

**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, March 23,2022
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 January 26th 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 change to the authorized check signers for the Forest Park Community accounts and any action concerning the same
- C. Consideration of a resolution to approve a Rental Rate increase at for Forest Park properties and any action concerning the same
- D. Consideration of approval for a fundraiser event and any action concerning the same

III. FUTURE AGENDA ITEMS

IV. ADJOURNMENT

FOREST PARK COMMUNITY MINUTE RECORD

The initial meeting of the Forest Park Community of San Angelo was held at 12:34 a.m., Wednesday, January 26th at the Housing Authority of San Angelo, 420 East 28th street, San Angelo, Texas.

THE FOLLOWING BOARD MEMBERS WERE PRESENT:

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

STAFF MEMBERS PRESENT WERE:

Mrs. Becki Salandy, Mr. Brandon Bailey and Mrs. Mari Valdibieso were present.

CALL TO ORDER:

Mr. Wilcox called the meeting to order at 12:34 p.m.

APPROVAL OF MINUTES FROM THE JANUARY 6, 2022 MEETING AND ANY ACTION CONCERNING THE SAME:

Mr. Wilcox asked for a motion to approve the minutes from the January 6, 2022 meeting. Mrs. Brown provided a motion. Mrs. Molinar provided a second to approve the minutes as written. The motion carried 5-0.

REGULAR AGENDA ITEMS, STATUS REPORTS AND FINANCIAL STATEMENTS AND ANY ACTION CONCERNING THE SAME:

Mrs. Salandy reviewed the status reports and financial statements for the 12 units in Forest Park Community. Occupancy is at one hundred percent with zero delinquent rent. Mrs. Salandy presented the financial statements to include the Income statement and balance sheet as of 11/30/2021. The net income of the program was \$4,783.48 for the month of November. Mrs. Salandy stated that this property has limited the cash flow due to low rental rates. The rental income for this property could be increased with a rent increase and still provide affordable housing. At this time the one-bedroom units lease for \$400.00 a month. This is well under a fair market rental rate. Due to the majority of the resident being elderly; staff would like to give the residents the opportunity to apply for assistance prior to asking for a rental increase. Mrs. Salandy has asked staff to begin visiting with the residents of FPC about possible rent increases in the future. Mrs. Molinar stated that she is concerned for those living on Social Security alone. Mrs. Molinar questioned what we could offer low-income residents that may not qualify for HCV. Mrs. Salandy agreed and stated that the property manager for this property has verified that we do have some residents on a fixed income. Mrs. Brown asked if the Income Limits have changed for 2022. Mrs. Salandy explained that these come out in October, and yes, the HCV program has been updated to current rental income limits. Mrs. Lykins, the Property Manager has been asked to visit with each resident on an individual basis and assist them in applying for assistance. If there are residents with a fixed rate that is not eligible for the HCV program, we could ask the Board to possibly grandfather their current rent in. Mrs. Molinar stated that yes, she would like to see the elderly residents provided with the opportunity to apply for assistance and for anyone that does not qualify for some reason to be considered for allowances. There being no further questions or concerns regarding the status reports or financial statements Mr. Wilcox moved to the next agenda item.

CONSIDERATION OF THE PROPERTY INSPECTION FOR 51 N KOENIGHEIM, THE FEASIBILITY PERIOD FOR THE PROPERTY PURCHASE AND ANY ITEMS CONCERNING THE SAME:

Each Commissioner was provided a copy of the property inspection conducted on January 20th by Mr. Hunter Smith. Mrs. Salandy pointed out the main areas of concern at this point is the foundation and roof. Mr. Bailey explained that the majority of the improvements needed for the property is on the exterior, the roof, wood work, some stucco damage, gutters and the concerns with the foundation. Overall, he agreed with the Inspector that the property is in fair condition. Mr. Bailey stated that you can tell there has not had a maintenance staff tending

to the needs as they arise. Mrs. Salandy presented two quotes for the repairs needed to the roof. Mrs. Salandy would like to ask HASA's agent to seek an amendment in the contract for the amount of the roof repairs. If the seller is not willing to negotiate, we will move forward regardless but we will make an effort to amend for the quoted repairs. The two quotes available were in the amount of \$25,200 from Guerrero Roofing and \$36,075 from Candela Roofing. Mr. Wilcox asked if all were in favor of moving forward with the property purchase and authorizing Mrs. Salandy to attempt to negotiate some on the repairs if possible. There were no objections. Mrs. Brown provided a motion to approve and Mrs. Molinar provided a second. The motion carried 5-0.

FUTURE AGENDA ITEMS:

At this time no future agenda items were presented. The next meeting will take place as scheduled in March.

ADJOURNMENT:

As there was no further business to discuss Mr. Masters made a motion to adjourn the meeting at 12:54 pm. A second was made by Ms. Molinar. The motion carried 5-0.

FPC Board President,
Mr. Troyce Wilcox

Board Secretary