

**NOTICE OF A PUBLIC MEETING
AN AGENDA OF A REGULAR MEETING OF THE
FOREST PARK COMMUNITY OF THE
HOUSING AUTHORITY OF SAN ANGELO, TEXAS
12:00 P.M. – Wednesday, August 24, 2022
420 EAST 28TH STREET**

The site of this public meeting is accessible to people with disabilities. Handicapped persons who need assistance to participate, observe, or comment, please call 481-2500 at least 24 hours prior to the meeting so that arrangements can be made.

I. OPEN SESSION. (12:00 P.M.)

- A. Call to order
- B. Consideration of approval of the June 22,2022 meeting and any action concerning the same

II. REGULAR SESSION

- A. Status reports presented by staff and any action concerning the same
 - 1. Programs: Occupancy and delinquency report
 - 2. Properties and Construction projects
 - 3. Financial Statements- Income and Balance Sheet Review
- B. Consideration of a resolution to approve of clearing any open checks issued 60 days prior to 9/30/2022 and any action concerning the same
- C. Consideration of approving the write off of uncollected Tenant Accounts more than 30 days past due as of 08/01/2022 and any action concerning the same
- D. Consideration of the 10/01/2022-0930/2023 Budget and any action concerning the same

III. FUTURE AGENDA ITEMS

IV. ADJOURNMENT



The regularly scheduled monthly meeting of the Forest Park Community, held at 12:43 P.M., Wednesday, June 22, 2022; from the Housing Authority, 420 East 28th street, San Angelo, Texas.

THE FOLLOWING BOARD MEMBERS WERE PRESENT:

Mr. Troyce Wilcox, Mrs. Barbara Brown, Mrs. Monette Molinar, Mrs. Jaime Colvin and Mr. Masters were present. Mrs. Becky Fraser was not able to attend

STAFF MEMBERS PRESENT WERE:

Ms. Becki Salandy, Mrs. Amanda Cruz, Mrs. Kellie Pfeil and Mrs. Mari Valdibieso were present.

CALL TO ORDER:

Mr. Wilcox called the meeting to order at 12:43 p.m.

APPROVAL OF MINUTES FROM THE MARCH 23, 2022 MEETING AND ANY ACTION CONCERNING THE SAME:

Mr. Masters presented a motion to approve the minutes from the March 23, 2022 meeting as written. Mrs. Colvin provided a second. The motion carried 5-0.

STATUS REPORTS ON PROGRAMS, PROPERTIES, AND FINANCIAL STATEMENTS PRESENTED BY STAFF AND ANY ACTION CONCERNING THE SAME:

Mrs. Cruz reviewed the status reports included in the board packets. The status report provided delinquency and occupancy reports for FPC along with the waiting list numbers for May 2022. Mrs. Salandy presented the highlights of the March 2022 Financials statements. The commissioners were provided a Balance sheet and Income statement for the FPC program.

PRESENTATION OF THE PROPOSAL IN RESPONSE TO THE CITY OF SAN ANGELO- NEIGHBORHOOD AND FAMILY SERVICE DEPARTMENT'S REQUEST FOR PROPOSAL: HOMELESS VETERAN HOUSING AND CASE MANAGEMENT AND ANY ACTION CONCERNING THE SAME:

Mrs. Salandy presented the written proposal submitted to the City of San Angelo for a bid amount of \$654,410.00. This proposal is in partnership with Galilee Community Development for the remodel of eight (8) units at Country Cottages. Ms. Salandy requested and received a proposal from Galilee for the cost to remodel in the amount of \$554,410. A copy of the work write-up and cost estimate was presented and reviewed. This was included in the response to the COSA's request for proposals in an effort to receive funds to remodel these units. The HASA portion of the proposal is in the amount of \$100,000.00. These funds will be used to cover the cost of administrative needs for the program for two years. The proposal outlines a preference for these eight units to be given to Homeless Veterans. Ms. Salandy has reached out to Nickie Starkey, Chief Social Work Service of West Texas VA for support on this application. The VASH program currently administered between HASA and the VA, with funding from HUD is a great fit for this proposal. A letter of support from Jason Cave, Director at the VA was also included. The proposal outlines that a preference for VASH participants will be available for these remodeled units. If a HUD VASH voucher is not available, a preference would be received from our Housing Stability Case Manager (HSCM), Lisa Martinez. Mrs. Martinez, currently administers our Rapid Rehousing Program and will be given the case management responsibility for these 8 participants, as well. If this referral option is also not viable, the proposal lists the

last option as being a referral from Concho Valley Homeless Planning Coalition. If all of these avenues have been depleted and there is not a qualified homeless Veteran, the unit will be leased to someone experiencing homelessness to avoid the unit sitting empty. We feel that this proposal will be competitive and could result in the remodel of half of our units; as well as, fulfill a portion of our mission by housing homeless Veterans. The proposal also outlines the economic development that will be generated from the City's award of this contract to HASA in partnership with Galilee. This project will provide local jobs and revitalize a property on a major highway in San Angelo. The property is also downtown adjacent and in close proximity of services this demographic may need. Some discussion followed. Mr. Wilcox asked if we put in a stipulation in the proposal stating that if no referrals were received for homeless that we would lease the unit, rather than let it sit vacant. Mrs. Salandy apologized, but no this was not outlined in the proposal. Mr. Wilcox also asked if we had a plan to remodel the remainder of our units. Ms. Salandy and Mrs. Cruz have met with another funder and are currently working to develop a similar proposal to remodel the remaining units. If this is not obtainable, the HASA will be able to begin the remodel with a portion of the funds secured in the DS loan. However, this will be a remodel completed in phases due to lack of funding. We would remodel the units as they become vacant. However, staff do feel like we have a good chance at obtaining funding to complete the remodel of the remaining 6 units. Mrs. Molinar asked when the team would know if this was awarded. Ms. Salandy explained that the final determination will be made at the August City Council meeting. Mr. Wilcox asked for a motion to approve the proposal for the City of San Angelo -Neighborhood and family services department's: Homeless Veteran Housing and Case Management RFP. Mrs. Molinar provided a motion. Mr. Masters provided a second. The motion carried 5-0.

PRESENTATION OF THE PROGRESS MADE TOWARDS THE SECTION 22 CONVERSION OF 174 LOW RENT UNITS TO FOREST PARK COMMUNITY AND ANY ACTION CONCERNING THE SAME:

Ms. Salandy stated that the conversion is going as planned and in line with the original timeline. The Low Rent staff have begun resident education briefings. We are in contact with our Field office regarding the application for Tenant Protection Vouchers. Ms. Salandy presented a chart of what the FPC portfolio will look like after conversion. We will move the 174 units to FPC and combine these units with the 12 existing units that belong to FPC. The budgets for this year will be by development and the financial statements will change after the conversion to present each development as a separate project on Forest Parks Financial statements. Some brief discussion of the progress took place. No action was needed or taken on this item.

FUTURE AGENDA ITEMS:

Mr. Wilcox asked if there were any future agenda items. No additional items were presented at this time. Ms. Salandy stated that the FPC meeting would be on August 24th following the HASA meeting and the upcoming year's budget would be presented.

ADJOURNMENT:

As there was no further business to discuss, Mr. Wilcox requested a motion to adjourn the meeting at 1:09 p.m. Mr. Masters provided a motion for adjournment and Mrs. Colvin provided a second. The motion carried 5 to 0 to call the meeting adjourned.

HASA Board Commissioner

Board Secretary