

MINUTES OF THE PROVO CITY HOUSING AUTHORITY BOARD OF COMMISSIONERS

Regular Meeting

Date: Wednesday, February 19, 2020
Time: 4:15 p.m.
Location: 688 West 100 North
Provo, Utah

Opening Business

- 1. Welcome and Roll Call:** Chairman Doug Gale welcomed the Board of Commissioners and staff and opened the meeting at 4:23 p.m. The following members of the Board of Commissioners and staff in attendance were: Chairman Doug Gale; Commissioner Lynette Hemsath; Commissioner Lauren Manzione; Commissioner Buddy Richards; Robert Vernon, Chief Executive Officer; Shannon Dalley, Financial Services Manager; Cindy Daley, Rental Subsidy Manager; April Smith, owned Housing Manager; Dean Clement, Maintenance Supervisor; and Pamela Liston, Special Projects Manager.
- 2. Approval of Minutes for December 18, 2019:** Chairman Doug Gale ask for discussion and approval of the minutes for December 18 20, 2019. Commissioner Hemsath made a motion to approve the minutes for Wednesday, December 18, 2019. Commissioner Richards seconded the motion. The motion passed unanimously, 4:0.

Chief Executive Officer's Report

Public Housing Repositioning

The first meetings were held with Public Housing tenants and they went well. There will be more meetings down the road as the process starts. Mr. Vernon is working on an RFP to hire a consultant to help all aspects of the repositioning.

Mr. Vernon and staff are currently working on a grants for HUD 811, CDBG, and the HOME Programs. There is also a 4% LIHTC application in the works. These grants are for the various projects that Mr. Vernon is working on for PCHA, URH, and UCLT.

Maintenance Garage Addition

The maintenance garage addition is looking good and hopefully will be completed in March. Mr. Vernon showed slides of the progress of the project.

85 North

There is a 4% LIHTC Application that is being developed and a HUD 811 as well as a HOME Application. All of these will be for the 30 units for disabled individuals in the 85 North Project.

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Discussion Items

1. **Public Comment:** None of the public was present for comment.

Action Items

1. **November & December 2019 Financial Statements and Disbursements:** Chairman Doug Gale referred the board to the November & December Financial Statements and Disbursements. Commissioner Hemsath made a motion to approve the November & December 2019 Financial Statements and Disbursements. Commissioner Manzione seconded the motion. The motion passed unanimously, 4:0.

2. PHA 5-Year Plan

Chairman Gale referred the Board to the copy of the PHA 5-Year Plan. April Smith talked about why the 5-year plan is needed. The Public Meetings required for approval of the plan were held in January. Commissioner Richards made a motion to pass the Resolution approving the PHA 5-Year plan. Commissioner Manzione seconded the motion. The motion passed unanimously 4:0.

3. Approval of New Payment Standards

Due to the rising cost of rents in Utah County, the Housing Authority needs to raise their Payment Standards to be in the approved limits set by HUD. The Fair Market Rents that HUD Publishes everywhere increased and now the payment standards need to increase. Chairperson Gale asked for a motion and Commissioner Richards made a motion to approve the PCHA's increase in Payment Standards. Commissioner Hemsath seconded the motion. The motion passed unanimously 4:0.

4. Approval of Increase in Flat Rents

The Provo Housing Authority offers tenants with enough income the choice to either pay their 30% rent figure or a Flat Rent. HUD put this policy into place so that tenants wouldn't be punished for increasing their income. In some cases flat rent does the opposite and allows tenants to stay in units and pay far less than Market Rent. Commissioner Manzione made the motion to approve the increase in the Flat Rents in Public Housing. Commissioner Richards seconded the motion. The motion passed unanimously 4:0.

The Meeting then went into a Closed Sessions at 5:18. Both the PCHA Board and the URH Board met together to discuss personnel issues. The closed session ended at 6:30 and the regular meeting was opened.

Adjourn: Chairman Doug Gale asked for a motion to adjourn the meeting. Commissioner Hemsath made the motion and Commissioner Manzione seconded the motion. The motion passed unanimously, 4:0. The meeting was closed at 6:35 pm. The next meeting of the Provo City Housing Authority is Wednesday, March 18th, 2020 @ 4:15 p.m.
