

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



Regular Meeting

Date: Friday, October 26, 2012
Time: 4:15 p.m. - 4:35 p.m.
Location: 650 West 100 North
Provo, Utah

Opening Business

Welcome and Roll Call: Chairperson Gale welcomed the Board and called the meeting to order at 4:21 p.m. Chairperson Douglas Gale, Vice-Chair Jonathan Kau, Commissioner Valerie Lee, Commissioner David Gardner, Commissioner Craig Carlile and Commissioner Buddy Richards were present, via Skype from the Lodge at Zion National Park, near Springdale, Utah.

Douglas Carlson, Executive Director, Erin Haley, Executive Assistant from the staff and Leo Dauwer from were also present via Skype from the Lodge at Zion National Park near Springdale, Utah. Pamela Liston, Resident Programs Coordinator from the staff was present at the anchor location of 650 West 100 North.

Action Items

- 1. Authorization to Submit a HOME Funding Application to Provo City for \$200,000 to Construct Two Duplexes at 1200 West 200 North in Provo:** Mr. Carlson stated that this HOME loan will reduce the hard debt service for the project and will allow the project to serve low-income families. This application will be in competition with several other projects, including projects from the Provo City Redevelopment Agency. Commissioner Richards moved to authorize the application for HOME funding. Vice-Chair Kau seconded the motion. The motion passed unanimously, 6:0.
- 2. Authorization to Submit a HOME Funding Application for \$350,000 to Develop the 28 Unit Myla Dutton Homes Project at 800 South 200 North in Provo:** Mr. Carlson stated that this application has been modified slightly from the previous application; however, like the previous year's application it is not likely to be approved for HOME funds. Mr. Carlson stated he believes it will still be feasible to do the project without HOME funding, but the funding would allow for some upgrades to materials or features like solar panels. Commissioner Gardner moved to authorize the application for HOME funding for the 28-unit Myla Dutton Homes project. Commissioner Lee seconded the motion. The motion passed unanimously, 6:0.
- 3. Approval of the 2013 Voucher Program Payment Standard:** Mr. Carlson explained HUD annually sets Fair Market Rents (FMR) by randomly surveying the market. Sometimes we feel that these FMRs are not very accurate. The Housing Authority has some discretion at setting the Voucher program Payment Standards, which are the rent limits at which we will approve rental contracts. HUD allows housing authorities to set their payment standards from 80%-110% of the FMR. The proposed schedule sets the PCHA Payment Standard for SRO (Studio) apartments at 110% of FMR, 1BD & 2BD at 105% of FMR, and 3BD-5BD at 100% of FMR. Mr. Carlson stated that these rent standards have to be a compromise between what HUD believes is a fair market rate, what is fair to the tenants by reflecting the actual market in Provo, and what the Voucher program can afford.

Commissioner Richards asked about the methods of the HUD survey, and if HUD takes into account the student population in Provo. Mr. Carlson stated that he is not aware of how HUD derives their numbers, beyond a random digit dialing survey of all rental properties.

Commissioner Lee stated that she felt the payment standards were reasonable, however they would require that a tenant do their due diligence when searching for an apartment.

Commissioner Lee moved to approve the 2013 Voucher Program Payment Standard. Commissioner Richards

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seconded the motion. The motion passed unanimously, 6:0.

Adjourn: Vice-Chair Kau moved to adjourn. Commissioner Carlile seconded the motion. The motion passed unanimously, 6:0. The meeting adjourned at 4:32 p.m.

The next Regular Meeting of the Board of Commissioners of the Provo City Housing Authority is scheduled for Wednesday, November 28, 2012 at 4:15 pm.
