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

Regular Meeting

Date:	Wednesday, February 23, 2011
Time:	4:15 p.m. - 5:45 p.m.
Location:	650 West 100 North Provo, Utah

Opening Business

1. **Welcome and Roll Call:** Vice-Chair Kau welcomed the Board and called the meeting to order at 4:17 p.m. The following members of the Board and PCHA staff were in attendance when the meeting was called to order: Vice-Chair Jonathan Kau, Commissioner Cindy Richards, Commissioner David Gardner, Commissioner Craig Carlile, Douglas Carlson, Executive Director, Dean Clement, Facilities Manager, Cindy Daley, Rental Subsidy Manager, April Smith, Owned Housing Manager, Donna Smith Financial Services Manager, and Erin Haley, Executive Assistant. Chairperson Douglas Gale arrived at 4:19 pm. Commissioner Valerie Lee was absent.

2. **Approval of Minutes from January 26, 2011:** Chairperson Gale asked if there were any questions or comments from the Minutes from January 26, 2011. There were no questions or comments. Commissioner Richards moved to approve the Minutes from January 26, 2011. Commissioner Gardner seconded the motion. The motion passed unanimously, 5:0.

Report of the Executive Director: Mr. Carlson stated that $300,000 in HOME funds has been recommended by the HOME committee for the St. Francis Senior Housing project. The committee has not recommended funding for the Taylor home through the CDBG program. Mr. Carlson also informed the Board about the NAHRO Legislative Conference at the end of March. Mr. Carlson stated that there were many issues that could affect the Housing Authority's funding which will be addressed at this conference, and asked if there were any Board members who would like to attend. Commissioner Richards expressed interest in attending.

1. **South Franklin Community Center Update:** Chairperson Gale asked the Executive Director if he would update the Board on the South Franklin Community Center. Mr. Carlson stated that the process for approving the various agreements necessary to finalize the Development Agreement has been laborious. He expressed his frustrations in keeping partner organizations motivated to moving the project forwarded. Mr. Carlson explained some of the issues involved with getting the documents approved. Mr. Carlson stated that project was close to beginning the design process.

2. **PHA Sustainable Homes Update:** Chairperson Gale referred the Board to Tab 2, which contained a development budget for the PHA Sustainable Homes. Mr. Carlson stated that the project has still not completed the process of City plan review which began in September 2011. Mr. Carlson explained the planning review process to the Board. Commissioner Gardner stated that all developers in Provo face similar difficulties when going through the planning review process. Mr. Carlson stated that the primary reason the project has not completed the process is related to approval from the fire marshal and street length for fire engine access. Mr. Carlson explained that the fire marshal's office had approved the street length during the re-zoning process. The Board discussed possible ways to resolve the issue.

   Mr. Carlson referred to the development budget in Tab 2. He stated that the costs are higher than projected at the beginning of the project. Mr. Carlson stated that budget does not include the cost for the land and stated that he expected that the Housing Authority would need to donate the land to the project. He explained the funding for the project, including HOME funding and stated that the Board should consider the possibility of the Housing Authority donating additional equity to the project. The Board discussed the current housing market, including the possibility of delaying the project until the market is better. Mr. Carlson stated energy efficient homes are desired in the current market. Commissioner Gardner stated that the proposed sale price of the homes is competitive with the current market for new homes in Provo. The Board agreed to allow Mr. Carlson to continue the value engineering process and bring back a revised development budget in March before a final decision to proceed is made.

Discussion Items

1. **Utah State Legislative Report:** HB 489 Housing Authority Application Process: Chairperson Gale referred the Board to Tab 3, which contained information about House Bill 489 which if passed by the Utah State Legislature would require all housing authorities operating in a county to maintain a single on-line application. Mr. Carlson stated that an online application would increase accessibility to our clients and that the design of the website could address worries about possible confusion between the two waiting lists. Commissioner Richards asked if there was concern that this legislation might lead to further legislation about merging geographical boundaries. Mr. Carlson stated that was a possibility, but at this time the legislation seems to be in response to conflicts between housing authorities in Weber County.

2. **Continuation of Discussion of Community Affordable Housing Issues:** Chairperson Gale referred the Board to Tab 4 which contained some recent newspaper articles about affordable housing in Utah County, as well as some information about of affordable housing in Utah County and Provo, and the number of school-age children in Provo who receive housing assistance. These statistics were provided by both the HAUC and the PCHA. Chairperson Gale stated that this item was included in the January Agenda, but he felt it was appropriate to continue the discussion for the Board members who were not present at last month's discussion.

   Commissioner Richards expressed concern about the tone of the articles and about the fact that the presentation discussed in the articles suggests that the poverty-related issues in Provo are due to the success of the PCHA. She pointed out that the discussion in the articles implies that the number of people who benefit from reduced or free school lunch programs are also receiving subsidized housing, when the two programs have little correlation. Commissioner Carlile stated that he approved the use of statistics to counter the claims made, but felt that issue has become a part of the current political discussion and the misinformation would continue to be discussed because those controlling the discussion do not discuss all sides of the issues. Vice-Chair Kau agreed that affordable housing and its relation to poverty in the community is not a new discussion, and is one the PCHA will always need to be ready to address. Commissioner Carlile stated that he felt the PCHA has a well-defined mission statement which addresses the need for the Housing Authority in the community. He stated that he felt PCHA is fulfilling its mission well, and stated that without the Housing Authority, the community might have many more poverty-related problems to address. Commissioner Richards stated she would like to see the PCHA's mission statement used more prominently perhaps included in the monthly packet, so the Board and staff become familiar with the language. The Board discussed the possibility of giving a presentation to the City Council to address the role of the Housing Authority within the community of Provo at an appropriate time.

Action Items

Utah Housing Corporation Request for PCHA Participation as Managing Member of Nichols Landing, LLC: Mr. Carlson briefly informed the Board about a request from Utah Housing Corporation for the PCHA to become managing member of a small CROWN project in the city of Enoch. Mr. Carlson explained the difficulties related to the request, and recommended that the item be pulled from the Agenda.

Adjourn: Commissioner Gardner moved to adjourn the meeting. Commissioner Richards seconded the motion. The motion passed unanimously, 5:0. The meeting adjourned at 5:53 pm. The next Regular Meeting of the Board of Commissioner of the Provo City Housing Authority is scheduled for March 23, 2011 at 4:15 pm.