

**NOTICE OF A PUBLIC MEETING  
AN AGENDA OF A REGULAR MEETING OF THE  
HOUSING AUTHORITY OF SAN ANGELO, TEXAS  
12:00 P.M. – Wednesday, March 23, 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 January 26, 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
  - 3. Financial Statements- Income and Balance Sheet Review
- B. Consideration of resolution to amend the authorized check signers for the Housing Authority of the City of San Angelo checking accounts and any action concerning the same
- C. Consideration of a resolution to amend the Housing Choice Voucher administrative plan to include the Foster Youth Initiative program and any action concerning the same
- D. Presentation of the 2022 Income limits and any action concerning the same
- E. Presentation of the progress and current plans for a collaborated effort to provide temporary shelter and transitional housing to those in need and any action concerning the same
- F. Consideration of a resolution to approve a Rental Rate increase at Desert Shadows property and any action concerning the same

III. FUTURE AGENDA ITEMS

IV. ADJOURNMENT



The regularly scheduled monthly meeting of the Housing Authority of San Angelo (HASA) held at 12:00 P.M., Wednesday, January 26, 2022; from the Housing Authority, 420 East 28<sup>th</sup> street, San Angelo, Texas.

**THE FOLLOWING BOARD MEMBERS WERE PRESENT:**

Mr. Troyce Wilcox, Mrs. Barbara Brown, Mrs. Monette Molinar, Mrs. Becky Fraser and Mr. Masters were present. Mrs. Colvin was unable to attend.

**STAFF MEMBERS PRESENT WERE:**

Mrs. Becki Salandy and Mrs. Mari Valdibieso were present.

**CALL TO ORDER:**

Mr. Wilcox called the meeting to order at 12:04 p.m.

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

Mr. Masters presented a motion to approve the minutes from the January 6, 2022 meeting as written. Mr. Brown provided a motion to approve the minutes as written and Mrs. Molinar 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. Salandy 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 December 2021

Mrs. Salandy provided a status on the current grants and construction projects for all programs. HASA has received the FSS grant award for 2022 and we have expended all of the 2021 grant award for FSS. The Rapid Rehousing grant status was also provided. Mrs. Salandy explained that the match required for this grant will be a focus area for 2022.

Regarding the construction contract for the roofing project at Desert Shadows we have had a problem with the final work items for this contract. The roof work is completed but the wood work and repairs needed for the chimneys have not been completed. The contractor has submitted an intent to withdraw from the contract without completing the remaining work. The remaining balance due on this contract is \$49,308. We are taking informal bids now to see if we can obtain a contractor to complete this work. We will be deducting the cost of the new bid from the remaining balance due to 123 remodeling. Some brief discussion followed.

Mrs. Salandy reviewed the financial statements highlight sheet included in the commissioner's board packet. This covers the Income and Balance sheet statements for each program. Mr. Wilcox asked if there were additional questions or discussion on any of the status reports. There being none, we continued to the next agenda item.

**CONSIDERATION OF AN AMENDMENT TO THE HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN AND ANY ACTION CONCERNING THE SAME**

Mrs. Salandy presented a copy of the revised Housing Choice Voucher program's administrative plan. On pages 17 and 18 the suggested changes are in red and consist of removing the Concho Valley Community Action Agency as the referring agency for the Limited Homeless Preference. We would like to replace this wording with Rapid Re- Housing program and Coordinated Entry staff. This will allow

our Rapid Rehousing team to be able to send referrals as well. In the past we received referrals from the City of San Angelo and did not see much of a delay in processing time. Since this has been transferred to CVCAA the process has slowed more than we feel is necessary. We would like to be able to also provide referrals in order to issue these vouchers timely, when funding is available. Mr. Wilcox asked if there were any questions or comments on the plan and if not, he would entertain a motion to pass a resolution to approve the changes to the HCV admin plan. There being none, Mrs. Molinar provided a motion and Mrs. Brown provided a second. The motion carried 5-0.

**CONSIDERATION OF THE CAPITAL NEEDS AND ESTIMATED COST FOR THE DESERT SHADOWS PROPERTY AND ANY ACTION CONCERNING THE SAME.**

Mrs. Salandy presented a list of capital needs and estimated cost for the repairs needed. The capital needs consist of an interior remodel needed in all but 2 buildings, so 200 units that need new kitchen cabinets and counter tops. Most of the restrooms are in need of a tub and tub surround replacement. The foundation issues in 4 of the buildings is considered to be severe and the quote for the repairs needed is at \$15,000.00 per building; 11 buildings have some areas of concern, but not as severe of a need and will cost \$10,000.00 per building. The pool is also in need of a renovation and the quote for the repairs needed is \$21,725.00.

Mrs. Salandy explained that staff would like to begin a five-year plan to be able to make some of the necessary repairs. With the current conditions due to COVID and other circumstances, we do not want to try to take a building offline to make these repairs. Instead, we would like to prioritize the exterior repairs and address a few each year. For the interior repairs, we would like to address these as they become ready. Desert Shadows averages 3-5 make ready's each month. When notice is provided that a tenant will be vacating their unit in 30 days, staff will enter the unit and order materials then. Our hope is that this will help with material delays we have been seeing. When a tenant vacates, we will have the interior remodeled to include the capital items present and others as needed. This will be a varied case by case.

Mrs. Salandy explained to recover some of the revenue for the repair and possible longer turnaround time, we will lease the newly remodeled units at a higher rate. The current Affordable Housing rental rates allowed for the program were presented as well as three comparable complexes. We will not be implementing the higher rate for the current tenants that have not received the remodel.

Some discussion took place regarding the plan and any action needed. Mrs. Salandy stated that she wanted to present the plan and will be asking for action on the next agenda item, but if the plan is approved, we will begin this for the current year and then revisit at budget approval every year after. There were no objections to the current Capital Improvement plan and rental increases for the remodeled units.

Mrs. Salandy presented the current financial statements and previous net income or loss for the last three years to show the properties earning potential.

**CONSIDERATION OF THE TERMS OF THIRD- PARTY FINANCING OPTIONS AND ANY ACTION CONCERNING THE SAME:**

Mrs. Salandy would like to request a motion to authorize her to seek a loan in the amount of one million dollars. This will replace the intercompany loan approved on January 6, 2022 from Desert Shadows to the Forest Park Community. The loan will be necessary to move forward with the Capital Improvement Plan. Mrs. Salandy has spoken to the attorney regarding the transition of Desert Shadows to Forest Park

Community and this is in the process. In the upcoming year, with the new property and with the increased revenue stream predicted from the conversion, we may look at additional options to repay the intercompany loan back sooner and then the third-party loan as well. Mrs. Salandy has reached out to our bank and the bank that we had the 2013 bond series issued with for an estimate on the terms. It is estimated that the loan would likely be in the low 4's for the interest rate and would likely have a 5-year rate and then a variable rate every 5 years for a 15- or 20-year loan. First Financial Bank did state that they may be able to offer a 10-year fixed rate. This is not a guarantee but something the loan officer would ask for Senior approval for us. Mrs. Salandy explained that these are estimates, as she wanted to answer some of the Boards questions from the last meeting and determine what the loan amount would be and from which program/property. Mrs. Salandy is asking that the loan initiate from Desert Shadows and be for the amount of \$1,000,000.00. Some discussion followed the presentation. The last appraisal amount for Desert Shadows was discussed and was \$7,900,000.00 in 2013. Mr. Wilcox offered the current appraisals are now at a rate of around \$50,000.00 or more per unit in apartments; so Desert Shadows would likely appraise at around \$11,000,000.00. Mr. Wilcox stated that we may look at other options in the future depending on the outcome of some of the current projects. We may even want to look at bonds again etc., but starting out conservatively will give us a good idea of the remodel requirements and things may normalize some as far as the supply chain issues etc. Mrs. Salandy stated she does feel like this is adequate and with the repairs being on vacant units and not requiring that we evacuate an entire building, risking possible construction delays for an extended period of time on eight or more units at a time, the income stream should allow us to build back reserves to continue the renovations over the years. Mr. Wilcox asked if there were any additional questions or concerns and if not, he would entertain a motion to authorize Mrs. Salandy to seek third party financing in the amount of \$1,000,000.00 to begin the capital repairs for Desert Shadows. Mrs. Brown provided a motion to approve Mrs. Salandy to secure third party financing in the amount of one million (\$1,000,000.00) for Desert Shadows to begin the capital repairs needed for the property. Mrs. Molinar provided a second and the motion carried 5-0.

#### **FUTURE AGENDA ITEMS:**

Mr. Wilcox asked if there were any future agenda items. No additional items were presented at this time. Mrs. Salandy did ask if the Board would like to have a special called meeting to approve the loan once we have terms. Mr. Wilcox stated he feels like they are informed and have approved the loan, we will meet again at our regular meeting unless something changes and we need to have a special called meeting.

#### **ADJOURNMENT:**

As there was no further business to discuss, Mr. Wilcox requested a motion to adjourn the meeting at 12:33 p.m. Mrs. Molinar provided a motion for adjournment and Mrs. Brown provided a second. The motion carried 5 to 0 to call the meeting adjourned.

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HASA Board Commissioner

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Board Secretary