



## HOUSING CONNECT

### MINUTES OF THE REGULAR BOARD MEETING

October 16, 2019

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**PRESENT:**

Jennifer Johnston – Chair  
Mark Johnston – Vice Chair  
Phil Bernal – Commissioner  
Erin Litvack – Commissioner  
Spencer Moffat – Commissioner  
Gwen White – Commissioner

**STAFF PRESENT:**

Janice Kimball – Chief Executive Officer  
Zach Bale – Chief Programs Officer  
André Bartlomé – Chief Financial Officer  
Mike Kienast – Chief Operations Officer  
Jeremy Runia – Real Estate Development Director  
Dan Pincock – Executive Administrator

**EXCUSED:**

Roderic Land – Commissioner

**GUESTS:**

Jessica Roadman – Community Outreach Coordinator, Crossroads Urban Center  
Jennifer Wissler – Board Member, Powerful Moms Who Care member  
Tamara White – Powerful Moms Who Care member  
Erika Gee – Powerful Moms Who Care Social Work Intern  
Kip Paul – Vice Chairman, Investment Sales, Cushman and Wakefield

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**COMMENCE**

Chair Jennifer Johnston commenced the October 2019 Housing Connect Board Meeting at 11:41 a.m.

**1. PUBLIC COMMENT**

Chair Jennifer Johnston opened the meeting, welcoming guests from Powerful Moms Who Care (PMWC) organization, who provided a presentation to the Board. PMWC is an organization of low-income, working women who are trying to make safer communities and healthier families and also working towards increasing the availability of low-income housing for families, as well as affordable child care, health care, education, and job training. They gave some personal examples and touched on the importance of security and having a safe community, as well as case management and emphasized the need for more supportive housing specifically designed for families. Housing Connect CEO Janice Kimball asked the Board for permission to follow up with PMWC, in order to map out what some options could be to partner together. Commissioners asked some questions and thanked PMWC for their presentation. Commissioner White praised PMWC and expressed how proud she was of them for having each other and having a voice and offered her support in any way she could.

At 12:11 p.m., the Housing Connect Board paused its meeting in order to convene the Housing Opportunities, Inc. (HOI) Board meeting.

**3. EXECUTIVE SESSION**

At 12:18 p.m., upon returning to the Housing Connect Board meeting, Commissioner Litvack motioned to move into Executive Session to discuss some real estate and human resources matters, and Commissioner Bernal seconded the motion. The Board then entered Executive Session. At 12:46 p.m., Commissioner Bernal motioned for the Board to exit the Executive Session, and Vice Chair Mark Johnston seconded the motion, which passed.

#### 4. CONSENT AGENDA

When the Board returned to the regular session of the meeting, it approved the Consent Agenda, which included the minutes from the September Housing Connect Board meeting, the CEO report, the quarterly grants report, the Pleasant Green Villa compliance report, the Gateway to Housing report for September, and the CoC prioritization. There were no questions or comments on the minutes from the previous Board meeting. Vice Chair Mark Johnston motioned to approve the minutes, and Commissioner Moffat seconded the motion. The motion passed, and the minutes were approved.

#### 5. ACTION ITEMS

##### **Resolution #981: Approval of the sale of 54 federally-dispersed Public Housing scattered sites units**

Turning its attention towards the Action Items, the Board first considered Resolution #981 (the approval of the sale of 54 federally-dispersed Public Housing scattered sites units). Given the potential Zions Bank involvement in the sale of the units, Chair Jennifer Johnston, a Senior Vice President at Zions Bank, recused herself, and Vice Chair Mark Johnston took over the responsibility of chairing this section of the agenda. An amendment was proposed in the Executive Session to word the resolution to indicate that Housing Connect would accept the sale to the highest bid. Commissioner Moffat motioned to approve the resolution as amended, and Commissioner White seconded. The motion passed, and Resolution #981, as amended, was approved.

##### **Resolution #980 – Approval of the County High Rise 4% bond application**

For Resolution #980 (the approval of the County High Rise 4% bond application) Housing Connect Real Estate Development Director Jeremy Runia told the Board about an amendment to the resolution, regarding an option to lease the ground. Housing Connect is part owner of the property, and there is an intent to lease the land to the new development (New City Plaza Partners, LLC), and Salt Lake City Housing Authority will do the same with its portion of the land. This amendment was then circulated to Board members and showed a ground lease option, which would be included as part of the bond application. He further explained that the land would be leased to the development and the existing improvements would be sold to it. He clarified one of the reasons for this approach is to preserve the favorable tax position. Commissioner Litvack made a motion to approve the resolution as amended, and Commissioner Moffat seconded. The motion passed, and Resolution #980 was approved. Commissioner Bernal abstained from voting.

##### **Villa Charmant buyout process**

Housing Connect CEO Janice Kimball explained that Villa Charmant is one of Housing Connect's tax credit properties which is coming out of compliance (this is the first property which Housing Connect has taken out of the 15-year compliance period). Housing Connect is asking to approve continuing the buy-out process with the investor. She also mentioned that there is a continuance of a loan which needs to be financed. Housing Connect Chief Operations Officer Mike Kienast said that the loan (of \$1.6 million, with Chase) will be extended 12 months, through January 2021, giving Housing Connect a year to unwind the relationship. The Board then approved the continuation of the Villa Charmant buyout process, with Commissioner Bernal motioning to approve and Commissioner Moffat seconding. The motion passed.

##### **Project-Based Vouchers for the 426 Apartments project**

For the 426 Apartments project, CEO Janice Kimball informed the Board that Housing Connect agreed to do Project-Based Vouchers and is asking the Board to approve 20 vouchers from the regular Section 8 pool and 20 vouchers from the VA Supportive Housing (VASH) voucher pool. Commissioners expressed concern about what will happen if the vouchers end up not being used, and Janice Kimball explained that after a certain period of time (120 days) the vouchers can be pulled back but that Housing Connect prefers to work with its partners to fill the voucher. After Vice Chair Mark Johnston motioned to approve the request and Commissioner Litvack seconded, the motion passed and the Board approved the use of 20 Project-Based Vouchers (PBV) along with 20 VA Supportive Housing (VASH) vouchers for the 426 Apartments project.

#### 6. RESIDENT ADVISORY BOARD (RAB) REPORT

Commissioner Gwen White reminded the Board about next month's Resident Advisory Board (RAB) meeting, which will be held on Wednesday, November 13. This is the meeting where the Housing Connect Board members are invited to have dinner and participate in the RAB meeting (5:00p – dinner; 5:30p – meeting).

#### 7. COMMISSIONERS INPUT

For the Commissioners Input section of the meeting, Chair Jennifer Johnston thanked Commissioner Phil Bernal for his work on NAHRO's 3rd edition of the Handbook for Commissioners. Commissioner Bernal informed everyone about the regional NAHRO (Mountain Plains)

conference June 17 – 19, 2020, which will be held in Park City. He also talked very briefly about the National NAHRO conference which took place last week in San Antonio, Texas, where it was brought up that the work housing authorities are doing could be considered as ministering. Chair Jennifer Johnston quickly mentioned the event sponsored by Zions Bank with Rep. Maxine Waters, where the Congresswoman went over a list of recommended actions to address homelessness in Los Angeles, noting that Housing Connect was already doing those things here in Utah. Chair Jennifer Johnston also suggested for a future Board meeting that the Board discuss family permanent supportive housing.

**8. OTHER**

Housing Connect CEO Janice Kimball updated the Board on The Hub, in terms of where the agency is with regard to budget risk, and explained that the risk element has been minimalized but that Housing Connect still has to work through the TCO (Temporary Certificate of Occupancy) issue and the closing of the 9% tax credit in a timely manner. Real Estate Development Director Jeremy Runia added the City counsel, investor counsel, legislators, and the architect are all working to resolve these matters.

**ADJOURN**

At 1:07 p.m., Commissioner Moffat motioned to adjourn the meeting and Commissioner Litvack seconded the motion, which passed, and the meeting was adjourned.

Respectfully submitted,

Dan Pincock  
Executive Administrator