

**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, June 22, 2022
Main Office of the Housing Authority
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 March 23, 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. Presentation of the proposal response to the City of San Angelo-Neighborhood and family service Department's Request for Proposals: Homeless Veteran Housing and Case Management
- C. Presentation of progress on transition the 174 Low Rent units to Forest Park Community under the Section 22 conversion

III. FUTURE AGENDA ITEMS

- A. Consideration of approving the operating budget for 10/01/2022 to 09/30/2023 and any action concerning the same

IV. ADJOURNMENT



The regularly scheduled monthly meeting of the Forest Park Community, held at 12:48 P.M., Wednesday, March 23, 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. Becky Fraser, Mrs. Jaime Colvin and Mr. Masters were present.

STAFF MEMBERS PRESENT WERE:

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

CALL TO ORDER:

Mr. Wilcox called the meeting to order at 12:00 p.m.

APPROVAL OF MINUTES FROM THE JANUARY 26, 2022 MEETING AND ANY ACTION CONCERNING THE SAME:

Mr. Masters presented a motion to approve the minutes from the January 26, 2022 meeting as written. Mrs. Colvin provided a second. The motion carried 6-0.

STATUS REPORTS ON PROGRAMS, PROPERTIES, AND FINANCIAL STATEMENTS PRESENTED BY STAFF AND AY 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 February 2022. Mrs. Cruz provided an update on the purchase of Country Cottages. The maintenance team has two vacant units at this point. We have accepted the lowest bid to replace the roof and that work should begin soon. At the next meeting Country Cottage will be added to the status report as well.

Mrs. Salandy presented the highlights of the February 2022 Financials statements. The commissioners were provided a Balance sheet and Income statement for the FPC program.

CONSIDERATION OF A RESOLUTION TO AMEND THE AUTHORIZED CHECK SIGNATORIES FOR ALL ACCOUNTS HELD AT FIRST FINANCIAL BANK AND ANY ACTION CONCERNING THE SAME:

Mrs. Salandy explained that we need to adjust the authorized members of staff listed as check signers on each of our checking accounts held at FFNB. Mrs. Salandy is asking to remove Deborah Ruiz and add Kellie Pfeil. Mr. Wilcox asked if there were any questions on this agenda item. There being none a motion was made by Mr. Masters. A second followed from Mrs. Molinar. The motion carried 6-0.

CONSIDERATION OF A RESOLUTION TO APPROVE A RENTAL RATE INCREASE AT THE FOREST PARK COMMUNITY PROPERTIES AND ANY ACTION CONCERNING THE SAME:

Mrs. Cruz presented the board with the suggested rental rate increase for Forest Park Community. The properties are 5 duplexes located on Junius St (10 units) and the two Single family homes located on Shelton Street. The Junius duplexes are specifically for elderly or disabled residents. Mrs Cruz stated that we do have several residents in these that live on a fixed income so we have divided the increase into two years for the current residents. The chart listed below shows the increase. The new rate would be the lease up rate for any newly lease properties

Forest Park Rent Increases for ALL UNITS-2022

Unit Type	Current Rent	Proposed Rent for new Residents	Amount of Increase	Proposed Rent for Current-at first lease renewal	Amount of Increase	Proposed Rent for Current-at second lease renewal
1 Bedroom Duplex-Junius	\$400	\$520	\$120	\$460	\$60	\$520
3 Bedroom House-Shelton St.	\$750	\$975	\$225	\$862	\$112	\$975

Mrs. Molinar stated that she feels that this increase could be detrimental to some of our elderly residents living on a fixed income. Some discussion took place regarding alternative to phasing this in or offering a sliding scale to the residents. Mrs. Colvin also expressed concern that this may be too much of an increase and inquired if these units could be income based. Mrs. Cruz explained that we do not have an exact picture of the income for these residents since there is no program available at these units. This property does not receive any subsidies so we do not monitor the resident's income. The rent at these units is so far below the market that the property will not be able to make future capital improvements as the property ages. Mrs. Cruz stated that we do have 4 or 5 residents that are also HCV participants, so they received assistance in that way. The property manager has visited with these residents and explained that a rent increase is possible. They have each been encouraged to apply for rental assistance through the HCV program. However, there is a waiting list for the HCV program so this may not be an immediate remedy. We also want to be careful that we do not charge voucher holders a different rate than an unassisted unit. The Commissioners understand but still feel this is unfair to the elderly residents on a small fixed income.

Mrs. Salandy suggested a Hardship exemption application. When staff send the 60-day notice we will include a clause that allows them to apply for a hardship exemption. If their income once verified is too low to justify the sixty-dollar increase, we will reduce the increase to a lower rate. This will allow us to increase revenue but consider the residents that are on fixed income. Mr. Wilcox suggested that as we offer the waiver, we also offer other resource to help the client, such as the HCV program. The board and staff agreed that this would be a better approach for the FPC residents residing in the elderly specific property on Junius. Mrs. Salandy inquired about the other properties on Shelton Street or the new complex. Mrs. Molinar stated that she did not feel that was necessary, the main concern is raising the rent to a level that would cause a hardship to those living in the elderly/disable units that are accustomed to paying \$400 a month and are living on Social Security benefits of \$700 a month. They do not typically receive a significant increase in their income and are likely already struggling.

A new rental rate for Country Cottages was also proposed for vacant units only and at the end of the one-year lease for current residents. The rent increase is listed below:

Forest Park- Country Cottages Rent Increases for ALL UNITS- 2022

Unit Type	Current Rent	Proposed Rent for new Residents	Amount of Increase	Proposed Rent for Current-at first lease renewal	Amount of Increase	Proposed Rent for Current-at second lease renewal
1 Bedroom w/Yard	\$675	\$775	\$100	\$725	\$50	\$775
1 Bedroom wo/Yard	\$575	\$750	\$175	\$662	\$87	\$750

Mr. Wilcox stated that he would entertain a motion to approve the Forest Park Property rent increases with the allowance for residents in the 5 elderly/disabled units to be offered a hardship application to be considered for less of an increase if determined eligible. Mr. Masters provided the motion. Mrs. Molinar

provided a second. The motion carried 6-0. Mr. Wilcox then entertained a motion to approve the proposed rental increase for the Country Cottages. Mrs. Brown provided a motion. Mrs. Fraser provided a second. The motion carried 6-0.

CONSIDERATION OF APPROVAL FOR A FUNDRAISER EVENT AND ANY ACTION CONCERNING THE SAME:

Mrs. Salandy would like approval from the Board to begin holding some fund raisers to generate income for the Housing Solutions Department. Mrs. Salandy explained that the employees that administer the Rapid Re-Housing Program also maintain a Basic Needs Closet. We have named them the Housing Solutions Department and set them up with a mission to meet the needs outside of just housing for those in need. The RRH program is their main focus. However, we have grown our clothing closet from a small space here to a full Basic Needs Closet located at 2621 Junius. The two employees are now officed there and we have from 10-15 families using the closet each month. Mrs. Salandy showed some pictures of the pantry and explained a few of the partnerships we have developed to stock the pantry and provide furniture when we can. We are looking for ways to sustain this and grow it. We would like to hold a fundraiser, like a kick ball tournament or a run to generate some income. Mrs. Salandy has reached out to a few other non-profits to see if there would be an interest and this seems to be viable. If the Board is in agreement, we will begin holding some fundraisers and looking for other ways to sustain the Housing Solutions Department. Some discussion followed about donations and current partnerships. No objections to fund raising for this department were presented.

FUTURE AGENDA ITEMS:

Mr. Wilcox asked if there were any future agenda items. No additional items were presented at this time.

ADJOURNMENT:

As there was no further business to discuss, Mr. Wilcox requested a motion to adjourn the meeting at 1:21 p.m. Mrs. Brown provided a motion for adjournment and Mr. Masters provided a second. The motion carried 6 to 0 to call the meeting adjourned.

HASA Board Commissioner

Board Secretary