



AGENDA OF THE PROVO CITY HOUSING AUTHORITY BOARD OF COMMISSIONERS

[HTTPS://US06WEB.ZOOM.US/J/83882672356?pwd=KOzWQNF951K6MCN4vJLAnGPu3ABVMG.1](https://us06web.zoom.us/j/83882672356?pwd=KOzWQNF951K6MCN4vJLAnGPu3ABVMG.1)

Date: Time: Location:	May 21, 2025 3:06 p.m. 688 West 100 North Provo, UT 84601
Opening Business	1. Welcome and Roll Call 2. Approval of Minutes from April 16, 2025, Regular Board Meeting; One correction was noted: Commissioner Hemseth was incorrectly listed as Vice Chair; the correct Vice Chair is Commissioner Gardner. Commissioner Hemseth made a motion to approve; Commissioner Wilson made the second. Minutes approved 3:0.
Public Comment	1. Five Minutes for Public Comment: No public comments.
Executive Report	1. Recommendation for RAD Partnership. (Sarah) Good Housing Partnerships Met in-person meeting. Brawner joined us on a zoom call. Good Housing Partnership was the top choice based on fee structure, capacity and experience. The RAD conversion gives the PHA the opportunity to transfer the PHA owned units to HUD assisted units (HCV) which provides a more stable financial future and maintains affordable to the residents. 2. Provo Crown Home property (Sarah). There were crown home projects several years ago. Recently one homeowner called about the common area. We need to learn about this property; can it be developed, does it have to remain common space? 3. Staff engagement (Sarah and Paula). Hiring efforts continue for 1 housing specialist and if there are 2 good candidates we will hire 2, since we know of an upcoming retirement. Some PCHA staff have been participating in budgeting classes offered by Community Action. We hope to have housing clients attend the classes as well. The staff did a ½ day of caring out at PHA owned properties. They cleaned, Weeded, and general outdoor clean up. Reports were, it was fun. 4. HCV update: HUD is stating that we will receive full funding, we are being extra careful as to not go into shortfall. We will do a pull from the waitlist to cover attrition.

	Reminder the URH meeting will be on June 13th for the retreat. Everyone is welcome to attend Cascade Gardens 9AM to 1PM: It was determined that if more than 3 PCHA Commissioner attend, it makes a public meeting. Jennifer Wilson and Martha Wingate will attend on behalf of PCHA.
Discussion & Action Items	1. Review March 2025 Financials. (Approval): Quarterly update of Cascade Gardens. Increase in expenses due to paying for Taxes and Audit. Cash flowing very well. Franklin Heights; Crown homes: annual expense for Taxes and Audit. All other programs are on track with the budget. The auditor started PCHA financial audit. Shannon is very happy with the few auditors. Commissioner Hemseth made a motion to approve the March financials, Commissioner Wilson seconded it, motion passed 3:0. 2. Motion to approve the Good Housing Partnership Development Agreement: Tabled until we get approval from the attorneys. 3. Occupancy Report (Discussion): It's been the best in months. Had an unusual eviction get overturned after the fact, so we have a new court date. It's a renewal of the lease so it should go through.
Closed Session	Executive Committee to discuss the performance of a public employee. Motion to go into a closed session at 3:45 pm. Commissioners Wingate, Hemseth and Wilson individually voted for a closed session.
Adjourn:	Next Board Meeting: June 18, 2025. motion to adjourn 3:58 pm by Commissioner Hemseth and seconded by Commissioner Wilson. 3:0

A copy of the agenda was posted on the State Public Meeting website (t <http://www.utah.gov/pmn/index.html>) as well as at the Provo City Housing Authority on, Monday, May 19, 2025, and was also delivered to the Provo City Housing Authority Board members in compliance with the Utah Code 52-4-6. This agenda is made available to both the media and the public through the State Public Meeting website at <http://www.utah.gov/pmn/index.html>. In Compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should contact the Chief Executive Officer at 801-900-5676 at least 24 hours before the meeting.