

**NOTICE OF A PUBLIC MEETING  
AN AGENDA OF A REGULAR MEETING OF THE  
HOUSING AUTHORITY OF SAN ANGELO, TEXAS  
12:00 P.M. – Thursday, January 6, 2022**

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. (12:00P.M.)

A. Call to Order.

B. Approval of minutes from the October 28, 2021 meeting and any action concerning the same

II. REGULAR AGENDA

A. Consideration of a resolution to approve a short- term inter company loan between Desert Shadows Property and Forest Park Community and any action concerning the same

B. Consideration of a resolution to approve the Executive Director to seek third party financing and any action concerning the same

III. FUTURE AGENDA ITEMS

IV. ADJOURNMENT

THE PUBLIC HOUSING AUTHORITY MINUTE RECORD  
Of the City of San Angelo, Texas Wednesday, Oct 28, 2021



The scheduled quarterly meeting of the Housing Authority of San Angelo (HASA) held at 12:00 p.m., Thursday, October 28, 2021; at the Housing Authority, located at 420 East 28<sup>th</sup> street, San Angelo, Texas.

**THE FOLLOWING BOARD MEMBERS WERE PRESENT:**

Mrs. Monette Molinar, Mrs. Barbara Brown, Mrs. Jaime Colvin and Mrs. Becky Fraser were present.

**STAFF MEMBERS PRESENT WERE:**

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

**CALL TO ORDER:**

Mrs. Molinar called the meeting to order at 12:28 p.m.

**APPROVAL OF MINUTES FROM THE AUGUST 25, 2021 MEETING AND ANY ACTION CONCERNING THE SAME:**

Mrs. Molinar presented a motion to approve the minutes from the August 25, 2021 meeting as written. Mrs. Colvin presented a motion and Mrs. Brown followed with a second. The motion carried 4-0.

**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. Current delinquency

and occupancy reports were provided for all programs along with the waiting list numbers for September 2021. A brief explanation was given regarding the increased delinquency and efforts made to connect tenants to Texas Rent Relief programs.

Mrs. Cruz also provided a status on the construction project completion for Desert Shadows roof replacement project. We are in the final stages, awaiting the woodwork and chimney repairs. This contract should be completed in the next few weeks.

The Capital improvement plan for Public Housing is delayed due to cabinets for the Paisano project are not yet available. The contract should begin January 1, 2022. HASA has received an approval letter from the Special Application Center (SAC) for the Voluntary Conversion application. This Paisano project is the final construction project needed to expend our PH reserves and closeout our ACC with HUD for Public Housing.

Mrs. Cruz provided a status report on the Rapid Rehousing and Family Self Sufficiency grant utilization. Mrs. Molinar inquired about the minimal number of families assisted.

Mrs. Cruz explained that the grantor has requested that we limit the number of families assisted at the same time due to the extensive amount of case management required for the majority of these participants.

The financial statements for August 2021 for each program were emailed to each commissioner for review. Mrs. Salandy briefly reviewed the highlight sheet for the income statements and balance sheet for each program. The Net Reserve Position for HCV was discussed and Mrs. Salandy explained that we are now utilizing HUD held reserves to keep our voucher utilization up. No other questions or comments were presented on the financials or status reports given.

**CONSIDERATION OF THE HASA'S ROLE IN THE COMMUNITY EFFORT TO REDUCE THE HOMELESS POPULATION IN OUR COMMUNITY AND ANY ACTION CONCERNING THE SAME:**

Mrs. Salandy explained, the Salvation Army closed its doors in February of 2019. There is no plan to re-open this facility and the building and land are now for sale. The only shelter in San Angelo is the Women's Shelter for Domestic Violence. According to SAPD and the Sherriff's office the homeless population is growing in San Angelo. This population has become a concern for many of our Community Partners; as well as our agency. Mrs. Salandy presented the current Community efforts as. A Homeless Coalition has been developed under Galilee Community Development. Mrs. Cruz serves on the Board of this coalition and this group has developed several projects to assist the homeless in San Angelo. Project ID and Out of the Cold were given as examples.

Mrs. Salandy has joined a second collaboration for Homeless Assessment and Planning. This is a smaller group of Community partners. This group is currently working on a strategic plan for the collaboration and has outlined a few objectives. The collaboration will be looking for funding to support these efforts. The collaboration would like the funding to be a combination of private donors as well as federal and state grants.

Mrs. Salandy would like to introduce the concept of the projects this group is working toward and ask for the Board's approval to continue to seek solutions and founding sources for these types of projects. At this point these are all pending agencies securing funding sources.

The main objective of this group is a collaboration of Community Partners to Open a Homeless Shelter and provide Transitional Housing. Mrs. Salandy explained the plan for the

project and the role HASA has been asked to play in the efforts to determine a solution to the Homeless in San Angelo.

Mrs. Salandy explained the commitments made so far by other agencies. Galilee Community Development has agreed to purchase a property to be utilized as a homeless shelter. The intent is to purchase the former Salvation Army Shelter and /or the land next to the shelter. This location is already zoned for this purpose and would therefore be the easiest solution. Galilee would remodel and bring the facility into compliance with COSA ordinance and building codes. MHMR of San Angelo has agreed to operate and administer the shelter service on a day-to-day basis. Some discussion took place regarding service and availability. The Housing Authority has been asked to develop transitional housing for those that are working to transition to more supportive housing and families with children experiencing homelessness. Mrs. Salandy would like to enter a MOU with Galilee Community Development to commit the HASA to providing the transitional housing piece, provided that adequate funding can be secured and Galilee is able to open a Homeless Shelter in need of transitional housing.

Mrs. Salandy explained a second project of interest for the Homeless planning group is to apply for HOME ARP funds from the City of San Angelo. The preference for the use of these funds is to assist homeless Veterans.

The consideration is the Housing Authority would apply for these funds and purchase Spanish Courts located on Sherwood Way. Galilee Community Development would like to be the developer to renovate the property and bring this up to code. The objective would be for at least 9 of the 18 units be to house homeless veterans and the remaining 9 would serve as the transitional housing portion of the Shelter plan. Adding the preference for homeless Veterans

would align with the Housing Authority's mission and could score our funding application additional points based on the current understanding of the funding requirements. Mrs. Fraser asked if these units would be large enough to accommodate a family with children. This will be a small unit but it would be an improvement over the shelter facility. The goal would be for this to be temporary shelter. This location may not prove to be the best option. The owner of this property has approached the group with a desire to sale the property and expressed an interest in this property being used to assist the homeless.

Lastly, The Housing Authority will also continue to seek additional Affordable Housing stock, this may be in the form of Tax Credits or other mixed finance projects. This goal is a desire of the homeless planning group as well and they may be helpful in support for funding.

Mrs. Salandy is asking for Board approval to begin searching for additional grants and/or funding to allow the Housing Authority to be a part of the efforts to end or reduce homelessness in San Angelo and to develop a MOU with Galilee to commit HASA to provide transitional housing for the Shelter project; contingent on adequate funding being secured.

Mrs. Molinar asked if there were any further questions or discussion needed. There being none she requested a motion to approve the HASA to enter a MOU with Galilee Community Development and to continue efforts to seek solutions to reduce the homeless population in San Angelo. Mrs. Brown provided a motion. Mrs. Fraser provided a second. The motion carried 4-0

**FUTURE AGENDA ITEMS:**

Our 09/30/2020 audit report is available and has been emailed to each commissioner. Mr.

Wilcox will present the audit in a future meeting. No other future agenda items were presented.

**ADJOURNMENT:**

As there was no further business to discuss Mrs. Molinar called for a motion to adjourn the meeting at 1:05 p.m.

---

HASA Board Commissioner

---

Board Secretary