Annual Report 2010

PROVO NONPROFIT HOUSING DEVELOPMENT CORPORATION

PROVO CITY HOUSING AUTHORITY

Executive Director's Message

Dear Friends,

The Provo City Housing Authority (PCHA) is pleased to present its Annual Report for FY 2010. We continue to be humbled by the task of providing safe, affordable housing to those in need in our community. We proudly report that in 2010 the dedication of the Board of Commissioners and the Housing Authority staff have continued to positively impact the lives of Provo senior citizens, disabled individuals, and families in Provo. While doing so, the PCHA has once again earned the highest program assessment scores from HUD.

Provo is continually recognized as a very beautiful and desirable community to live and raise our families. But at the same time, we must acknowledge that a community of our scope has its socio-economic challenges, especially in the current economy. The Provo School District has recently reported its challenges with changing demographics, high numbers of students qualifying for free or reduced lunch programs, high mobility between schools, single parent families, and increasing diversity. These trends, however difficult to address reflect, to a large degree, the evolving character of Provo as we grow both as a regional service hub and the urban center of the County. In addition, we deal with a more transient population as we are impacted by the two largest universities in the state.

Occasionally, we hear direct or implied rumblings that Provo City Housing Authority programs are contributing to the socioeconomic challenges of our community by providing affordable housing to Provo residents. To address the questions raised in the public forum, if all school-age children in every family assisted by the Provo City Housing Authority were enrolled in Provo School District schools, they would account for only 4.7% of the of the District's enrollment.

In all programs, demand for assistance far exceeds our resources to assist, with a waiting list of almost 3,000 households. Qualified Provo resident applicant households must wait up to 18 months for assistance. This reality does not support the speculation that the PCHA's programs draw low-income families from outside Provo based on the abundance, quality, or timely availability of housing assistance.

The programs of the PCHA play a critical role in stabilizing the community by helping families, the disabled, and seniors meet their basic need for shelter. Affordable housing is a fundamental need, without which no-one can be expected to progress and overcome poverty, and ultimately move into the mainstream of middle class.

We at the PCHA seek to better understand the dynamic and complex problems of poverty in order to better and more effectively serve the community and our participants. We are committed to providing the highest quality service within the bounds of our resources and to continue to work with all of our community partners to help create a sustainable community.

Thank you,

Douglas J. Carlson
Executive Director

Douglas A Gale
Chairperson

Mission Statement

Provo City Housing Authority cares for the well-being and self-reliance of individuals and families by providing safe, decent and affordable housing to those in need. We enhance Provo's economic and social stability through our services, programs and collaborative relationships.

2010 Board of Commissioners

The Board of Commissioners is made of volunteers, appointed by the Provo City Mayor, who contribute their time and efforts without compensation, for the benefit of Provo's affordable housing programs.

Douglas Gale, Chairperson
Executive Director, Scenic View Academy, Inc.

Jonathan Kau, Vice-Chair
Associate Dean of Students, Brigham Young University

Cindy Richards, Commissioner
Former City Council Member

Valerie Lee, Commissioner
Participant Commissioner

David Gardner, Commissioner
Developer, Gardner & Associates, LLC

Craig Carlile, Commissioner
Attorney, Ray Quinney & Nebeker

Provo City Housing Authority Staff

Executive Director

Douglas Carlson

Rental Subsidy Department

Cindy Daley, *Rental Subsidy Manager*

Pamela Liston, *Resident Programs Coordinator*

Paula Curtis, *FSS Clerk/Section 8 Housing Specialist*

Patricia Liston, *Section 8 Housing Specialist*

Diane Clough, *Section 8 Housing Specialist*

Vickie Landon, *Housing Inspector*

Owned Housing Department

April Smith, *Owned Housing Manager*

Stacey Roberts, *Public Housing Specialist*

Becky Graves, *Tax Credit Housing Specialist*

Janet Augustus, *Property Site Assistant*

Financial Services Staff

Donna Smith, *Financial Services Manager*

Facility Maintenance Department

Dean Clement, *Facilities Manager*

Brett House, *Maintenance II*

Wayne Smith, *Maintenance II*

Greg Beals, *Maintenance II*

Thomas Halladay, *Maintenance II*

Office Support Staff

Erin Haley, *Executive Assistant*

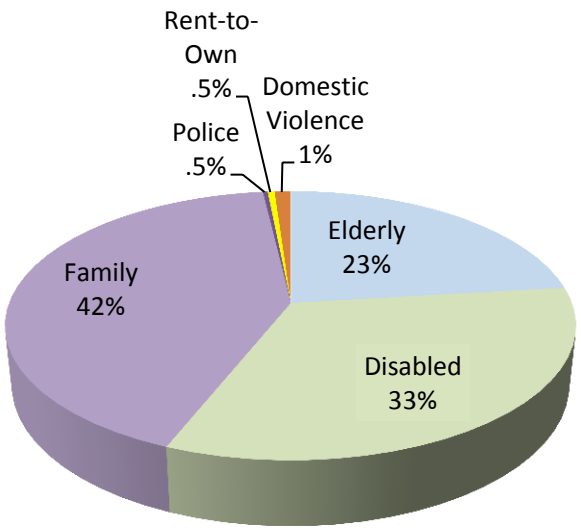
Yvonne Smith, *Receptionist*

The PCHA has a staff of nineteen full-time employees, who work hard to ensure the success of the Housing Authority's programs.

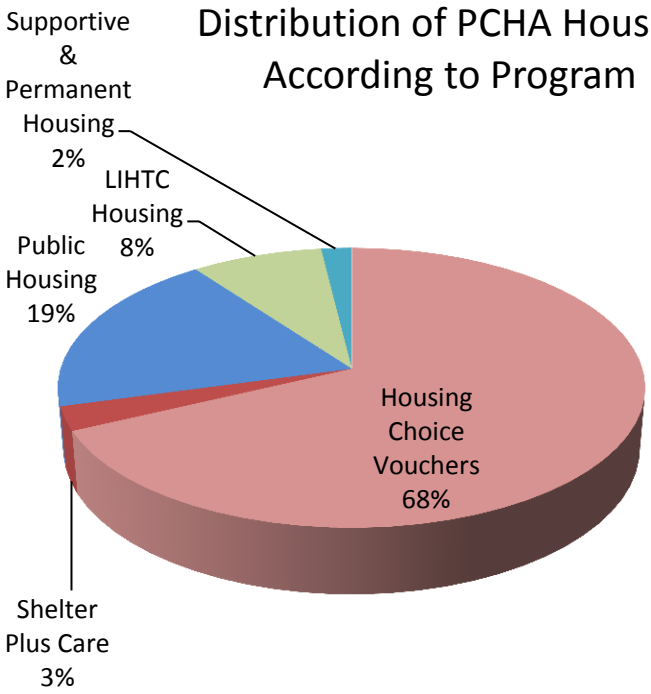
PCHA Quick Facts

The Provo City Housing Authority has earned the designation "High Performer" by the Department of Housing and Urban Development in both it's Public Housing and Housing Choice Voucher programs for the last five years.

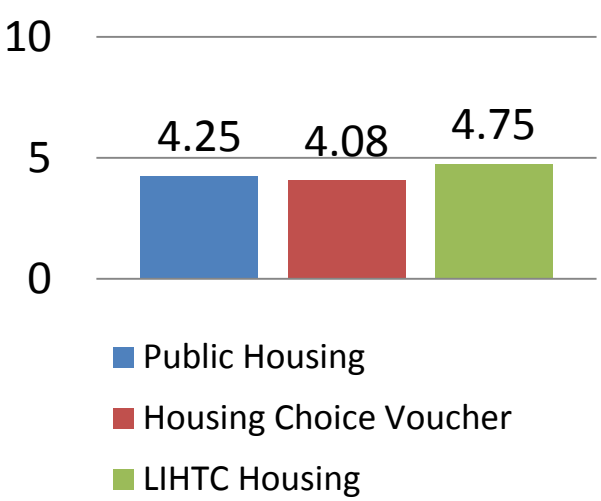
All Programs: Distribution by Household Type



Distribution of PCHA Housing According to Program



Average Length of Stay in Years



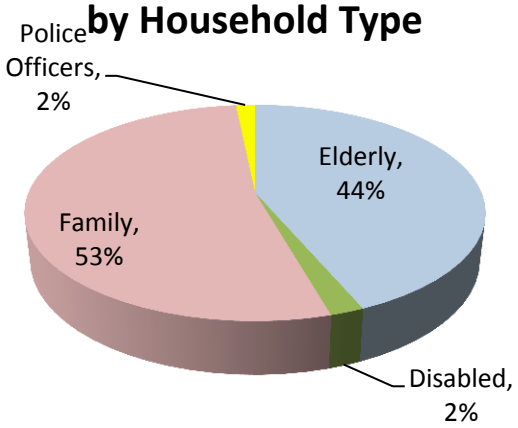
Agency Impact: In 2010, over $5.5 million was put into the local economy by the PCHA for construction contracts, materials, payroll, and housing assistance payments to private landlords.

Public Housing

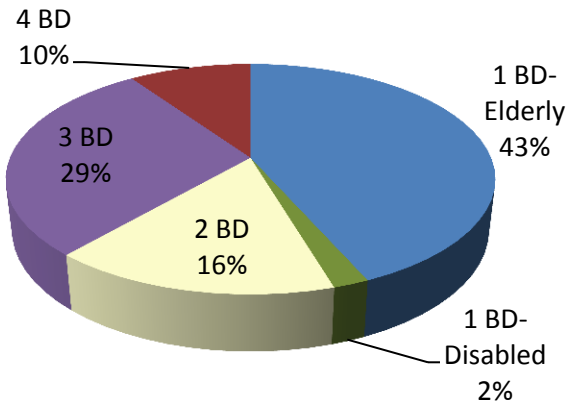
248 units at 26 sites

The goal of the Provo City Housing Authority's Public Housing Program is to provide attractive, safe, and affordable housing to its residents.

Public Housing: Distribution by Household Type



Public Housing Unit Distribution



Average Annual Tenant Income	$12,236
Average Tenant Monthly Rent Payment	$283
Average Household Size in Elderly Public Housing	1.1
Average Household Size in Family Public Housing	3.7
Occupancy Rate for 2010	98.6%

Other Owned Housing Programs

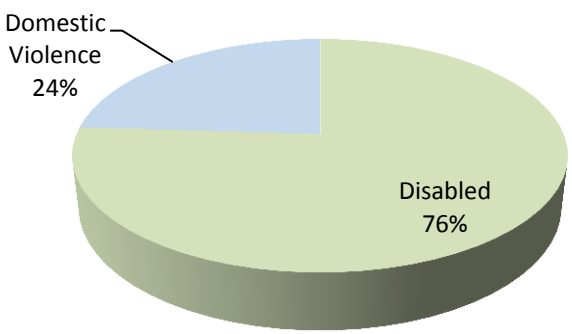
107 LIHTC (Low-Income Housing Tax Credit) units at 7 sites

25 Supportive & Permanent Housing (for homeless) units at 7 sites

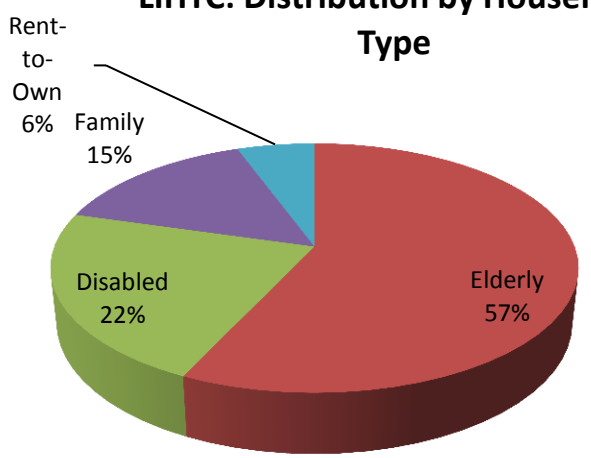
At times, special populations have needs that require more than what simple bricks and mortar housing units can provide.

By developing partnerships with organizations that provide supportive services in the community, the PCHA is able to reach out to special needs groups including the chronically mentally –disabled, senior citizens, and victims of domestic violence.

Supportive & Permanent Housing: Distribution by Household Type



LIHTC: Distribution by Household Type



Occupancy Rate for LIHTC Properties in 2010	99.4%
Occupancy Rate for Supportive & Permanent Housing Properties in 2010	88.4%

Rental Vouchers

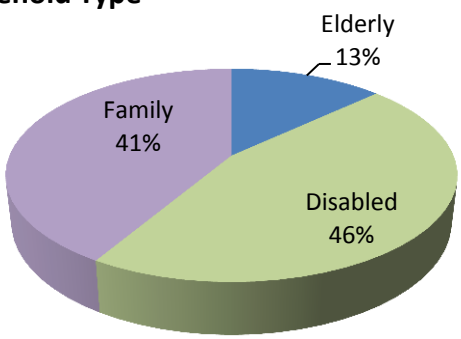
883 Housing Choice Vouchers
36 Shelter Plus Care Vouchers for Homeless
75 Households with Family Self Sufficiency Contracts

Through the Housing Choice Voucher and the Shelter Plus Care programs the PCHA subsidizes 919 rental vouchers.

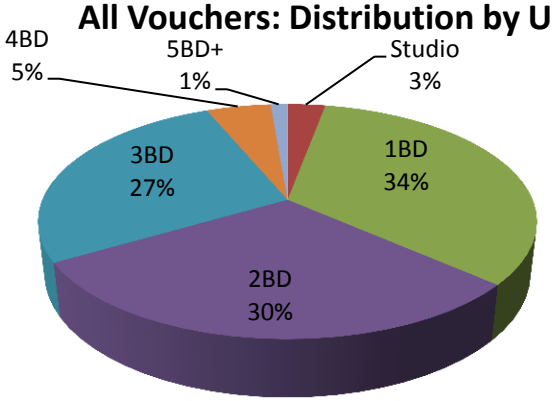
Included in the 883 Housing Choice Vouchers are approximately 75 households who are working towards self-sufficiency through the Family Self-Sufficiency program In 2010, seventeen households graduated from the FSS program with escrow accounts averaging $5,388.

These programs give recipients an opportunity to chose a rental unit from the private renal market. Through these programs, the PCHA contracts with over 400 landlords each month.

All Vouchers: Distribution by Household Type



All Vouchers: Distribution by Unit Size



Average Annual Tenant Income	$10,535
Average Tenant Monthly Rent Payment	$276
Average Household Size	2.28
Occupancy Rate for 2010	99.6%

Milestones

1971-1972

A Provo City Commission is formed and determines that “there is a need for low-rent housing to meet needs not being met by private enterprise.“ The Provo City Housing Authority is organized under the United States Housing Act of 1937 and the State of Utah Housing Authorities Act of 1969.

1970s

Public Housing

Valley Villa, 60 units of Senior Public Housing ,is developed. 55 units of Family Public Housing and 5 units of Public Housing for disabled individuals are developed at scattered sites in Provo.

Rental Subsidies

In 1974, Richard Nixon introduced a rental subsidy program , known as Section 8 Certificates. This program gave low-income families, elderly and disabled individuals an option to receive a subsidy while renting a unit in the private sector. All subsidized units must meet Housing Quality Standards ensuring that the family has a healthy and safe place to live. This improvement in the landlord's private property is an important by-product of this program, both for the individual families and for the larger goal of community development.

The Provo City Housing Authority received 160 Section 8 Certificates in 1976.

Milestones

1980s

Public Housing

50 units of Senior Public Housing are developed with a 20 unit addition to Valley Villa and a new 30 unit building, Mountain View. 80 units of Family Public Housing are developed or acquired at scattered sites in Provo.

LIHTC Housing

As part of the Tax Reform Act of 1986, the Low-Income-Housing-Tax-Credit (LIHTC) program was created during President Ronald Reagan's administration. This program is an indirect federal subsidy used to finance the construction and rehabilitation of low-income affordable rental housing.

Voucher Subsidies

The PCHA is awarded 52 Section 8 Vouchers, a new branch of the Section 8 program.

Milestones

1990s

Rental Subsidies

The Family Self Sufficiency (FSS) program is proposed and developed by the administration of George H.W. Bush. This program is an employment and savings incentive program which provides both of case management services that help participants pursue vocational, educational, and financial goals, and an escrow savings account program.

Eighteen units of Shelter Plus Care rental subsidies are granted through the Mountainlands Continuum of Care. This program provides housing for mentally disabled homeless individuals who are referred and case managed by Wasatch Mental Health.

The Section 8 program is adjusted and Certificates and Vouchers are consolidated. By 1999, the Housing Authority has 590 Vouchers.

LIHTC

Provo Westgate Apartments is developed under the LIHTC program, eight units for families displaced by domestic violence.

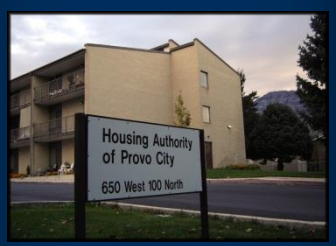
Crimson Court Apartments is developed under the LIHTC program, 8 units of housing for households of 50%-60% AMI.

Provo CROWN I is developed under the LIHTC program, 6 units for rent-to-own homeownership.

Other Housing Programs

Two units of Permanent Housing are acquired which house four disabled individuals who receive case management from Wasatch Mental Health.

Milestones



2000s

LIHTC Housing

Maple View Apartments is developed by Wasatch Mental Health through the LIHTC program, twenty-four one bedroom units for mentally disabled individuals who are case managed through Wasatch Mental Health. Wasatch Mental Health contracts with the Provo City Housing Authority for management of the housing units.

Canyon View Apartments is developed through the LIHTC program providing thirty one-bedroom units for senior citizens whose income is at or below 45%-50% AMI.

Maeser School Apartments is developed providing six studio and twenty-five one-bedroom units of housing for senior citizens through the LIHTC program. Maeser School Apartments serves seniors with income at or below 35%-42% of AMI.

Supportive Housing

Six units of Supportive Housing are acquired from Community Action Services and Food Bank of Utah County. These units assist families displaced by domestic violence.

Eight units of Supportive Housing are acquired to service 15 mentally disabled individuals with case management from Wasatch Mental Health. The rehabilitation of these units was funded through the Mountainlands Continuum of Care.

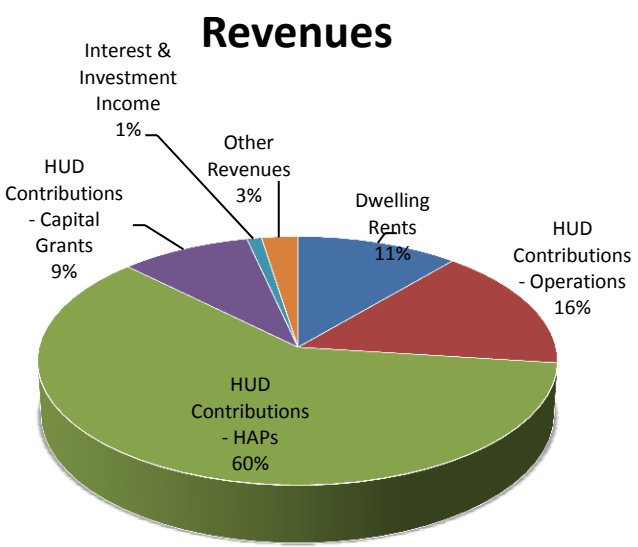
Rental Subsidies

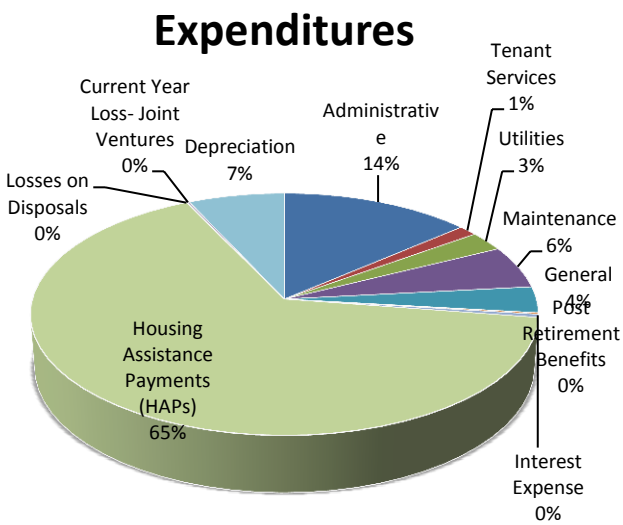
Eighteen additional units of Shelter Plus Care vouchers are granted through the Mountainlands Continuum of Care.

A new voucher allotment through the Section 8 Housing Choice Voucher program brings the number of Housing Choice Vouchers to 883.

Combined Statement of Revenues, Expenditures & Changes in Fund Balances

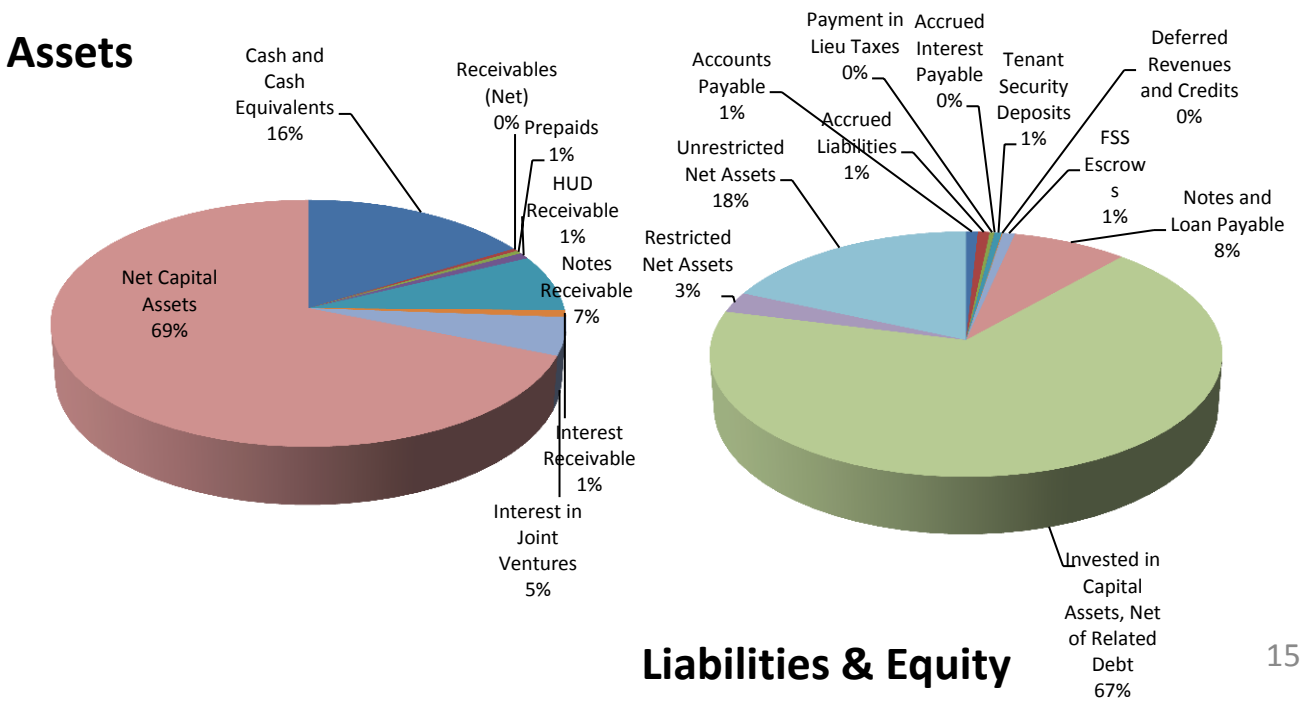
Fiscal Year 2010	
Revenues	
Dwelling Rents	$861,297
HUD Contributions- Operations	$1,207,422
HUD Contributions- HAPs	$4,633,770
HUD Contributions- Capital Grants	$690,556
Interest & Investment Income	$77,367
Other Revenues	$191,334
Total Revenues	$7,661,746
Expenditures	
Administrative	$971,517
Tenant Services	$96,329
Utilities	$184,892
Maintenance	$403,097
General	$246,312
Post Retirement Benefits	$13,287
Interest Expense	$29,856
Housing Assistance Payments (HAPs)	$4,644,944
Losses on Disposals	$3,383
Current Year Loss- Joint Ventures	$12,810
Depreciation	$489,789
Total Expenditures	$7,096,216
Net Increase (Decrease)	$565,530

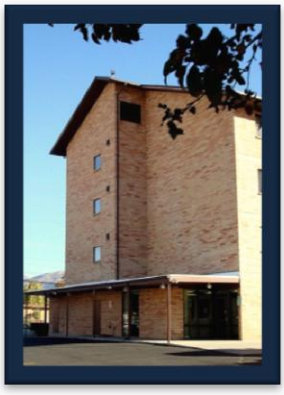


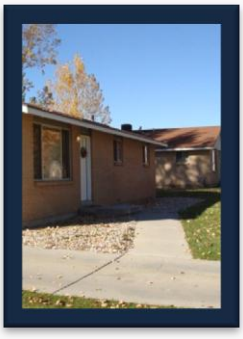


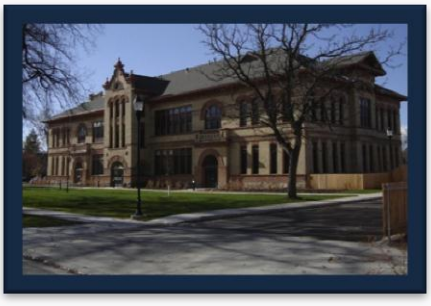
Combined Balance Sheet

Fiscal Year 2010		
Assets		
Cash and Cash Equivalents		$2,747,483
Receivables (Net)		$60,605
Prepaids		$70,369
HUD Receivable		$136,650
Notes Receivable		$1,240,514
Interest Receivable		$154,467
Interest in Joint Ventures		$832,542
Net Capital Assets		$11,606,667
	Total Assets	$16,849,297
Liabilities and Equity		
Accounts Payable		$139,552
Accrued Liabilities		$140,151
Payment in Lieu Taxes		$56,165
Accrued Interest Payable		$2,376
Tenant Security Deposits		$86,200
Deferred Revenues and Credits		$10,220
FSS Escrows		$145,609
Notes and Loan Payable		$1,369,234
	Total Liabilities	$1,949,507
Invested in Capital Assets, Net of Related Debt		$11,340,004
Restricted Net Assets		$459,804
Unrestricted Net Assets		$3,099,982
Total Liabilties and Equity		$16,849,297









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