



MINUTES OF THE PROVO CITY HOUSING AUTHORITY BOARD OF COMMISSIONERS

Date:	Thursday, September 30, 2021
Time:	12:00 p.m.
Location:	Via: Zoom

Opening Business

- 1. Welcome and Roll Call:** Chairman Doug Gale welcomed the Board of Commissioners and staff and opened the meeting at 12:10 p.m. The following members of the PCHA Board of Commissioners and staff were in attendance: Chairman Doug Gale; Commissioner George Handley, Commissioner Lynette Hemsath, Commissioner Lynette Hemsath, Robert Vernon, Chief Executive Officer; Cindy Daley, Deputy Director; Shannon Daley, Financial Services Manager; and Pamela Liston, Special Projects Manager;
- 2. Approval of Minutes for PHA Board Meeting June 16, 2021:** The Board did not have any questions on the minutes. Commissioner Hemsath made a motion to approve the Minutes for the PCHA Board Meeting on June 16, 2021. Commissioner Carlile seconded the motion. The vote was unanimous, 4:0.

Discussion and Action Items.

1. Approve Increase in Voucher Payment Standards

Every year HUD publishes new Fair Market Rents. Each Housing Authority has payment standard to let Voucher holders know what the unit can rent for. The payment standard has to be within 90-110% of the published FMR's. With the new FMR's for 2022, the Housing Authority's payment standards need to be adjusted to be in compliance. All of the payment standards will be raised to 105% of the FMR's. Commissioner Carlile made a motion to approve the increase in the Provo City Housing Authority's Voucher Payment Standards. Commissioner Handley seconded the motion. The vote was unanimous, 4:0.

2. Review and Approval of PHA Annual Plan

A Public Housing annual plan must be completed each year. Every five years, there are different requirements that also need to be completed. A meeting was held with the PCHA's resident council to get input on anything in the Public Housing units that need addressing. The only thing that was brought up were the improvements that need to be done at Valley Villa. This is the oldest senior building and needs new carpet and furniture for the lobbies. The Housing Authority has put this off due to future plans to replace Valley Villa with a new building. Mr. Vernon did tell the residents that the furniture in the lobbies and carpet in the hallways will be replaced regardless of what happens to the building in the next 5 years. Commissioner Carlile made a motion to approve the PHA Annual Plan. Commissioner Handley seconded the motion. The vote was unanimous, 4:0

3. Approve Change to Housing Choice Voucher Admin Plan

The Housing Choice Voucher Program administrative plan has to be adjusted as there are changes to the program. With the addition of the J & J apartments, that project needed to be added so that the units could be filled with referrals with the partners. There is also money that comes with the Mainstream Vouchers that HUD has said you need to detail how that will be used. Both of these changes are the ones being presented for approval. Commissioner Hemsath made a motion to approve the changes to the Housing Choice Voucher Admin Plan. Commissioner Handley seconded the motion. The vote was unanimous, 4:0.

Chief Executive Officer's Report.

1. Accessory Dwelling Unit (ADU) discussion

Provo City is working on plans for 3 types of accessory dwelling units. Mr. Vernon has offered to pay for the architect to develop these plans. Mr. Vernon has done this so that these plans can be used in other cities so that more affordable units can be put in. The State Legislature put out legislation on ADU's so every city in Utah is changing their requirements. Mr. Vernon would like to take these plans and find a lender that would make these units affordable while working with the homeowner. The units would have to be on property that a homeowner has available in their back yard. This item was not on the Agenda so no formal vote could be done. The Board asked Mr. Vernon to make sure that he has a written agreement that the Housing Authority would own the plans and that they could be shared with other entities. The amount that the architect would be paid is under the threshold that the Board has set for Mr. Vernon to need approval.

2. Fakler Tire Property

The Fakler Tire Property is the property that URH has been working to develop on the corner of 300 South and 500 West in Provo. Provo City approached Mr. Vernon and told him that the City wants to buy the southern part of the property to add an emergency services station. This would probably be for fire engines, ambulances, etc. There were concerns from the Board as to what this would do to the project and what the neighbors would think since they already were aware of the proposed project that Utah Regional Housing was working on. Mr. Vernon wanted to know if they should work with Provo City or move forward on the project with the developer. The Board likes the project and wasn't sure they wanted to involve Provo City.

Commissioner Carlisle made a motion to adjourn the meeting at 12:48 p.m. Commissioner Handley seconded the motion. The motion passed unanimous, 4:0. The next Board meeting is scheduled for October 20 4:15 p.m.