MINUTES OF THE PROVO CITY HOUSING AUTHORITY BOARD OF COMMISSIONERS & PROVO NONPROFIT HOUSING DEVELOPMENT CORPORATION BOARD OF DIRECTORS

PROVO CITY HOUSING AUTHORITY

PROVO NONPROFIT HOUSING DEVELOPMENT CORPORATION

Regular Meeting

Date:	Wednesday, January 26, 2011
Time:	4:15 p.m. - 5:45 p.m.
Location:	650 West 100 North Provo, Utah

Opening Business

1. **Welcome and Roll Call:** Chairperson Gale called the meeting to order at 4:17 pm. The following Commissioners and PCHA staff were in attendance: Chairperson Douglas Gale, Commissioner Cindy Richards, Commissioner Valerie Lee, Commissioner David Gardner, Douglas Carlson, Executive Director, Dean Clement, Facilities Manager, Cindy Daley, Rental Subsidy Manager, April Smith, Owned Housing Manager, and Erin Haley, Executive Assistant. Bill Peperone and Brent Wilde from Provo City Community Development were also in attendance.

   The items of the Agenda were discussed in the following order: Opening Business, Approval of the Minutes, Report of the Executive Director, Public Housing Assessment System (PHAS) and Section 8 Management Assessment Program (SEMAP) Scoring Report, Continuum of Care Funding Announcement, Presentation and Discussion of Provo City's Vision 2030 Process: Bill Peperone and Mark Boeckel, Community Development Department, Action Items, Approval of Resolution 1-A-11: Dissolution of Provo Westgate Apartments, LC, Discussion Items, Discussion of Community Affordable Housing Issues.

2. **Approval of Minutes from December 15, 2010**: Chairperson Gale asked if there were any questions or comments from the Minutes from December 15, 2010. There were no questions or comments. Commissioner Richards moved to approve the Minutes from December 15, 2010. Commissioner Lee seconded the motion. The motion passed unanimously, 4:0.

Report of the Executive Director

1. **Public Housing Assessment System (PHAS) and Section 8 Management Assessment Program (SEMAP) Scoring Report:** Chairperson Gale referred the Board to Tab 2 which contained the assessment scores for the Housing Authority's Public Housing and Housing Choice Voucher programs. Mr. Carlson explained that the Department of Housing and Urban Development (HUD) grades our performance of these programs through the Public Housing Assessment System (PHAS) and the Section 8 Management Assessment Program. The PCHA's SEMAP score was 103 points out of 100 due to an "bonus point" system, which is a score of "High Performer." The PCHA's PHAS score was 95 out of 100 points, which is also a score of "High Performer." Commissioner Richards asked if Mr. Carlson would explain the difficulty of achieving a "High Performer" designation. Mr. Carlson stated that there are some Housing Authorities which consistently perform well or poorly. Smaller housing authorities in the western states tend to score higher than some of the larger, older housing authorities in the eastern states. Mr. Carlson stated that this is partly due to the aging housing stock of older housing authorities. Mr. Carlson stated that the PCHA's consistently high scores are a credit to the staff, and their daily commitment to managing successful programs.

2. **Continuum of Care Funding Announcement:** Chairperson Gale referred the Board to Tab 3, which contained the Provo/Mountainlands Continuum of Care funding announcement. Mr. Carlson explained that the Shelter Plus Care (S+C) voucher program and the Supportive Housing Supportive Services grants are applied for by Housing Authority staff through the Provo/Mountainlands Continuum of Care, rather than directly from HUD. The Supportive Services grant for the Supportive Housing program provides some funding for administration of the program to the Housing Authority and for supportive services through Wasatch Mental Health.

Discussion Items

1. **Presentation and Discussion of Provo City's Vision 2030 Process: Bill Peperone and Mark Boeckel, Community Development Department:** Chairperson Gale asked for the guests from Provo City to introduce themselves and state their purpose for meeting with the Board. Bill Peperone and Brent Wilde from the Provo City Community Development Department introduced themselves and presented a five minute video presentation about the Vision 2030 program. Vision 2030 is a process for defining long-term goals for the Provo community. There have been many community members working on the development of the document which is now in the review process. Previously the Provo City staff has found that the open house process has been less than effective to get the information out to the community, so they are currently reaching out to City Boards and other community groups which have interest in the process. Commissioner Gardner was recognized as a participant member of the Land Use and Growth subcommittee.

   The Board discussed issues regarding the implementation of the document and the place it will play in the future for both the Housing Authority and the City. The Public input period for the Vision 2030 document through March 15, 2011. Mr. Wilde stated that he expected the City Council to review the document in June or July. Chairperson Gale asked if Mr. Carlson had any requests for the Board regarding the document. Mr. Carlson stated that the Board should review the document carefully for any parts which might negatively affect the mission of the Housing Authority, and then comment on the document as appropriate.

2. **Discussion of Community Affordable Housing Issues:** Chairperson Gale referred the Board to Tab 5, which contained three recent newspaper articles which discuss affordable housing and information regarding the number of affordable housing units in Utah County, outside of the Provo City limits. In addition to this information, Mr. Carlson distributed some statistical information about the number of affordable housing units in the Provo City limits, including properties not operated by the Housing Authority. Chairperson Gale stated that he felt that it was important for all members the Board to be aware of the issues about affordable or low-income housing which have recently become community debates. He asked the Board if they would like to defer discussion until all Board members could be present. Commissioner Richards stated that she agreed that the absent Board members would add an additional perspective to the issues. Mr. Carlson asked if the Board would like to table the item until the next meeting. The Board briefly discussed issues mentioned in the articles and how the opinions which were raised in them might negatively affect the Housing Authority's ability to fulfill its mission.

Action Items

1. **Approval of Resolution 1-A-11: Dissolution of Provo Westgate Apartments, LC:** Chairperson Gale referred the Board to Tab 6, which contained Resolution 1-A-11 Authorizing the Dissolution of Provo Westgate Apartments, LC. Mr. Carlson stated that this Resolution was the next step in the process of dissolving the tax credit partnership for Provo Westgate Apartments. The investor partner, Wells Fargo Bank, has been removed from the LLC. The property is still subject to maintain its affordable housing status, but does not need to remain its own entity to do so. Mr. Carlson recommended that the ownership of Provo Westgate be transferred from the LLC to the Housing Authority, and the LLC would be dissolved. Commissioner Richards asked if there were benefits that the property would lose in the transfer of ownership. Mr. Carlson stated that if the property is in ownership by the Housing Authority there will be more flexibility in the management of the property, as well as the property will not be subject to property tax, which if it remained an LLC, it would.

   Commissioner Gardner moved to approve Resolution 1-A-11: Dissolution of Provo Westgate Apartments, LC. Commissioner Lee seconded the motion. The motion passed unanimously, 4:0.

Adjourn: The Meeting was adjourned at 5:24 p.m. during Agenda Item: Discussion of Community Affordable Housing Issues, when the quorum was lost by the departure of Commissioner Gardner. The next meeting of the Board of Commissioners of the Provo City Housing Authority is February 23, 2011.