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 _____, 2020.

Henry Alvarez, Secretary/Executive Director

(SEAL)

RESOLUTION NO. 091020200003

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.

To: Board of Commissioners

From: Henry Alvarez, Executive Director

RE: Executive Director Report

Operations update – Covid 19

- Exhibit A – Summary of NBHA program waivers
- Mask are required while on site.
- Sanitation continues twice a day
- All employees are on site.
- Employees are in individual offices
- Office Visits are by appointment only
- Main Lobby open for clients. One Client at a time
- Community Center Operations remained closed.

Exhibit A

Summary of City of New Braunfels Housing Authority (NBHA) Public Housing and Housing Choice Voucher (HCV) Waivers and Alternative Requirements

This chart summarizes the waivers authorized **under** NOTICE PIH 2020-05 COVID-19 Statutory and Regulatory Waivers for the Public Housing, Housing Choice Voucher, Indian Housing Block Grant and Indian Community Development Block Grant programs, Suspension of Public Housing Assessment System and Section Eight Management Assessment Program. As stated in Section 5 of NOTICE PIH 2020-05, PHAs must keep written documentation on the waivers applied by the PHA as well as the effective dates. To fulfill those requirements, this chart summarizes waivers NBHA will implement with the adoption date.

Item	Statutory and	Summary of alternative	Availability Period	Implement Waiver (yes or	Effective date
PH and HCV-1 PHA 5-Year and Annual Plan	<u>Statutory Authority</u> Section 5A(a)(1), Section 5A(b)(1), Section 5A(g), Section 5A(h) <u>Regulatory Authority</u> § 903.5(a)(3),	<ul style="list-style-type: none"> Alternative dates for submission Changes to significant amendme 	<ul style="list-style-type: none"> Varies based on FYE 7/31/20 	NO	
PH and HCV-2 Family income and composition – delayed annual reexaminations	<u>Statutory Authority</u> Section 3(a)(1) <u>Regulatory Authority</u> § 982.516(a)(1), § 960.257(a)	<ul style="list-style-type: none"> Permits the PHA to delay the annual reexamination of income and family composition HCV PHAs must implement HCV- 7 for 	<ul style="list-style-type: none"> 12/31/20 	YES	4/10/2020
PH and HCV-3 Annual reexamination income verification	<u>Regulatory Authority</u> § 5.233(a)(2) Sub-regulatory Guidance PIH Notice 2018-18	<ul style="list-style-type: none"> Waives the requirements to use the income hierarchy, including the use of EIV, and allow PHAs to consider self- certification as the highest form of income 	<ul style="list-style-type: none"> 7/31/20 	YES	4/10/2020

#	Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period End	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
3	PH and HCV-4 Interim reexaminations	<u>Statutory Authority</u> Section 3(a)(1) <u>Regulatory Authority</u> § 5.233(a)(2), 982.516(c)(2), 960.257(b) and (d) <u>Sub-regulatory Guidance</u> PIH Notice 2018-18	<ul style="list-style-type: none"> • Waives the requirement to use the income verification requirements, including the use of EIV, for interim reexaminations 	<ul style="list-style-type: none"> • 7/31/2020 	YES	4/10/2020
4	PH and HCV-5 EIV System Monitoring	<u>Regulatory Authority</u> § 5.233 <u>Sub-regulatory Guidance</u> PIH Notice 2018-18	<ul style="list-style-type: none"> • Waives the mandatory EIV monitoring requirements. 	<ul style="list-style-type: none"> • 7/31/2020 	YES	4/10/2020
5	PH and HCV-6 FSS Contract of Participation	<u>Regulatory Authority</u> § 984.303(d)	<ul style="list-style-type: none"> • Provides for extensions to FSS contract of participation 	<ul style="list-style-type: none"> • 12/31/2020 	YES	4/10/2020
6	PH and HCV-7 Waiting List	<u>Regulatory Authority</u> § 982.206(a)(2) PIH Notice 2012-34	<ul style="list-style-type: none"> • Waives public notice requirements for opening and closing waiting list • Requires alternative process 	<ul style="list-style-type: none"> • 7/31/2020 	NO	
7	HQS-1 Initial inspection	<u>Statutory Authority</u> Section 8(o)(8)(A)(i), Section 8(o)(8)(C) <u>Regulatory Authority</u> § 982.305(a), 982.305(b), 982.405	<ul style="list-style-type: none"> • Changes initial inspection requirements, allowing for owner certification that there are no life-threatening deficiencies • Where self-certification was used, PHA must inspect the unit no later than October 31, 2020. 	<ul style="list-style-type: none"> • 7/31/2020 • 10/31/2020 	YES	4/10/2020
8	HQS-2: PBV Pre-HAP Contract Inspections, PHA acceptance of completed units	<u>Statutory Authority:</u> Section 8(o)(8)(A) <u>Regulatory Authority:</u> §§ 983.301(b), 983.156(a)(1)	<ul style="list-style-type: none"> • Changes inspection requirements, allowing for owner certification that there are no life-threatening deficiencies • Where self-certification was used, PHA must inspect the unit no later than October 31, 2020. 	<ul style="list-style-type: none"> • 7/31/2020 • 10/31/2020 	NO	
9	HQS-3 Non-Life Threatening HQS - Initial Unit Approval	<u>Statutory Authority</u> Section 8(o)(8)(A)(ii) <u>Regulatory Authority</u> HOTMA HCV Federal Register Notice January 18, 2017	<ul style="list-style-type: none"> • Allows for extension of up to 30 days for owner repairs of non-life threatening conditions 	<ul style="list-style-type: none"> • 7/31/2020 	YES	4/10/2020

#	Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period End	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
10	HQS-4 Initial HQS - Alternative Inspections	<u>Statutory Authority</u> Section 8(o)(8)(A)(iii) <u>Regulatory Authority</u> HOTMA HCV Federal Register Notice January 18, 2017	<ul style="list-style-type: none"> Under Initial HQS Alternative Inspection Option - allows for commencement of assistance payments based on owner certification there are no life-threatening deficiencies Where self-certification was used, PHA must inspect the unit no later than October 31, 2020. 	<ul style="list-style-type: none"> 7/31/2020 10/31/20 	YES	4/10/2020
11	HQS-5 Biennial Inspections	<u>Statutory Authority</u> Section 8(o)(D) <u>Regulatory Authority</u> §§ 982.405(a), 983.103(d)	<ul style="list-style-type: none"> Allows for delay in biennial inspections All delayed biennial inspections must be completed as soon as reasonably possible but by no later than October 31, 2020. 	<ul style="list-style-type: none"> 10/31/2020 	YES	4/10/2020
12	HQS-6 Interim Inspections	<u>Statutory Authority</u> Section 8(o)(8)(F) <u>Regulatory Authority</u> §§ 982.405(g), § 983.103(e)	<ul style="list-style-type: none"> Waives the requirement for the PHA to conduct interim inspection and requires alternative method Allows for repairs to be verified by alternative methods 	<ul style="list-style-type: none"> 7/31/2020 	YES	4//10/2020
13	HQS-7 PBV Turnover Inspections	<u>Regulatory Authority</u> § 983.103(c)	<ul style="list-style-type: none"> Allows for PBV turnover units to be filled based on owner certification there are no life-threatening deficiencies Allows for delayed full HQS inspection 	<ul style="list-style-type: none"> 7/31/2020 10/31/2020 	YES	4/10/2020
14	HQS-8: PBV HAP Contract – HQS Inspections to Add or Substitute Units	<u>Statutory Authority</u> Section 8(o)(8)(A) _ <u>Regulatory Authority</u> §§ 983.207(a), 983.207(b)	<ul style="list-style-type: none"> Allows for PBV units to be added or substituted in the HAP contract based on owner certification there are no life-threatening deficiencies Allows for delayed full HQS inspection 	<ul style="list-style-type: none"> 7/31/2020 10/31/2020 	YES	4/10/2020
15	HQS-9 HQS QC Inspections	<u>Regulatory Authority</u> § 982.405(b)	<ul style="list-style-type: none"> Provides for a suspension of the requirement for QC sampling inspections 	<ul style="list-style-type: none"> 10/31/2020 	YES	4/10/2020

#	Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period End	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
16	HQS--10 HQS Space and Security	<u>Regulatory Authority § 982.401(d)</u>	<ul style="list-style-type: none"> • Waives the requirement that each dwelling unit have at least 1 bedroom or living / sleeping room for each 2 persons. 	<ul style="list-style-type: none"> • <u>Remains in effect one year from lease term or date of</u> 	NO	
17	HQS-11 Homeownership HQS	<u>Statutory Authority</u> Section 8(o)(8)(A)(i), Section 8(y)(3)(B) <u>Regulatory Authority</u> § 982.631(a)	<ul style="list-style-type: none"> • Waives the requirement to perform an initial HQS inspection in order to begin making homeownership assistance payments • Requires family to obtain independent professional inspection. 	<ul style="list-style-type: none"> • 7/31/2020 	NA	
18	HCV-1 Administrative Plan	<u>Regulatory Authority</u> § 982.54 (a)	<ul style="list-style-type: none"> • Waives the requirement to adopt revisions to the admin plan 	<ul style="list-style-type: none"> • 7/31/2020 	YES	4/10/2020
19	HCV-2 PHA Oral Briefing	<u>Regulatory Authority</u> § 982.301(a)(3) § 983.252(a)	<ul style="list-style-type: none"> • Waives the requirement for an oral briefing • Provides for alternative methods to conduct required voucher briefing 	<ul style="list-style-type: none"> • 7/31/2020 	YES	4/10/2020
20	HCV-3 Term of Voucher - Extensions of Term	<u>Regulatory Authority</u> <u>§ 982.303(b)(1)</u>	<ul style="list-style-type: none"> • Allows PHAs to provide voucher extensions regardless of current PHA policy 	<ul style="list-style-type: none"> • 7/31/2020 	YES	4/10/2020
21	HCV-4 PHA Approval of Assisted Tenancy	<u>Regulatory Authority</u> § 982.305(c)	<ul style="list-style-type: none"> • Provides for HAP payments for contracts not executed within 60 days PHA must not pay HAP to owner until HAP contract is executed 	<ul style="list-style-type: none"> • 7/31/2020 	YES	4/10/2020
22	HCV-5 Absence from unit	<u>Regulatory Authority</u> § 982.312	<ul style="list-style-type: none"> • Allows for PHA discretion on absences from units longer than 180 days • PHAs must not make HAP payments beyond 12/31/20 for units vacant more than 180 consecutive days. 	<ul style="list-style-type: none"> • 12/31/2020 	YES	4/10/2020

#	Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period End	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
23	HCV-6 Automatic Termination of the HAP Contract	<u>Regulatory Authority</u> § 982.455	<ul style="list-style-type: none"> Allows PHA to extend the period of time after the last HAP payment is made before the HAP contract terminates automatically. 	<ul style="list-style-type: none"> 12/31/2020 	YES	4/10/2020
24	HCV-7 Increase in Payment Standard	<u>Regulatory Authority</u> § 982.505(c)(4)	<ul style="list-style-type: none"> Provides PHAs with the option to increase the payment standard for the family at any time after the effective date of the increase, rather than waiting for the next regular reexamination to do so. 	<ul style="list-style-type: none"> 12/31/2020 	NO	
25	HCV-8	<u>Regulatory Authority</u>	<ul style="list-style-type: none"> Provides for delay in updating utility allowance schedule 	<ul style="list-style-type: none"> 12/31/2020 	NO	
26	HCV-9 Homeownership Counseling	<u>Statutory Authority</u> Section 8(y)(1)(D) <u>Regulatory Authority</u> § 982.630, 982.636(d)	<ul style="list-style-type: none"> Waives the requirement for the family to obtain pre-assistance counseling 	<ul style="list-style-type: none"> 7/31/2020 	NA	
27	HCV-10 FUP	<u>Statutory Authority</u> Section 8(x)(2)	<ul style="list-style-type: none"> Allows PHAs to increase age to 26 for foster youth initial lease up 	<ul style="list-style-type: none"> 12/31/2020 	YES	4/10/2020
28	PH-1 Fiscal closeout of Capital Grant Funds	<u>Regulatory Authority</u> § 905.322(b)	<ul style="list-style-type: none"> Extension of deadlines for ADCC and AMCC 	<ul style="list-style-type: none"> <u>Varies by PHA</u> 	NO	
29	PH-2 Total Development Costs	<u>Regulatory Authority</u> § 905.314(c)	<ul style="list-style-type: none"> Waives the TDC and HCC limits permitting approval of amounts in excess of published TDC by 25% to 50% on a case by case basis 	<ul style="list-style-type: none"> <u>Applies to development proposals submitted to HUD no later</u> 	NO	

#	Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period End	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
30	PH-3 Cost limitations	<u>Regulatory Authority</u> § 905.314(j)	<ul style="list-style-type: none"> Allows for the use of force account labor for modernization activities in certain circumstances 	<ul style="list-style-type: none"> 12/31/2020 	NO	
31	PH-4 ACOP	<u>Regulatory Authority</u> § 960.202(c)(1)	<ul style="list-style-type: none"> Changes to approval process for ACOP 	<ul style="list-style-type: none"> 7/31/2020 	YES	4/10/2020
32	PH-5 CSSR	<u>Statutory Authority</u> Section 12(c) <u>Regulatory Authority</u> § 960.603(a) and 960.603(b)	<ul style="list-style-type: none"> Temporarily suspends CSSR 	<ul style="list-style-type: none"> 3/31/2021 	YES	4/10/2020
33	PH-6 Energy Audits	<u>Regulatory Authority</u> § 965.302	<ul style="list-style-type: none"> Allows for delay in due dates of energy audits 	<ul style="list-style-type: none"> <u>One year beyond</u> 	NO	
34	PH-7 Over-income families	Housing Opportunity Through Modernization Act of 2016: Final Implementation of the Public Housing Income Limit 83 FR 35490 Notice: Notice PIH 2019-11	<ul style="list-style-type: none"> Changes to timeframes for determination of over-income 	<ul style="list-style-type: none"> 12/31/2020 	NO	
35	PH-8 Resident Council Elections	<u>Regulatory Authority</u> § 964.130(a)(1)	<ul style="list-style-type: none"> Provides for delay in resident council elections 	<ul style="list-style-type: none"> 7/31/2020 	YES	4/10/2020
36	PH-9 Utility Allowance	<u>Regulatory Authority</u> § 965.507	<ul style="list-style-type: none"> Provides for delay in updating utility allowance schedule 	<ul style="list-style-type: none"> 12/31/2020 	NO	
37	PH-10 Tenant notifications	<u>Regulatory Authority</u> § 966.5	<ul style="list-style-type: none"> Advance notice not required except for policies related to tenant charges 	<ul style="list-style-type: none"> 7/31/2020 	NO	
38	11a PHAS	<u>Regulatory Authority</u> 24 CFR Part 902	<ul style="list-style-type: none"> Allows for alternatives related to inspections PHA to retain prior year PHAS score unless requests otherwise 	<ul style="list-style-type: none"> <u>HUD will resume issuing new PHAS scores starting</u> 	N/A	N/A

#	Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period End	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
39	11b SEMAP	<u>Regulatory Authority</u> 24 CFR Part 985	<ul style="list-style-type: none"> PHA to retain prior year SEMAP score unless requests otherwise 	<ul style="list-style-type: none"> HUD will resume issuing new SEMAP scores starting with PHAs with FYE dates of 3/31/21 	NO	
40	11c Financial reporting	<u>Regulatory Authority</u> §§ 5.801(c), 5.801(d)(1)	<ul style="list-style-type: none"> Allows for extensions of financial reporting deadlines 	<ul style="list-style-type: none"> <u>Varies by PHA FYE</u> 	YES	4/10/2020
41	12a Form HUD 50058	<u>Regulatory Authority</u> 24 CFR Part 908, § 982.158 <u>Sub-regulatory Guidance</u> PIH Notice 2011-65	<ul style="list-style-type: none"> Waives the requirement to submit 50058 within 60 days Alternative requirement to submit within 90 days of the effective date of action 	<ul style="list-style-type: none"> 12/31/20 	YES	4/10/2020
42	12b Designated housing plan	Statutory Authority Section 7(e)(1)	<ul style="list-style-type: none"> Allows for HUD to delay notification about designated housing plan 	<ul style="list-style-type: none"> 7/31/2020 	N/A	N/A
43	12c Deadline for reporting Operating and Capital Fund expenditures	<u>Statutory Authority</u> Section 9(j) <u>Regulatory Authority</u> § 905.306(d)(5)	<ul style="list-style-type: none"> Provides a one-year extension 	<ul style="list-style-type: none"> <u>One-year extension, however no programmatic expenditure end date shall be</u> 	YES	4/10/2020

Pray for Gruene and Pray for GREEN!

*Current numbers will be updated each Friday. When we enter a new zone allowing us to gather, those gatherings will not begin until at least 7 days following the new zone reported. Both the positivity rate and doubling rate need to move into the zone to allow us to meet.

Comal County Data	Current as of 08/13/20	GREEN ZONE	YELLOW ZONE	RED ZONE
Positivity Rate	15.99%	Below 5%	Between 5% to 10%	Over 10%
Doubling Rate	34 days	Greater than 18 days	Between 18 to 8 days	Less than 8 days
*All decisions concerning gatherings at Gruene United Methodist Church are also subject to change based on explicit recommendations or mandates made by government officials or the greater United Methodist Church.		Open for indoor worship and indoor small groups following health guidelines.	Campus open for outdoor worship and outdoor small groups following health guidelines.	Campus closed for all in-person gatherings. Small groups of 10 or less can decide to meet off-campus.

Facility Update:

- New Laundry equipment at Laurel Plaza
- New Phone Systems in place
- New Computers in place to enhance digital operations if needed

Resident Council Formation

Process ongoing. Developing digital meeting process.

Payables Report – 3rd Quarter

9/8/2020 10:34 AM

Accounts Payable Invoice History Listing

Due Date order 4/1/2020 thru 6/30/2020

Vendor and Name Invoice Number	Inv. Date	Invoice Amt. Discount	Due Date Date Paid Discount Date	Check #
100151 ALL SERVICE INC				
Vendor 100151	Total Paid Invoices:	4	1,018.00	
101835 AMAZON CAPITAL SERVICES				
Vendor 101835	Total Paid Invoices:	6	1,185.04	
100185 AT&T 6909				
Vendor 100185	Total Paid Invoices:	3	3,558.23	
101378 AT&T 6913				
Vendor 101378	Total Paid Invoices:	1	94.55	
101184 AT&T MOBILITY				
Vendor 101184	Total Paid Invoices:	1	190.38	
101524 ATEC ENTERPRISES, INC.				
Vendor 101524	Total Paid Invoices:	4	9,863.74	
100152 AUTOMATIC ELEVATOR INC				
Vendor 100152	Total Paid Invoices:	3	19,716.91	
Vendor 100313	Total Paid Invoices:	1	51.41	
16225 Barbara Delarosa				
Vendor 16225	Total Paid Invoices:	1	50.50	
100996 CARRIER CORPORATION				
Vendor 100996	Total Paid Invoices:	1	570.00	
100203 CHAMBER OF COMMERCE				
Vendor 100203	Total Paid Invoices:	1	300.00	
101732 CHRIS PICKETTS PEST CONTROL				
Vendor 101732	Total Paid Invoices:	8	9,162.36	
100727 COMAL COUNTY TAX OFFICE				
Vendor 100727	Total Paid Invoices:	2	15.00	
101847 ESCAMILLA & PONECK, LLP				
Vendor 101847	Total Paid Invoices:	4	9,886.54	
16645 Elvira Lopez				
Vendor 16645	Total Paid Invoices:	1	100.00	
100205 Enrique Gonzalez				
Vendor 100205	Total Paid Invoices:	2	2,400.00	
101811 G&L APPLIANCE				
Vendor 101811	Total Paid Invoices:	1	800.00	
100159 HD SUPPLY FACILITIES MAINTENANCE, LTD				
Vendor 100159	Total Paid Invoices:	41	17,902.76	
100304 HOFFMANN FLOORS INC				
Vendor 100304	Total Paid Invoices:	4	2,896.64	
101844 Hodell Window Covering, Inc.				
Vendor 101844	Total Paid Invoices:	1	1,838.26	
101859 JIVE COMMUNICATIONS, INC				
Vendor 101859	Total Paid Invoices:	1	1,622.42	
100211 JUSTICE OF THE PEACE #3				
Vendor 100211	Total Paid Invoices:	1	131.00	
100750 KNIGHT OFFICE SOLUTIONS INC				
Vendor 100750	Total Paid Invoices:	3	209.29	
101131 LANDA TIRE & AUTOMOTIVE				
Vendor 101131	Total Paid Invoices:	1	95.40	
101815 LANDSCAPE COMMANDER, LLC				
Vendor 101815	Total Paid Invoices:	4	16,350.00	
101358 LARRY MCKENZIE				

Vendor	101358	Total Paid Invoices:	6	900.00
<hr/>				
100190 LINDSEY SOFTWARE INC				
Vendor	100190	Total Paid Invoices:	3	5,844.00
<hr/>				
100601 Lowe's Credit Services				
Vendor	100601	Total Paid Invoices:	3	1,564.15
<hr/>				
101836 Lowry Electrical				
Vendor	101836	Total Paid Invoices:	3	366.25
<hr/>				
101747 MEYER HEATING AND AIR				
Vendor	101747	Total Paid Invoices:	1	3,225.00
<hr/>				
100161 MORRIS GLASS CO INC				
Vendor	100161	Total Paid Invoices:	2	1,080.00
<hr/>				
101722 Michael Lloyd				
Vendor	101722	Total Paid Invoices:	1	189.59
<hr/>				
100413 NAN MCKAY & ASSOC INC				
Vendor	100413	Total Paid Invoices:	3	1,215.00
<hr/>				
100210 NEW BRAUNFELS HOUSING AUTHORITY				
Vendor	100210	Total Paid Invoices:	1	50.00
<hr/>				
101834 National Bath Systems, LLC				
Vendor	101834	Total Paid Invoices:	1	4,959.00
<hr/>				
100279 OTT PLUMBING COMPANY INC				
Vendor	100279	Total Paid Invoices:	12	5,999.25
<hr/>				
101806 PMA TECHNOLOGY ASSOCIATES				
Vendor	101806	Total Paid Invoices:	1	255.00
<hr/>				
101793 PYE-BARKER FIRE & SAFETY, LLC				
Vendor	101793	Total Paid Invoices:	1	60.00
<hr/>				
101857 Polti USA Inc.				
Vendor	101857	Total Paid Invoices:	1	1,295.00
<hr/>				
100184 QUILL				
Vendor	100184	Total Paid Invoices:	10	620.86
<hr/>				
101810 READY FRESH				
Vendor	101810	Total Paid Invoices:	1	26.42
<hr/>				
101816 REDDING COMPANY, LLC				
Vendor	101816	Total Paid Invoices:	1	150.00
<hr/>				
100820 SARMA COLLECTIONS, INC.				
Vendor	100820	Total Paid Invoices:	2	397.48
<hr/>				
101856 SHELL FLEET PLI				
Vendor	101856	Total Paid Invoices:	3	257.70
<hr/>				
100237 SHERWIN WILLIAMS CO INC				
Vendor	100237	Total Paid Invoices:	1	114.05
<hr/>				
101690 TENANT REPORTS.COM				
Vendor	101690	Total Paid Invoices:	3	32.00
<hr/>				
100198 TEXAS DEPT OF PUBLIC SAFETY				
<hr/>				
Vendor	100198	Total Paid Invoices:	1	4.00
<hr/>				
101702 THE KEY DEPOT				
Vendor	101702	Total Paid Invoices:	6	565.00
<hr/>				
101185 THE NELROD COMPANY				
Vendor	101185	Total Paid Invoices:	1	289.00
<hr/>				
101459 TIME WARNER CABLE				
Vendor	101459	Total Paid Invoices:	3	1,320.07
<hr/>				
100827 United Healthcare Ins Co				
Vendor	100827	Total Paid Invoices:	3	18,325.11
<hr/>				
100626 Waste Management/Comal Landfil				
Vendor	100626	Total Paid Invoices:	5	725.11
<hr/>				
...Final Totals...		Paid Invoices:	179	149,837.47

YTD Budget Report FY 2020

Summary of Relevant Items:

Low Rent Program:

- Bank Balance of \$70,542 includes:
- General Operating Fund - (Overdraft) - (\$59,654) – Timing related to funding draw downs.
- Security Deposits Fund - \$62,196
- Restricted Cash-Sale of Land - \$68,000 – Warehouse sale to NBCR.
- Rents Collected - \$38,673
- Operating expenditures - \$66,717
- Coronavirus expenditures - \$0 – Timing related to funding draw
- Net Operating (Loss) - (\$24,536) – Offset with Capital Program Funding

Capital Fund Program:

- Capital Fund Balance – PY 19 \$85,306; PY \$320,287; Total \$405,593.00
- Capital Fund Program funding - June, 2020 - \$0 – Timing of funding drawdown
- Capital Fund Program funding - Year-to-Date - \$137,407
- Capital Fund Expenditures - June - \$38,684
- Capital Fund Expenditures - Year-to-Date - \$315,805

Sec. 8 Voucher Program:

- Bank Balance - \$222,252
- HAP Funding for June, 2020 - \$184,937
- Housing Assistance Payments - June, 2020 - \$134,590
- HAP Reserve Balance (NRP) - (Deficit) - (\$38,502)
- Admin Reserve Balance (UNP) - \$263,461

**HOUSING AUTHORITY OF THE CITY OF NEW BRAUNFELS
LOW RENT PUBLIC HOUSING PROGRAM**

BALANCE SHEET

June 30, 2020

ASSETS

CURRENT ASSETS

CASH-RESTRICTED-OTHER	\$	68,000.00	
CASH-RESTRICTED-SECURITY DEPOSITS		62,196.00	
PETTY CASH		175.00	
ACCOUNTS RECEIVABLE-TENANTS		51,081.88	
LESS: ALLOWANCE DOUBTFUL ACCTS		(1,839.00)	
ACCT RECEIVABLE-CFP		178,397.75	
ACCTS RECEIVABLE-OTHERS		613.00	
INVESTMENTS-CERT OF DEPOSIT		903,949.80	
PREPAID INSURANCE		13,239.51	
		<u> </u>	
TOTAL CURRENT ASSETS	\$		1,275,813.94

LAND, BUILDINGS & EQUIPMENT

LAND		165,168.60	
BUILDINGS		6,432,864.72	
FURN & EQUIP-DWELLING		962,856.32	
FURN, EQ & MACH-NON-DWELLING		794,091.21	
SITE IMPROVEMENTS		610,103.88	
		<u> </u>	
TOTAL LAND, BUILDINGS & EQUIPMENT		8,965,084.73	
LESS: ACCUM DEPRECIATION		(7,376,234.32)	
		<u> </u>	
TOTAL LAND, BUILDINGS & EQUIPMENT			1,588,850.41
			<u> </u>
TOTAL ASSETS	\$		<u><u>2,864,664.35</u></u>

(THE FINANCIAL STATEMENTS DO NOT INCLUDE A STATEMENT OF CASH FLOWS)
(SUBSTANTIALLY ALL DISCLOSURES REQUIRED BY ACCOUNTING PRINCIPLES GENERALLY
ACCEPTED IN THE UNITED STATES ARE NOT INCLUDED)

**HOUSING AUTHORITY OF THE CITY OF NEW BRAUNFELS
LOW RENT PUBLIC HOUSING PROGRAM**

BALANCE SHEET

June 30, 2020

Liabilities And Equity

CURRENT LIABILITIES

BANK OVERDRAFT	\$	59,653.53	
TENANTS' CREDIT BALANCES		9,134.33	
ACCTS PAYABLE-VENDORS		28,212.45	
TENANTS SECURITY DEPOSITS		62,196.00	
PAYROLL TAXES WITHHELD		858.59	
ACCT PAYABLE-SEC 8 VOUCHER		(1,870.22)	
ACCRUED LIABILITIES		18,603.05	
ACCRUED PAYROLL		3,183.58	
ACCRUED COMPENSATED ABSENCES		3,289.38	
ACCRUED LIABILITY-PILOT		102,774.00	
		<u>102,774.00</u>	
TOTAL CURRENT LIABILITIES	\$		286,034.69

NON-CURRENT LIABILITIES

ACCRUED COMP ABSENCES-L/T	<u>3,289.38</u>	
TOTAL NON-CURRENT LIABILITIES		<u>3,289.38</u>
TOTAL LIABILITIES		<u>289,324.07</u>

RETAINED EARNINGS

RET EARNGS-NET CAP ASSETS	1,588,850.41	
OPERATING RESERVE- RESTRICTED	68,000.00	
OPERATING RESERVE- UNRESTRICTED	1,119,149.33	
CURRENT PROFIT & LOSS	<u>(200,659.46)</u>	
TOTAL RETAINED EARNINGS		<u>2,575,340.28</u>
Total Liabilities And Equity	\$	<u><u>2,864,664.35</u></u>

(THE FINANCIAL STATEMENTS DO NOT INCLUDE A STATEMENT OF CASH FLOWS)
(SUBSTANTIALLY ALL DISCLOSURES REQUIRED BY ACCOUNTING PRINCIPLES GENERALLY
ACCEPTED IN THE UNITED STATES ARE NOT INCLUDED)

HOUSING AUTHORITY OF THE CITY OF NEW BRAUNFELS
LOW RENT PUBLIC HOUSING PROGRAM
STATEMENT OF REVENUES AND EXPENSES
For the One Month and Nine Months Ended
June 30, 2020

	Current	Current Budget	Variance	YTD	YTD Budget	Variance
REVENUES						
DWELLING RENTALS	\$ 41,242.35	\$ 45,000.00	\$ (3,757.65)	\$ 387,365.12	\$ 405,000.00	\$ (17,634.88)
NON-DWELLING RENTALS	0.00	550.00	(550.00)	4,170.80	4,950.00	(779.20)
REVENUES-HUD PHA GRANTS	0.00	27,666.67	(27,666.67)	209,988.00	248,999.99	(39,011.99)
FRAUD RECOVERY INCOME	100.00	0.00	100.00	1,259.00	0.00	1,259.00
INCOME-FORFEITED RTRMNT ACCTS	0.00	0.00	0.00	2,516.92	0.00	2,516.92
OTHER INCOME	838.86	495.00	343.86	9,065.36	4,455.00	4,610.36
TOTAL REVENUES	42,181.21	73,711.67	(31,530.46)	614,365.20	663,404.99	(49,039.79)
OPERATING EXPENSES						
ADMINISTRATIVE EXPENSES						
ADMINISTRATIVE SALARIES	17,018.46	13,905.42	(3,113.04)	190,951.14	125,148.74	(65,802.40)
LEGAL EXPENSE	3,788.50	416.66	(3,371.84)	13,606.00	3,750.02	(9,855.98)
STAFF TRAINING	289.00	250.00	(39.00)	2,954.00	2,250.00	(704.00)
TRAVEL EXPENSE	0.00	170.00	170.00	200.00	1,530.00	1,330.00
ACCOUNTING FEES	0.00	920.00	920.00	8,553.00	8,280.00	(273.00)
AUDIT FEES	0.00	253.33	253.33	0.00	2,280.01	2,280.01
EMPLOYEE BENEFIT CONTRIB	8,786.34	4,583.33	(4,203.01)	88,458.85	41,250.01	(47,208.84)
SUNDRY-OFFICE	4,487.11	3,241.66	(1,245.45)	42,764.07	29,175.02	(13,589.05)
OFFICE TELEPHONE	3,529.63	1,250.00	(2,279.63)	18,318.50	11,250.00	(7,068.50)
ADMIN-CORONAVIRUS ACTIVITIES	0.00	0.00	0.00	1,620.72	0.00	(1,620.72)
TOTAL ADMINISTRATIVE EXPENSES	37,899.04	24,990.40	(12,908.64)	367,426.28	224,913.80	(142,512.48)

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(SUBSTANTIALLY ALL DISCLOSURES REQUIRED BY ACCOUNTING PRINCIPLES GENERALLY
ACCEPTED IN THE UNITED STATES ARE NOT INCLUDED)

HOUSING AUTHORITY OF THE CITY OF NEW BRAUNFELS
LOW RENT PUBLIC HOUSING PROGRAM
STATEMENT OF REVENUES AND EXPENSES
For the One Month and Nine Months Ended
June 30, 2020

	Current	Current Budget	Variance	YTD	YTD Budget	Variance
TENANT SERVICES						
SALARIES-TENANT SERVICES	\$ 0.00	\$ 3,333.33	\$ 3,333.33	\$ 0.00	\$ 30,000.01	\$ 30,000.01
TENANT SERVICES-OTHER	300.00	416.67	116.67	1,029.00	3,749.99	2,720.99
CONTRACT COSTS-TS	0.00	833.33	833.33	0.00	7,500.01	7,500.01
TOTAL TENANT SERVICES	300.00	4,583.33	4,283.33	1,029.00	41,250.01	40,221.01
UTILITIES EXPENSE						
UTILITIES-WATER	605.05	1,190.00	584.95	8,928.29	10,710.00	1,781.71
UTILITIES-ELECTRICITY	1,324.24	2,550.00	1,225.76	20,652.42	22,950.00	2,297.58
UTILITIES-GAS	452.04	510.00	57.96	4,885.84	4,590.00	(295.84)
UTILITIES-WASTEWATER	1,317.86	0.00	(1,317.86)	12,776.58	0.00	(12,776.58)
TOTAL UTILITIES EXPENSE	3,699.19	4,250.00	550.81	47,243.13	38,250.00	(8,993.13)

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HOUSING AUTHORITY OF THE CITY OF NEW BRAUNFELS
LOW RENT PUBLIC HOUSING PROGRAM
STATEMENT OF REVENUES AND EXPENSES
For the One Month and Nine Months Ended
June 30, 2020

	Current	Current Budget	Variance	YTD	YTD Budget	Variance
ORD MAINT & OPERATIONS						
ORD MAINT & OPER-LABOR	\$ 9,425.04	\$ 11,233.33	\$ 1,808.29	\$ 32,850.14	\$ 101,100.01	\$ 68,249.87
ORD MAINT & OPER-MATERIALS	4,801.21	6,666.66	1,865.45	54,667.71	60,000.02	5,332.31
ORD M&O-MISC CONTRACTS	30.00	6,250.00	6,220.00	22,160.09	56,250.00	34,089.91
ORD M&O-HEATING & COOLING	0.00	0.00	0.00	10,593.00	0.00	(10,593.00)
ORD M&O-ELEVATORS	1,916.91	0.00	(1,916.91)	5,950.73	0.00	(5,950.73)
ORD M&O-LANDSCAPING	0.00	0.00	0.00	2,074.53	0.00	(2,074.53)
ORD M&O-UNIT TURNAROUND	114.05	0.00	(114.05)	1,801.75	0.00	(1,801.75)
ORD M&O-ELECTRICAL	126.25	0.00	(126.25)	6,368.90	0.00	(6,368.90)
ORD M&O-PLUMBING	701.34	0.00	(701.34)	11,280.55	0.00	(11,280.55)
ORD M&O-EXTERMINATING	1,455.00	0.00	(1,455.00)	12,195.90	0.00	(12,195.90)
ORD M&O-ROUTINE MAINT	146.81	400.00	253.19	10,515.96	3,600.00	(6,915.96)
ORD M&O-GARBAGE	774.24	600.00	(174.24)	7,759.94	5,400.00	(2,359.94)
ORD M&O-EMPLOYEE CONTRIB	915.10	3,750.00	2,834.90	5,940.51	33,750.00	27,809.49
TOTAL ORD MAINT & OPERATIONS	20,405.95	28,899.99	8,494.04	184,159.71	260,100.03	75,940.32
GENERAL EXPENSES						
INSURANCE-PROPERTY	3,373.98	2,739.64	(634.34)	30,365.82	24,656.70	(5,709.12)
INSURANCE-LIABILITY	266.31	156.02	(110.29)	2,396.79	1,404.18	(992.61)
INSURANCE-WORKERS' COMP	632.92	214.63	(418.29)	2,202.28	1,931.66	(270.62)
INSURANCE-FIDELITY & CRIME	127.97	43.92	(84.05)	1,390.90	395.24	(995.66)
INSURANCE-OTHER	12.01	168.32	156.31	347.22	1,514.83	1,167.61
PAYMENTS IN LIEU OF TAXES	0.00	4,075.00	4,075.00	0.00	36,675.00	36,675.00
COLLECTION LOSSES	0.00	416.67	416.67	2,701.00	3,749.99	1,048.99
GENERAL EXPENSE-OTHER	0.00	0.00	0.00	91.53	0.00	(91.53)
EXTRAORDINARY MAINT	0.00	833.33	833.33	0.00	7,500.01	7,500.01
TOTAL GENERAL EXPENSES	4,413.19	8,647.53	4,234.34	39,495.54	77,827.61	38,332.07

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HOUSING AUTHORITY OF THE CITY OF NEW BRAUNFELS
LOW RENT PUBLIC HOUSING PROGRAM
STATEMENT OF REVENUES AND EXPENSES
For the One Month and Nine Months Ended
June 30, 2020

	Current	Current Budget	Variance	YTD	YTD Budget	Variance
TOTAL OPERATING EXPENSES	\$ 66,717.37	\$ 71,371.25	\$ 4,653.88	\$ 639,353.66	\$ 642,341.45	\$ 2,987.79
Income From Operations	(24,536.16)	2,340.42	(26,876.58)	(24,988.46)	21,063.54	(46,052.00)
DEPRECIATION EXPENSE						
DEPRECIATION EXPENSE	19,519.00	19,645.00	126.00	175,671.00	176,805.00	1,134.00
TOTAL DEPRECIATION EXPENSE	19,519.00	19,645.00	126.00	175,671.00	176,805.00	1,134.00
Income From Operations	(44,055.16)	(17,304.58)	(26,750.58)	(200,659.46)	(155,741.46)	(44,918.00)
OTHER INCOME/(EXPENSE)						
INTEREST INC-UNRESTRICTED	0.00	231.67	(231.67)	0.00	2,084.99	(2,084.99)
REPLACMNT-NON-EXPEND EQ	0.00	(833.33)	833.33	0.00	(7,500.01)	7,500.01
PROP BETTRMNTS & ADDNS	0.00	(833.33)	833.33	0.00	(7,500.01)	7,500.01
OPER EXPENDITURES-CONTRA	0.00	1,666.67	(1,666.67)	0.00	14,999.99	(14,999.99)
TOTAL OTHER INCOME/(EXPENSE)	0.00	231.68	(231.68)	0.00	2,084.96	(2,084.96)
Net Income (Loss)	\$ (44,055.16)	\$ (17,072.90)	\$ (26,982.26)	\$ (200,659.46)	\$ (153,656.50)	\$ (47,002.96)

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HOUSING AUTHORITY OF THE CITY OF NEW BRAUNFELS
CAPITAL FUND PROGRAM

BALANCE SHEET

June 30, 2020

ASSETS

DEVELOPMENT COSTS-CFP		
DWELLING STRUCTURES-CFP	\$	19,531.06
DWELL EQ-REFRIGERATORS-CFP		10,536.44
DWELL EQ-RANGES-CFP		6,704.68
DWELL EQ-W/HEATERS-CFP		2,548.25
DWELL EQ-A/C & HTRS-CFP		42,055.00
DWELL EQ-OTHER-CFP		7,613.54
NON-DWELL EQ-MAINT-CFP		1,295.00
NON-DWELL EQ-COMPUTER-CFP		11,213.66
NON-DWELL EQ-AUTO-CFP		31,071.44
NON-DWELL EQ-OTHER-CFP		18,724.15
TOTAL DEVELOPMENT COSTS-CFP	\$	151,293.22
TOTAL ASSETS	\$	151,293.22

Liabilities And Equity

CURRENT LIABILITIES		
ACCT PAY-LOW RENT	\$	178,397.75
TOTAL CURRENT LIABILITIES	\$	178,397.75
TOTAL LIABILITIES		178,397.75
RETAINED EARNINGS		
RET EARNGS-NET CAP ASSETS		68,179.85
OPERATING PROFIT & LOSS		(95,284.38)
TOTAL RETAINED EARNINGS		(27,104.53)
Total Liabilities And Equity	\$	151,293.22

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HOUSING AUTHORITY OF THE CITY OF NEW BRAUNFELS
CAPITAL FUND PROGRAM
STATEMENT OF REVENUES AND EXPENSES
For the One Month and Nine Months Ended
June 30, 2020

	Current	Current Budget	Variance	YTD	YTD Budget	Variance
REVENUES						
REVENUES-HUD CFP	\$ 0.00	\$ 0.00	\$ 0.00	\$ 137,407.12	\$ 0.00	\$ 137,407.12
OPERATING GRANTS						
TOTAL REVENUES	0.00	0.00	0.00	137,407.12	0.00	137,407.12
OPERATING EXPENSES						
ADMINISTRATIVE EXPENSES						
LEGAL EXPENSE	0.00	0.00	0.00	37,478.12	0.00	(37,478.12)
ACCOUNTING FEES	0.00	0.00	0.00	860.00	0.00	(860.00)
EMPLOYEE BEN CONTRIB	0.00	0.00	0.00	5,303.30	0.00	(5,303.30)
SUNDRY	0.00	0.00	0.00	6,194.00	0.00	(6,194.00)
TOTAL ADMINISTRATIVE EXPENSES	0.00	0.00	0.00	49,835.42	0.00	(49,835.42)
ORD MAINT & OPERATIONS						
ORD MAINT & OPER-MATERIALS	0.00	0.00	0.00	4,327.41	0.00	(4,327.41)
ORD MAINT & OPER-CONTRACT	0.00	0.00	0.00	91,514.85	0.00	(91,514.85)
ORD M&O-HEATING & COOLING	0.00	0.00	0.00	1,308.00	0.00	(1,308.00)
ORD M&O-ELEVATORS	8,900.00	0.00	(8,900.00)	19,716.91	0.00	(19,716.91)
ORD M&O-LANDSCAPING	10,450.00	0.00	(10,450.00)	31,125.00	0.00	(31,125.00)
ORD M&O-UNIT TURNAROUND	4,959.00	0.00	(4,959.00)	15,338.47	0.00	(15,338.47)
ORD M&O-ELECTRICAL	0.00	0.00	0.00	8,663.62	0.00	(8,663.62)
ORD M&O-PLUMBING	0.00	0.00	0.00	1,550.00	0.00	(1,550.00)
ORD M&O-EXTERMINATING	0.00	0.00	0.00	6,815.00	0.00	(6,815.00)
ORD M&O-ROUTINE MAINT	0.00	0.00	0.00	2,496.82	0.00	(2,496.82)
TOTAL ORD MAINT & OPERATIONS	24,309.00	0.00	(24,309.00)	182,856.08	0.00	(182,856.08)

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HOUSING AUTHORITY OF THE CITY OF NEW BRAUNFELS
CAPITAL FUND PROGRAM
STATEMENT OF REVENUES AND EXPENSES
For the One Month and Nine Months Ended
June 30, 2020

	Current	Current Budget	Variance	YTD	YTD Budget	Variance
TOTAL OPERATING EXPENSES	\$ 24,309.00	\$ 0.00	(24,309.00)	\$ 232,691.50	\$ 0.00	(232,691.50)
Income From Operations	(24,309.00)	0.00	(24,309.00)	(95,284.38)	0.00	(95,284.38)
DEPRECIATION EXPENSE						
TOTAL DEPRECIATION EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00
Income From Operations	(24,309.00)	0.00	(24,309.00)	(95,284.38)	0.00	(95,284.38)
OTHER INCOME/(EXPENSE)						
REPLACMNT-NON-EXPEND EQ	(13,483.62)	(8,006.75)	(5,476.87)	(64,466.71)	(72,060.75)	7,594.04
PROP BETTRMNTS & ADDNS	(891.27)	(8,333.33)	7,442.06	(18,646.66)	(75,000.01)	56,353.35
OPER EXPENDITURES-CONTRA	14,374.89	16,340.08	(1,965.19)	83,113.37	147,060.76	(63,947.39)
TOTAL OTHER INCOME/(EXPENSE)	0.00	0.00	0.00	0.00	0.00	0.00
Net Income (Loss)	<u>\$ (24,309.00)</u>	<u>\$ 0.00</u>	<u>(24,309.00)</u>	<u>\$ (95,284.38)</u>	<u>\$ 0.00</u>	<u>(95,284.38)</u>

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**HOUSING AUTHORITY OF THE CITY OF NEW BRAUNFELS
SECTION 8 HOUSING CHOICE VOUCHER PROGRAM**

BALANCE SHEET

June 30, 2020

ASSETS

CURRENT ASSETS

FIRST COMMERCIAL BANK	\$	226,086.27	
RESTRICTED CASH-HAP RESERVE		(38,502.00)	
RESTRICTED CASH-CARES ACT FUNDS		34,668.00	
TOTAL CURRENT ASSETS	\$		222,252.27

LAND, BUILDINGS & EQUIPMENT

FURN, EQ & MACH-NON- DWELLING		74,442.66	
SITE IMPROVEMENTS		4,657.00	
TOTAL LAND, BUILDINGS & EQUIPMENT		79,099.66	
LESS: ACCUM DEPRECIATION		(73,914.44)	
TOTAL LAND, BUILDINGS & EQUIPMENT			5,185.22
TOTAL ASSETS	\$		227,437.49

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HOUSING AUTHORITY OF THE CITY OF NEW BRAUNFELS
SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

BALANCE SHEET

June 30, 2020

Liabilities And Equity

CURRENT LIABILITIES

ACCTS PAYABLE-VENDORS	\$	960.00	
ACCOUNT PAYABLE-HUD		1,380.03	
ACCRUED COMPENSATED ABSENCES		69.12	
TOTAL CURRENT LIABILITIES	\$		2,409.15

NON-CURRENT LIABILITIES

ACCRUED COMP ABSENCES-L/T	69.12	
TOTAL NON-CURRENT LIABILITIES		69.12

TOTAL LIABILITIES		2,478.27
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RETAINED EARNINGS

RETAINED EARNINGS-UNDESIGNATED	48,727.13	
RET EARNGS-NET CAP ASSETS	5,185.22	
OPERATING RESERVE-SEC 8V-ADMIN PRE-2004	66,228.00	
OPERATING RESERVE-SEC 8V-ADMIN	150,100.16	
OPERATING RESERVE-SEC 8V-HAP	(38,502.00)	
OPERATING PROFIT & LOSS	(6,779.29)	
TOTAL RETAINED EARNINGS		224,959.22

Total Liabilities And Equity	\$	227,437.49
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HOUSING AUTHORITY OF THE CITY OF NEW BRAUNFELS SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

STATEMENT OF REVENUES AND EXPENSES

For the One Month and Nine Months Ended
June 30, 2020

	Current	Current Budget	Variance	YTD	YTD Budget	Variance
REVENUES						
REVENUES-HUD ADMIN FEE	\$ 12,474.00	\$ 10,208.00	\$ 2,266.00	\$ 119,744.00	\$ 91,872.00	\$ 27,872.00
REVENUES-HUD HAP SUBSIDY	184,937.00	107,979.00	76,958.00	1,165,057.00	971,811.00	193,246.00
REVENUES-CARES ACT FUNDS	0.00	0.00	0.00	34,668.00	0.00	34,668.00
INCOME-PORT-IN FEES	86.36	433.00	(346.64)	349.66	3,897.00	(3,547.34)
INCOME-HAP PORT-IN REIMB	1,895.00	5,669.00	(3,774.00)	9,103.00	51,021.00	(41,918.00)
FRAUD RECOVERY INCOME	0.00	53.75	(53.75)	0.00	483.75	(483.75)
TOTAL REVENUES	199,392.36	124,342.75	75,049.61	1,328,921.66	1,119,084.75	209,836.91
OPERATING EXPENSES						
ADMINISTRATIVE EXPENSES						
ADMINISTRATIVE SALARIES	6,484.62	13,273.83	6,789.21	56,576.12	119,464.51	62,888.39
LEGAL EXPENSE	0.00	250.00	250.00	0.00	2,250.00	2,250.00
STAFF TRAINING	0.00	125.00	125.00	0.00	1,125.00	1,125.00
TRAVEL EXPENSE	0.00	375.00	375.00	0.00	3,375.00	3,375.00
ACCOUNTING FEES	0.00	916.00	916.00	8,872.00	9,189.00	317.00
AUDIT FEES	0.00	435.00	435.00	0.00	3,915.00	3,915.00
EMPLOYEE BEN CONTRIB	2,696.41	3,122.92	426.51	15,802.43	28,106.24	12,303.81
SUNDRY	0.00	2,366.66	2,366.66	743.00	21,300.02	20,557.02
OFFICE TELEPHONE	0.00	1,250.00	1,250.00	0.00	11,250.00	11,250.00
ADMIN SERVICES CONTRACTS	0.00	1,250.00	1,250.00	0.00	11,250.00	11,250.00
INSURANCE	0.00	349.54	349.54	0.00	3,145.86	3,145.86
GEN EXP-PORTABILITY FEE	133.76	298.00	164.24	1,251.06	2,682.00	1,430.94
HOUSING ASSIST PMNTS	133,074.00	119,750.00	(13,324.00)	1,210,199.34	1,077,750.00	(132,449.34)
HAP-PORTABILITY-OUT	2,848.00	1,300.00	(1,548.00)	28,109.00	11,700.00	(16,409.00)
HAP-PORTABILITY-IN	2,860.00	0.00	(2,860.00)	12,580.00	0.00	(12,580.00)
TOTAL ADMINISTRATIVE EXPENSES	148,096.79	145,061.95	(3,034.84)	1,334,132.95	1,306,502.63	(27,630.32)

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HOUSING AUTHORITY OF THE CITY OF NEW BRAUNFELS
SECTION 8 HOUSING CHOICE VOUCHER PROGRAM
STATEMENT OF REVENUES AND EXPENSES

For the One Month and Nine Months Ended
June 30, 2020

	Current	Current Budget	Variance	YTD	YTD Budget	Variance
TOTAL OPERATING EXPENSES	\$ 148,096.79	\$ 145,061.95	\$ (3,034.84)	\$ 1,334,132.95	\$ 1,306,502.63	\$ (27,630.32)
Income From Operations	51,295.57	(20,719.20)	72,014.77	(5,211.29)	(187,417.88)	182,206.59
DEPRECIATION EXPENSE						
DEPRECIATION EXPENSE	310.00	59.00	(251.00)	2,790.00	531.00	(2,259.00)
TOTAL DEPRECIATION EXPENSE	310.00	59.00	(251.00)	2,790.00	531.00	(2,259.00)
Income From Operations	50,985.57	(20,778.20)	71,763.77	(8,001.29)	(187,948.88)	179,947.59
OTHER INCOME/(EXPENSE)						
INTEREST INCOME-UNRESTRICTED	0.00	219.26	(219.26)	0.00	1,973.34	(1,973.34)
PRIOR YEAR ADJ-AFF RES RECPTS	0.00	0.00	0.00	1,222.00	0.00	1,222.00
TOTAL OTHER INCOME/(EXPENSE)	0.00	219.26	(219.26)	1,222.00	1,973.34	(751.34)
Net Income (Loss)	\$ 50,985.57	\$ (20,558.94)	\$ 71,544.51	\$ (6,779.29)	\$ (185,975.54)	\$ 179,196.25

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