

**NOTICE OF A PUBLIC MEETING
AN AGENDA OF A REGULAR MEETING OF THE
HOUSING AUTHORITY OF SAN ANGELO, TEXAS
12:00 P.M. – Wednesday, June 22, 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 March 23, 2022 meeting and any action concerning the same.

II. REGULAR AGENDA

- A. Status reports presented by staff and any action concerning the same
 - 1. Programs: Occupancy and delinquency report
 - 2. Properties and Construction projects
 - a. Closing of 123 Remodeling contract for Desert Shadows Roofs
 - b. Status of Paisano Development interior remodel contract
 - 3. Financial Statements- Income and Balance Sheet Review
- B. Consideration of a resolution to amend the Housing Choice Voucher administrative plan and any action concerning the same.
- C. Consideration of a resolution to amend the Homeownership administrative plan and any action concerning the same.
- D. Presentation of the 09/30/2021 Audit and any action concerning the same.
- E. Nomination of a finance committee for budget and planning purposes for the upcoming fiscal year 10/01/2022-09/30/2023.
- F. Consideration of a special called meeting on August 24,2022 for the year end meeting and any action concerning the same.

III. FUTURE AGENDA ITEMS

- A. Consideration of the 10/01/2022-0930/2023 Budget and any action concerning the same
- B. Presentation of the Family Self Sufficiency program and any action concerning the same

IV. ADJOURNMENT



The regularly scheduled monthly meeting of the Housing Authority of San Angelo (HASA) held at 12:00 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. Molinar 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 all programs along with the waiting list numbers for February 2022. Mrs. Cruz also provided a status on the FSS grant and the Rapid Rehousing Grant's progress. Mrs. Cruz then reviewed any updates for the properties and constructions contracts. This began with the continued progress at the Paisano Development. The interior remodel project is going well. Pictures of the progress in three units were provided. Staff are pleased with the progress of the work thus far. Mrs. Cruz then provided an update on the DS roof project, 123 remodeling has withdrew from the contract. The bonding company has been contacted by Mrs. Salandy in an attempt to secure monies to complete the remaining work on this project. Mrs. Salandy informed the board that staff secured three bids for the remaining work at this site. The bids are concerningly higher than the amount due to the contractor. The representative from the contractor's insurance company, did state that they have other claims for this contract from Vendors that have not been paid by the contractor for purchased materials. Mrs. Salandy, has reached out to our attorney, Sam Allen and let him know of the situation and that should the bonding company not cover these fees we may have to secure his services to determine what our best option is regarding the contractor not completing the job. The remaining work is wood work on the chimneys and some of the chimney caps.

Mrs. Salandy went on to state there was a small fire in building 2. The fire began in the chimney. The fire marshal did indicate that any air in the chimneys can cause fires. Poor wood work or poorly securing the chimney caps does not appear to be the cause of this fire but it has presented a concern to staff. Mrs. Salandy stated a solution to not only saving us from possible legal action to get the work completed by 123 Remodeling and to possibly protect our property is likely to close off these chimneys. Staff are soliciting quotes to determine our best option. Some discussion then took place regarding the fire. Mrs. Cruz provided details on the assistance provided by the Red Cross to the two residents temporarily displaced. Mrs. Cruz then went on to the status of the loan application for Desert Shadows and that once the financing is available, we will begin to work the Capital Improvement plan present in January.

Mrs. Salandy presented the highlights of the February 2022 Financials statements. The commissioners were provided a Balance sheet and Income statement for each program. Mrs. Salandy has highlighted the major purchased that contributed to the net loss reflected for the Low Rent program. These are a casualty loss payment for the repairs at the burn unit on 28th Street. This expense will be covered by insurance. However, in our efforts to expend the Low Rent reserves prior to the conversion, this program will continue to show a net loss. Other items were reviewed briefly in the other programs. The loan amount from Desert Shadows to Forest Park is also highlighted on the financial statements and is the cause of the Net Loss reflected for DS. There were no further questions or discussion on the status and financial reports. Mr. Wilcox moved on to the next agenda item.

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 AMEND THE HOUSING CHOICE VOUCHER (HCV) ADMINISTRATIVE PLAN TO INCLUDE THE FOSTER YOUTH TO INDEPENDENCE INITIATIVE AND ANY ACTION CONCERNING THE SAME:

Mrs. Cruz presented revisions to the HCV admin plan to add Foster Youth to Independence Initiative program to our administrative plan. Through the Foster Youth to Independence (FYI) initiative HUD will provide Housing Choice Vouchers (HCVs) for youth eligible under the Family Unification Program (FUP), subject to availability. FYIs are a special set-aside of HCVs administered by the HASA in partnership with the Department of Family and Protective Services (DFPS) in San Angelo, TX. HASA will contact HUD for a voucher when a referral has been made, therefore, there is not an automatic set number of vouchers awarded to HASA for this program. HASA may request as few as one voucher per fiscal year, with a maximum reward of 25. Voucher availability is dependent upon available funding from HUD. The DFPS initially determines if the youth meet the FYI eligibility requirements, certifies that the youth is eligible, and refers those youths to the HASA. The referred youth must apply online and be added to the HCV wait list. Once the DFPS makes the referral, the HASA places the FYI referral on its FYI waiting list. The HASA will determine whether the youth meet HCV program eligibility requirements, including income and criminal offender eligibility. The HASA conducts all other processes relating to voucher issuance and administration. In addition to rental assistance, supportive services must be provided to FYI youth by the DFPS or another approved social service agency. Services must be secured for a period of 36 months to eligible youth receiving rental assistance through PIH Notice 2020-28. Examples of the skills targeted by these services include, but are not limited to, money management skills, job preparation, educational counseling, and proper nutrition and meal preparation. FYI vouchers are targeted specifically to youth who have aged out of foster care or who will be transitioning from foster care within 90 days. Eligible youth may receive FYI voucher assistance for a lifetime maximum of 36 months. If at the end of 36 months the youth has not applied for and received a regular HCV, they will EOP from the FYI program with no additional assistance from HASA. To be eligible for this voucher preference, the following must be met at the time of referral:

- i. Has attained at least 18 years and not more than 24 years of age;
- ii. Left foster care, or will leave foster care within 90 days, in accordance with a transition plan described in section 475(5)(H) of the Social Security Act; and

- iii. Is homeless or is at risk of becoming homeless at age of 16 or older.

Some discussion took place regarding the program. Mr. Wilcox requested a motion to approve the revisions to the HCV Admin plan to include the FYI program. Mrs. Brown provided a motion and Mr. Masters followed with a second. The motion carried 6-0.

PRESENTATION OF THE 2022 INCOME LIMITS AND ANY ACTION CONCERNING THE SAME:

Mrs. Salandy asked that this item be tabled, these are not available at this time. Once these are available, we will utilize these as required and will present to the board as information. Mr. Wilcox tabled this item.

PRESENTATION OF THE PROGRESS ON PLANS FOR A COLLABORATED EFFORT TO PROVIDE TEMPORARY SHELTER AND TRANSITIONAL HOUSING TO THOSE IN NEED AND ANY ACTION CONCERNING THE SAME:

Mrs. Salandy provided an update of the preliminary plans of the Homeless Shelter Collaboration group. Several non-profits make up this collaboration and the mission is to develop a homeless shelter for San Angelo residents in need. Site plans for the project were reviewed. Galilee Community Development is looking to purchase the land where the previous Homeless Shelter operated by the Salvation Army was and a plot of land next to it. This land is located on Gillis and 1st street. The plan at this time is for Freedom Fellowship Church to operate the existing shelter area. They would like this to be long term temporary shelter and have not received approval from the City to rezone this area to allow for long term temporary shelter. Galilee would also like to build a new shelter on the same land. This shelter would be operated by MHMR. There would be some partnership between the two buildings, for food service and laundry. The next phase of this project is Transitional Housing. Galilee would like for the Housing Authority to purchase the second plot of land from Galilee and then build 10 small individual units to utilize as transitional housing to residents of the shelter. These units could be eligible for voucher preferences to some of our special programs, Mainstream or LHP. All of this would be contingent on funding and is very preliminary. Mrs. Salandy stated that the group will be doing a push for funding through San Angelo Gives in May for the initial phase, which is the purchase of the property. The purchase has been approved by Galilee Community Developments Board of Directors provided that funding can be secured. Mrs. Salandy stated that the idea today is to present the concept and make sure the Board is in favor. As funding opportunities present themselves, and any progress made will be presented to the Board in a future meeting.

CONSIDERATION OF A RESOLUTION TO APPROVE A RENTAL RATE INCREASE AT THE DESERT SHADOWS PROPERTY AND ANY ACTION CONCERNING THE SAME:

Mrs. Cruz presented the board with the suggested rental rate increase for Desert Shadows. At this time building 17 and 18 have been remodeled and we would like to phase in a rent increase over two years for the current residents in these remodeled buildings. Mrs. Cruz presented the chart below and identified the acronyms used for the income levels listed under the Status column. Mrs. Cruz answered any questions regarding the increase. Other than current residents residing in Building 17 or 18, this new rate would only be applied to new residents, that will be moving into a newly remodeled unit. A list of comparable units was also presented. The ADHP income limits for the Affordable Housing program are also listed and considered in the proposed rent increase.

Desert Shadows Rent Increases for REMODELED UNITS-2022

Unit Type	Status	Current Rent	ADHP Limits	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 Flat	VLI	\$500	\$680	\$620	\$120	\$560	\$60	\$620
	LI	\$530	\$890	\$650	\$120	\$590	\$60	\$650
	UR	\$630	N/A	\$775	\$145	\$703	\$72	\$775
1 Bedroom TH	VLI	\$550	\$680	\$670	\$120	\$610	\$60	\$670
	LI	\$585	\$890	\$750	\$165	\$667	\$82	\$750
	UR	\$680	N/A	\$780	\$100	\$730	\$50	\$780
2 Bedroom Flat	VLI	\$615	\$766	\$725	\$110	\$670	\$55	\$725
	LI	\$695	\$1,002	\$800	\$105	\$747	\$52	\$800
	UR	\$780	N/A	\$850	\$70	\$815	\$35	\$850
2 Bedroom TH	VLI	\$625	\$766	\$750	\$125	\$687	\$62	\$750
	LI	\$780	\$1,002	\$800	\$20	\$790	\$10	\$800
	UR	\$875	N/A	\$875	\$0	\$875	\$0	\$875

Mr. Wilcox stated that he would entertain a motion if there was no further questions/discussion. Mr. Masters provided a motion. Mrs. Molinar provided a second and the motion carried 6-0.

FUTURE AGENDA ITEMS:

Mr. Wilcox asked if there were any future agenda items. No additional items were presented at this time. Mrs. Salandy stated that the 09/30/2021 audit is currently taking place so an exit interview will be scheduled with Mr. Wilcox and an audit report will follow.

ADJOURNMENT:

As there was no further business to discuss, Mr. Wilcox requested a motion to adjourn the meeting at 12:47 p.m. Mrs. Molinar provided a motion for adjournment and Mrs. Brown provided a second. The motion carried 6 to 0 to call the meeting adjourned.

HASA Board Commissioner

Board Secretary