



PROVO CITY
HOUSING
AUTHORITY



2012 Annual Report



Message from the Executive Director & Board of Commissioners

Dear Friends,

On behalf of the Provo City Housing Authority Board of Commissioners, staff and residents, I am pleased to present the 2012 Annual Report. The Report highlights the ongoing programs and initiatives of the Provo City Housing Authority (PCHA) for the year. We are proud of the efforts of our staff, residents, and the community which embraces us in our common goal of providing safe and affordable housing options.

During 2012, the PCHA has acquired two significant parcels of land in the Franklin and Dixon Neighborhoods for respective lease-to-own housing development and duplex rental housing development. In year 2013 we should see completion of these projects, providing both new affordable housing opportunities and neighborhood revitalization.

Year 2012 also saw the initiation of the long-awaited South Franklin Community Center at the Boulders Apartment complex. Through the partnership of Provo City, the PCHA, United Way, The Boulders ownership, and Habitat for Humanity, the South Franklin Neighborhood, and the Boulders residents will have much needed facility for community programs.

Looking ahead, the PCHA will continue to market the PHA Sustainable Homes project, an ambitious homeownership project designed to demonstrate and promote green building techniques and renewable energy systems in Provo. We will also continue to pursue funding to implement the development of the St.

Francis Senior Housing project, a 42 unit development in the Timpanogos Neighborhood.

The PCHA is privileged to operate under the leadership of the PCHA Board of Commissioners, who provide oversight and establish agency policy. Their dedicated service is essential to the success of PCHA programs. The support of Mayor John Curtis and the Provo City Council is also recognized and appreciated.

We would be remiss in not recognizing the contributions of service partner and agencies, including but not limited to Wasatch Mental Health, Community Action Services and Food Bank, United Way of Utah County, Provo City Police, and Food and Care Coalition. These agencies provide essential services to our low-income clients, helping to ensure the success of the various programs identified in this Report.

Special thanks to the dedicated staff of the PCHA for their responsible and compassionate service to the most vulnerable of our citizens. Their work helps to ensure the stability of seniors, disabled and family households in Provo.

Thank you,

Douglas J. Carlson *Douglas A. Gale*
Executive Director Chairperson



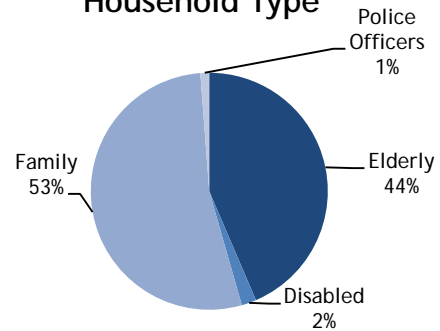
PHA Energy Efficient Homes

Programs and Properties

Public Housing

The PCHA owns and manages 248 units of **Public Housing** at 26 sites within the City of Provo. 108 of these units include two high-rise developments for seniors. Participants must qualify for occupancy based on income at or below 80% of the Area Median Income for developments built or acquired before 1981, and 50% of the AMI for developments built or acquired after 1981. Participant's rent is based upon 30% of the participant's gross adjusted household income.

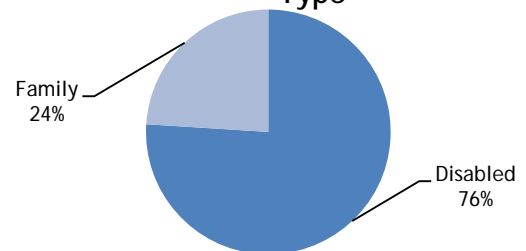
Public Housing: Distribution by Household Type



Supportive Housing & Permanent Housing

The PCHA owns and manages 25 units of **Supportive and Permanent Housing** at 7 sites. Participation in these programs require referrals from one of our partnering organizations Wasatch Mental Health or the Center for Women and Children in Crisis.

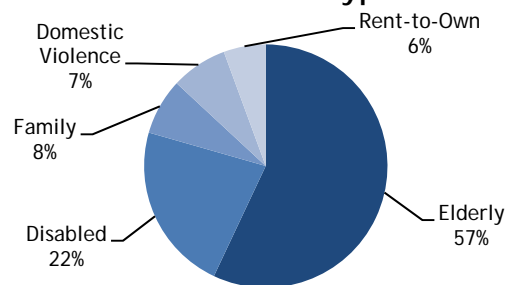
Supportive Housing & Permanent Housing: Distribution by Household Type



LIHTC Housing

Including the adaptive reuse of the historic Maeser School, the PCHA owns and manages 107 Low Income Housing Tax Credit (LIHTC) units at 7 sites. These units, which serve 61 senior households, 24 mentally-disabled households, and 22 family households, are created using an indirect subsidy from State and Federal government. This program is essential to the PCHA, and allows the Housing Authority to assess the community housing needs, and respond with new housing.

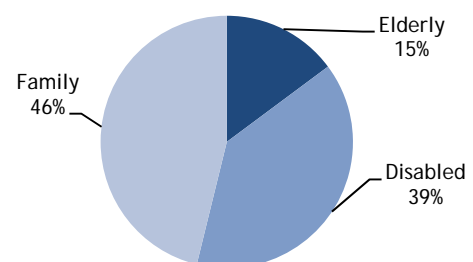
LIHTC Housing: Distribution by Household Type



Rental Subsidy Programs

Our largest program, with 883 vouchers, the **Housing Choice Voucher (HCV)** program provides low-income families, elderly, and disabled households an opportunity to afford quality housing in the private rental market by providing a monthly rental assistance payments to private landlords. To qualify for the HCV program, recipients must be at or below 50% of the Area Median Income, as well as a current Provo resident. In 2012, the PCHA paid almost \$4.6 million in rental subsidy payments to Provo landlords.

Vouchers: Distribution by Household Type

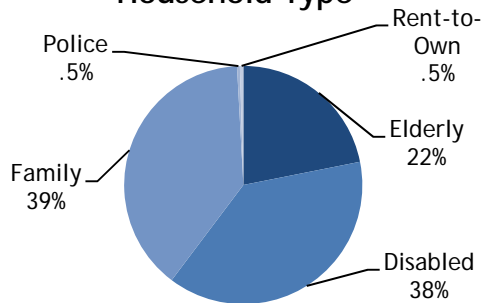


Additionally, in 2012, between 75 and 80 HCV households participated in the **Family Self Sufficiency** program. This program helps families set and achieve goals which will ultimately lead to self-sufficiency.

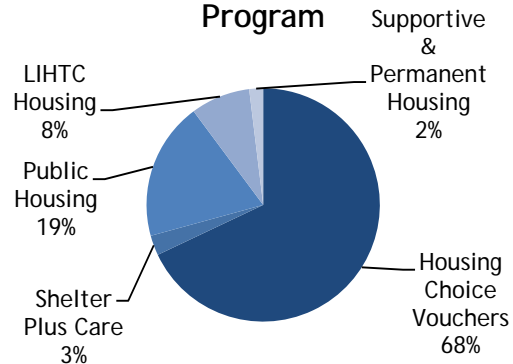
The **Shelter Plus Care** program operates much like the HCV program, but gives a priority to disabled homeless, who receive case management from Wasatch Mental Health.

Provo City Housing Authority in 2012

All Programs: Distribution by Household Type



Distribution of PCHA Housing by Program



Groundbreaking for the South Franklin Community Center



Elevation drawing for the South Franklin Community Center



L to R: Larry Kocherhans, Horizon Management,; Douglas Carlson, Executive Director PCHA; Bill Hulterstrom, Executive Director, United Way of Utah County; John Curtis, Mayor, Provo City; Val Hale, Board Chair, Habitat for Humanity; Rick Gregory, Police Chief, Provo City

In 2007, Provo City organized a task force of community stake holders, which included the Provo City Housing Authority, to address the significant social challenges which residents of the South Franklin neighborhood.

As these efforts progressed, it became apparent that that there were not adequate facilities to house the various programs which would be helpful in changing the social environment. The Provo City Housing Authority, along with United Way of Utah County, Provo City, and The Boulders Apartments formed a unique public/private partnership to create the South Franklin Community Center.

The Provo City Housing Authority secured a Community Development Block Grant for \$245,000 from Provo City for the construction of the building in addition to donating \$60,000 to the project.

On April 24, 2012 the Provo City Housing Authority held a successful ground breaking ceremony for the South Franklin Community Center.

Our Mission

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.

Our Board of Commissioners



Back Row: Craig Carlile, David Gardner, Jonathan Kau
Front Row: Valerie Lee, Douglas Gale, Cindy Richards

Douglas Gale, Chairperson
Jonathan Kau, Vice-Chair
Cindy Richards, Commissioner
Buddy Richards, Commissioner
Craig Carlile, Commissioner
Valerie Lee, Commissioner
David Gardner, Commissioner

The Provo City Housing Authority would like to thank Cindy Richards for her 23 years of service on the Board of Commissioners. We will miss you!

Provo City Housing Authority offices located at: 650 West 100 North, Provo, Utah.
Phone: 801-852-7080 Fax: 801-373-6560
Website: <http://provohousing.org>

Our Staff



PCHA Staff

Executive Director
Douglas Carlson

Financial Services Staff
Donna Smith, *Financial Services Manager*

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*

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*



Financial Statements

Combined Balance Sheet Fiscal Year 2012

Assets	
Cash and Cash Equivalents	\$2,968,073
Receivables (Net)	\$185,587
Prepays	\$58,160
HUD Receivable	\$61,579
Notes Receivable	\$1,250,369
Interest Receivable	\$222,014
Interest in Joint Ventures	\$896,466
Assets Held for Sale	1,182,922
Net Capital Assets	\$12,155,249
Total Assets	\$18,980,419
Liabilities and Equity	
Accounts Payable	\$41,870
Accrued Liabilities	\$154,323
Payment in Lieu Taxes	\$46,297
Accrued Interest Payable	\$2,203
Tenant Security Deposits	\$94,025
Deferred Revenues and Credits	\$9,259
FSS Escrows	\$156,138
Notes and Loan Payable	\$2,464,594
Total Liabilities	\$2,968,709
Invested in Capital Assets, Net of Related Debt	\$11,801,311
Restricted Net Assets	\$437,505
Unrestricted Net Assets	\$3,772,894
Total Liabilities and Equity	\$18,980,419

Combined Statement of Revenues, Expenditures & Changes in Fund Balances Fiscal Year 2012

Revenues	
Dwelling Rents	\$888,307
HUD Contributions- Operations	\$1,119,508
HUD Contributions- HAPs	\$4,465,437
HUD Contributions- Capital Grants	\$305,168
Interest & Investment Income	\$76,962
Donation of Property- Net	\$781,095
Other Revenues	\$290,102
Total Revenues	\$7,926,579
Expenditures	
Administrative	\$980,793
Tenant Services	\$114,333
Utilities	\$172,213
Maintenance	\$440,151
General	\$195,907
Post Retirement Benefits	\$30,736
Interest Expense	\$27,761
Housing Assistance Payments (HAPs)	\$4,590,211
Cost of Sale of Assets	\$100,239
Depreciation	\$567,786
Total Expenditures	\$7,220,130
Net Increase (Decrease)	\$706,449

