



The regularly scheduled monthly meeting of the Housing Authority of San Angelo's (HASA) nonprofit, Forest Park Community held immediately following the HASA Board meeting, beginning at 12:21 P.M., Wednesday, February 22, 2023; 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 and Mr. Wes Masters were present. Mrs. Jaime Colvin was not able to attend.

STAFF MEMBERS PRESENT WERE:

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

CALL TO ORDER:

Mr. Wilcox called the meeting to order at 12:21 p.m.

APPROVAL OF MINUTES FROM THE AUGUST 24, 2022 MEETING AND ANY ACTION CONCERNING THE SAME:

Mrs. Molinar presented a motion to approve the minutes from the August 24, 2022 meeting as written. Mrs. Brown provided a second. The motion carried 5-0.

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 as of January 2023. Mrs. Cruz explained the adjustments to the reports to show the changes based on the conversion.

Ms. Salandy presented the FYE comparison of the FY 9/30/21 and 9/30/22 Income Statements with comment on any significant differences between these years. Mr. Wilcox asked if there were any further questions or comments on status reports or financial statements, there being none we moved on to the next agenda item.

CONSIDERATION OF THE CITY OF SAN ANGELO HOMELESS VETERAN GRANT ACCEPTANCE WITH CONSIDERATION OF THE HOME ARP RENTAL HOUSING CPD-21-10 REQUIREMENTS AND ANY ACTION CONCERNING THE SAME:

Ms. Salandy presented the HOME ARP Rental Housing CPD-21-10 and correspondence between herself and Mr. Bob Salas with COSA regarding some of the items outlined in this notice that were not presented in the original RFP for this grant. Mrs. Salandy explained that the Housing Authority can meet these additional requirements but for transparency sake she would like to review these with the board to notify them of some of the items outlined that were not previously presented. Some discussion took place regarding these items:

1. In the RFP it only specifies the qualification for residents as homeless Veterans. The Notice of use of funds states, "Any individual or family who meets the criteria for these population is eligible to receive assistance or services funded through HOME-ARP without meeting additional criteria (e.g., additional income criteria)." Then list the criteria as homeless, at risk of homeless, fleeing domestic violence or human trafficking. Mrs. Salandy's concern is the City's restriction on the RFP to be Veterans only. Mr. Salas' written response read, "The ARP Allocation Plan sent to HUD identified Homeless Vets as a preference. Per

HUD notice: 'A PJ may establish reasonable preferences among the qualifying populations to prioritize applicants for HOME-ARP projects or activities based on the PJ's needs and priorities, as described in its HOME-ARP allocation plan.' The City requires that at least 8 units are earmarked to accommodate the homeless veteran preference."

2.The notice provides rent restrictions. We would be able to comply with these as we do not typically charge a rate outside of Fair Market Rates due to our mission but I would like to make sure the Board is aware of the restriction and that the Notice requires a 15- year commitment period. We did not ask for administrative fees to cover 15- year requirement, however, due to the small number of units (8). Mrs. Salandy feels like we can easily meet this requirement if the board is in agreement to restricting the use of these units for 15 years. Mrs. Molinar confirm that this will be a 15-year commitment but only a one- time funding award. That is correct and the total administrative fee is \$100,000.00,and it is a one- time funding amount.

4.The notice also outlines income restrictions. These are similar to those required for the VASH voucher so we would be able to comply with this easily. However, this program allows the participant to remained housed with and income up to 80 % of the median income. They would become over income for their voucher at 50 %. We could allow them to stay housed and pay their rent independently, but if funding is available, we may have to house another Veteran at CC to stay in compliance with HUD on our VASH utilization. This could mean evicting families that become over income in some situations. The notice states, "A household that met the definition of one of the HOME-ARP qualifying populations at initial occupancy and whose annual income at the time of income re-certification is above 50 percent of median income for the area but at or below 80 percent of the median income for the area must pay the rent specified in 24 CFR 92.252(a)."

Mr. Salas' written response was, "While qualified populations retain eligibility regardless of a change to income, the City understands that funding may be limited or not available. In those cases, the individual may at one point no longer be served under the program. The City does not anticipate that there will be many such cases. However, income non-compliance must be corrected per guidelines. "HOME-ARP-assisted units restricted for low-income households continue to qualify as HOME-ARP rental housing despite a temporary noncompliance caused by increases in the incomes of existing households if actions satisfactory to HUD are taken so that all vacancies are filled in accordance with HOME-ARP requirements until the noncompliance is corrected."

Mrs. Salandy' s main concern is the amount of time this is taking to award. I have 8 units sitting vacant waiting on the award of these funds and then they will have to go through the remodel process. The Housing Authority has been awarded the 8 project based vouchers from HUD for this property. Ms. Salandy has asked maintenance to begin seeking quotes for the remodel of these units and would like to begin remodeling these prior to the funding award to avoid the delay and to begin the issuance of VASH Vouchers as soon as possible. Mr. Wilcox asked if we are able to reimburse ourselves for these expenses once/is we are awarded the grant. Mrs. Salandy state per her verbal conversation with the City, yes we can. Mr. Masters stated, he agrees we need to get moving on these and utilize theses units as soon as possible. The other commissioners agreed with Has beginning the process now to avoid the continued vacancies.

Mrs. Salandy stated that the latest update provided by Bob Salas with COSA, on 2/21/2022:was "HUD reviewed the draft plan and said that it looks good so funding should be available soon. I've drafted a contract between COSA and HASA so that too should be quick." Staff will begin the process of moving forward with getting these units ready and leased and provide an update at our next meeting.

FUTURE AGENDA ITEMS:

Mr. Wilcox stated that he would like to see the Board Commissioners terms and renewals, as there is likely some upcoming changes in April. Mrs. Salandy will send this information to the board for discussion at the next meeting if needed.

ADJOURNMENT:

As there was no further business to discuss, Mr. Wilcox requested a motion to adjourn the meeting at 12:40 p.m. Mr. Masters provided a motion for adjournment and Mrs. Molinar provided a second. The motion carried 5 to 0 to call the meeting adjourned.

HASA Board Commissioner

Board Secretary