MINUTES OF THE PROVO CITY HOUSING AUTHORITY BOARD OF COMMISSIONERS

Date: Time: Location:	March 18, 2026 3:00 p.m. 688 West 100 North, Provo, UT 84601

Opening Business

1. **Welcome and Roll Call:** Chairperson Martha Wingate welcomed the Board of Commissioners and staff and opened the meeting at 3:04 p.m. The following members of the PCHA Board of Commissioners and staff were in attendance: Chairperson Wingate, Commissioner Hemsath, Commissioner Gardner, Commissioner Mackay, Commissioner Wilson, Operations Manager Paula Curtis, CFO Shannon Dalley (via Zoom), DED, Jessie Oyler, and ED Sarah Van Cleve.

   Excused: Commissioner Speckhard

2. **Approval of Minutes for PCHA Board Meeting February 18, 2026:** Motion made by Commissioner Mackay and seconded by Commissioner Hemsath. Motion passed 5:0 approval

Public Comment: No Public Comment

Executive Director's Report:

1. **Immigration Changes to the HCV Program**: Sarah and Jessie recently attended the NAHRO Washington D.C. (National Conference). At the conference, Scott Turner, Secretary of HUD spoke to attendees about housing undocumented immigrants and that housing authorities across the U.S. are subsidizing them, costing millions of dollars. There is a new mixed immigration status proposed rule that is being reviewed for public comment: Federal Register :: Housing and Community Development Act of 1980: Verification of Eligible Status. This rule would require that PHAs verify citizenship status for eligibility and disqualify any individuals who are undocumented, illegal, or living in a mixed family status made up of documented and undocumented household members. Scott Turner claimed that this came about due to an audit, which Sarah stated was based on information that was old and outdated. Chairperson Wingate asked if we were ever audited as part of the process, and Sarah replied with no, we were never audited, and that she was unclear from his statements as to what they were auditing. The question was asked about what we do and what our process is with undocumented individuals. Sarah stated that our process looks at pro-rated families, meaning that if the household is comprised of both documented and undocumented individuals, those who are documented receive a pro-rated subsidy. This also includes individuals who have D.A.C.A (Deferred Action for Childhood Arrivals) status (living in the U.S. with a work permit), which Sarah stated would not make these individuals safe under this new regulation. Children who have citizenship will still be eligible; however, Sarah explained that, according to Scott Turner, if the parents were undocumented, they would have to leave the housing unit and could not be housed with their children, or they would all have to leave the unit and not be housed with a housing authority. Many attendees walked out of the conference. Ultimately, this rule will either split up families or disqualify families altogether

from receiving housing assistance based on undocumented, illegal, or mixed family (undocumented, DOCA, citizenship) status. Paula stated that we have queried our database and pulled the individuals and families (a very small percentage) that this new regulation would affect in preparation for what we will do to notify, warn, and implement as needed. The question was asked if we have a lot of mixed families, and the answer was yes from those that we were able to identify from our pull.

2. **Mountain View RAD Rehab:** We would like to put in another elevator at Mountain View, where the trash shoot is. The trash shoot and dumpster are visible on the outside of the building. Currently, there is only one elevator, and there are 30 units at Mountain View. Kier Construction feels that the only way to do the whole remodel (including the elevator) safely is to empty and temporarily relocate the residents from the building. Sarah stated that with the RAD Rehab, we want to do the duplexes first and then do Mountain View and Valley Villa. We will stop getting operating funds but will get deferred funds while we remodel. 30 people are a lot of individuals to relocate all at once. We will offer transfers and won't refill units whose tenants leave the unit once construction begins. Offer HCV vouchers based on our voucher count that are available for tenants to take elsewhere. We have tenants with Section 18 Disposition (20 units we are selling) who will receive a tenant protection voucher (won't affect our HCV voucher count) and use that voucher to lease up with one of our units as well that we will consider. It's a work in progress. One of the concerns is the heating and air at Mountain View and Valley Villa; if you turn it off, it is turned off for everyone. We had a discussion with Kier Construction to remodel Valley Villa in two phases (1st half and 2nd half of the building), where we would empty the building in the 1st phase and then in a 2nd phase. We are working with GHP regarding effective and best temporary relocation options.

Discussion and Action Items:

1. Review of December 2025 Financials, presented by Shannon: Commissioner Gardner made a motion to approve, and Commissioner Wilson seconded. Motion passed 5:0

2. Procure Bringhurst and Baer for ADU plans, which would be kept with PCHA. Sarah stated that Bill Peperone approached her, asking if we would do this at the request of the new Mayor. There are 3 plans: one is a garage, then a 2-bedroom free-standing ADU, and a 1-bedroom free-standing ADU. Sarah stated we would just provide the build-ready architectural plans. Martha asked for further clarification as to why we would do this. Would it help us in our mission with the city? Shannon offered up feedback that this would possibly align more with URH. Sarah stated that she would move it for the URH board to consider.

3. Approval of Project-Based Vouchers (PBV) for Maeser and Canyon View (each site will have 25 PBVs): Commissioner Mackay made a motion to approve, and Commissioner Wilson seconded. Motion passed 5:0

4. Staff Flexible Work Schedule Policy approval: Commissioner Mackay made a motion to approve, and Commissioner Gardner seconded. Motion passed 5:0

Closed Session: Motion to go into closed session was made by Commissioner Hemsath, and Commissioner Gardner made the second. Motion passed 5:0. The board went into closed session at 3:56 PM and returned at 4:15 PM
Adjourn: Commissioner Gardner made a motion to adjourn the meeting at 4:18 p.m. Commissioner Mackay seconded the motion. Motion passed 5:0
The next PCHA Board Meeting is scheduled for April 15, 2026, at 3:00 p.m.