



# **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.**



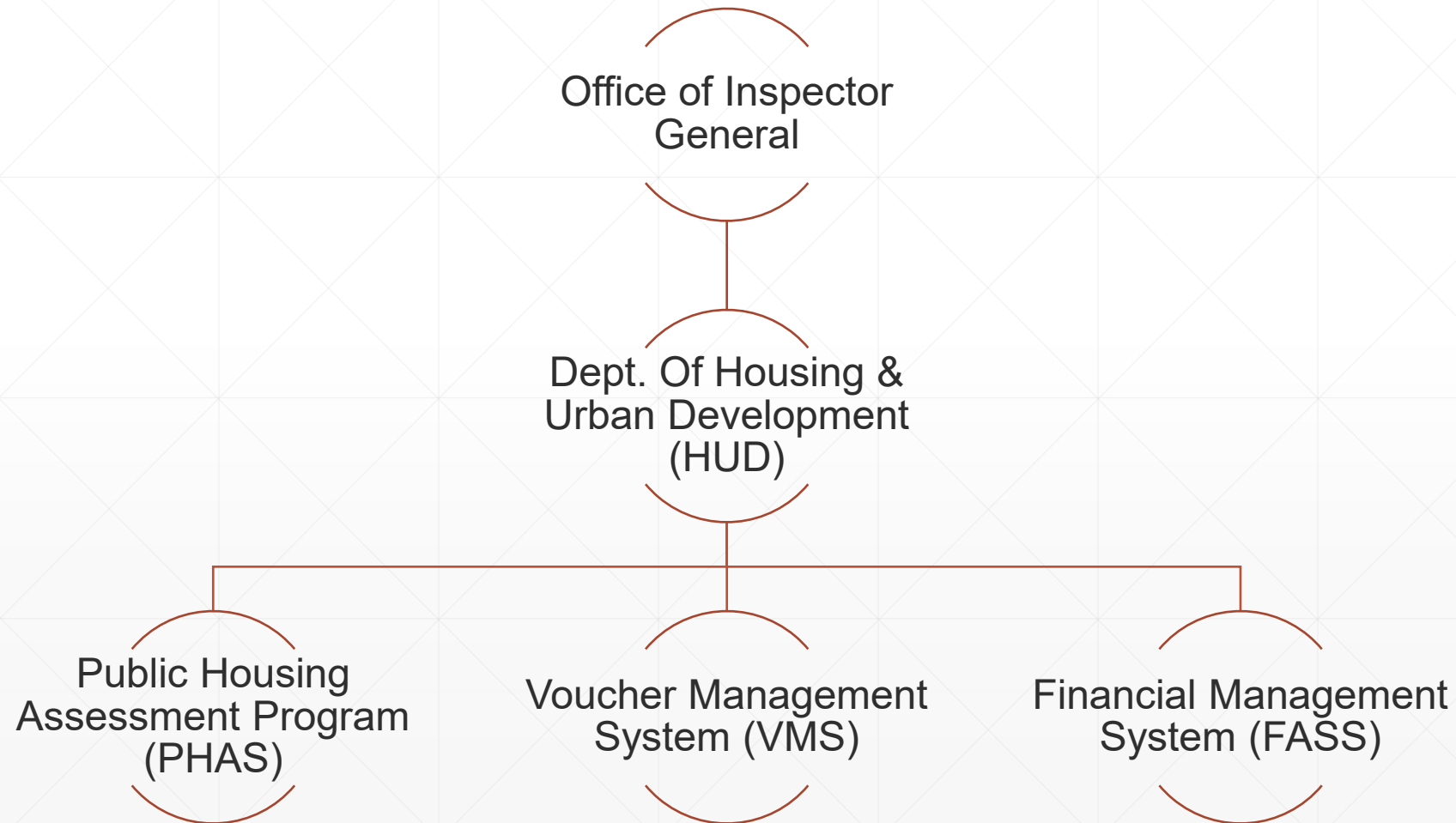
## Housing Choice Voucher (Section 8) Overview

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

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

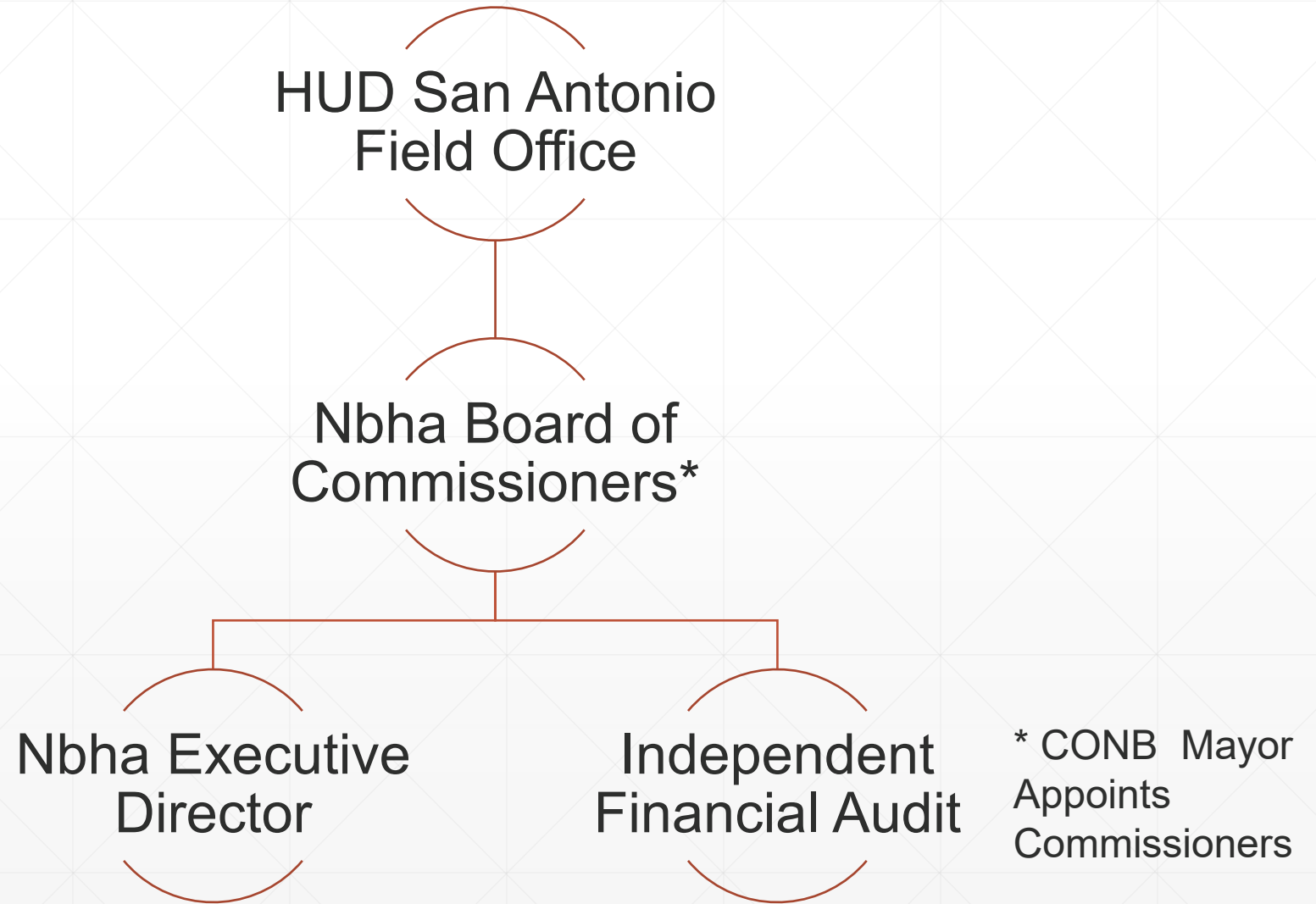


## Nbha Federal Oversight





## Nbha Local Oversight





## **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. Resident 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**
- Thrash Compactor Disabled (Enclosed in mechanical enclosure)**
- Thrash 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

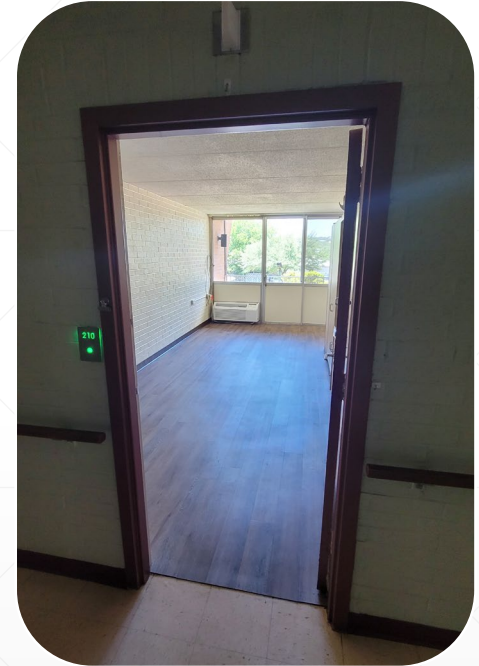
**Laurel Plaza  
Improvements Units**



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????????**