



HOUSING CONNECT

MINUTES OF THE ANNUAL MEETING

February 19, 2020

PRESENT:

Mark Johnston – Vice Chair
Phil Bernal – Commissioner
Erin Litvack – Commissioner
Christine Nguyen - Commissioner
Spencer Moffat – Commissioner
Gwen White – Commissioner

STAFF PRESENT:

Janice Kimball – Chief Executive Officer
Jeremy Runia – Real Estate Development Director
Andre Bartlome – Chief Financial Officer
Braidee Kolendrianos – Family Services Development Coordinator
Mike Kienast – Chief Operations Officer
Jodi Parker – Housing Choice Voucher Director
Dan Pincock – Executive Administrator

EXCUSED:

Jennifer Johnston – Chair

COMMENCE

In the absence of Chair Jennifer Johnston, Vice Chair Mark Johnston commenced the 2020 Annual Meeting of the Housing Connect Board of Commissioners at 11:52 a.m.

1. PUBLIC COMMENT

No one from the public was in attendance at the Board meeting.

2. CONSENT AGENDA

Vice Chair Mark Johnston introduced the Consent Agenda, which included the minutes from the January 15, 2020, Board meeting and the recently completed Bodhi audit (by Utah Housing Corporation). Commissioner Litvack motioned to accept the Consent Agenda, and Commissioner White seconded the motion, which passed with all commissioners (Vice Chair Mark Johnston, Commissioners Bernal, Litvack, Moffat, Nguyen, and White) voting in favor of accepting the Consent Agenda.

3. EXECUTIVE SESSION

At 11:53 a.m., Commissioner Litvack motioned for the Board to enter into Executive Session to discuss some real estate matters, with Commissioner Nguyen seconding the motion. All commissioners were voted in favor of entering into Executive Session (Vice Chair Mark Johnston, Commissioners Bernal, Litvack, Moffat, Nguyen, and White). Housing Connect staff were not asked to leave. At 12:17 p.m., the Board returned to regular session, with a motion by Commissioner Nguyen and seconded by Commissioner Moffat and all commissioners voting in favor (Vice Chair Mark Johnston, Commissioners Bernal, Litvack, Moffat, Nguyen, and White).

4. ACTION ITEMS**Claustina Mahon-Reynolds – Housing Connect Fund (HCF) Board member**

There was a new candidate for the Housing Connect Fund (HCF) Board, Claustina Mahon-Reynolds, whose name was presented for approval by Family Services Development Coordinator Braidee Kolendrianos. The Board voted to approve the appointment of Claustina Mahon-Reynolds as a member of the Board of Trustees of the Housing Connect Fund (HCF). Commissioner Litvack motioned to approve her appointment, and Commissioner White seconded the motion. All Board commissioners (Vice Chair Mark Johnston, Commissioners

Bernal, Litvack, Moffat, Nguyen, and White) present voted in favor of the appointment.

RAD conversion resolutions

For the three Rental Assistance Demonstration (RAD) conversion resolutions, Housing Connect CEO Janice Kimball explained that the agency wanted each property to be independent from the other properties, so that if Housing Connect wanted to do something to one of the properties, it wouldn't have to untangle it from the others. Therefore, each property was separated into its own resolution.

Housing Connect Real Estate Development Director Jeremy Runia informed the Board that the conversions for the three properties (Academy Park, Cyprus Park, and Kearns Mountain View) are anticipated to close on Friday, March 12. The conversion allows for the ability to add debt to the properties, whereas now they have no debt. He added that Housing Connect will need to set aside \$563,000 of capital funds into a replacement fund (to be drawn down for capital improvements), which will be coupled with a 20-year look ahead (in terms of capital needs for the next 20 years). Other capital from operations (such as Section 8 subsidies) will be required to be placed in the reserve, thus bolstering the reserve. The resolutions, he said, authorize CEO Janice Kimball to make the conversions.

CFO Andre Bartlome reviewed the financing. He said that with another round of funding this year the agency should receive approximately \$1.2 million (and currently there is just over half a million dollars in operating funds reserve). He said, with all assumptions, Housing Connect will still have around \$13 million to be used partly to fund future RAD deals and also to build new development projects.

- Resolution #989: Conversion of Academy Park from Public Housing to Project-Based Section 8 Project under RAD

Commissioner White motioned to approve the resolution, and Commissioner Nguyen seconded the motion, which passed with all commissioners (Vice Chair Mark Johnston, Commissioners Bernal, Litvack, Moffat, Nguyen, and White) present voting in favor, and Resolution #989 (Conversion of Academy Park from Public Housing to Project-Based Section 8 Project under RAD) was approved.

- Resolution #990: Conversion of Cyprus Park from Public Housing to Project-Based Section 8 Project under RAD

Commissioner Bernal motioned to approve the resolution, and Commissioner White seconded the motion, which passed with all commissioners (Vice Chair Mark Johnston, Commissioners Bernal, Litvack, Moffat, Nguyen, and White) present voting in favor, and Resolution #990 (Conversion of Cyprus Park from Public Housing to Project-Based Section 8 Project under RAD) was approved.

- Resolution #991: Conversion of Kearns Mountain View from Public Housing to Project-Based Section 8 Project under RAD

Commissioner Litvack motioned to approve the resolution, and Commissioner Moffat seconded the motion, which passed with all commissioners (Vice Chair Mark Johnston, Commissioners Bernal, Litvack, Moffat, Nguyen, and White) present voting in favor, and Resolution #991 (Conversion of Kearns Mountain View from Public Housing to Project-Based Section 8 Project under RAD) was approved.

5. CEO'S REPORT

Housing Connect CEO Janice Kimball gave a verbal report to the Board. She informed the commissioners that Columbus Community Center, Housing Connect's partner for The Hub of Opportunity, will be holding a Ribbon Tying ceremony. The event will take place on Wednesday, May 20, at 11:00 a.m., at The Hub.

The Utah Preservation Fund invited Housing Connect to be a founding member of the organization. As part of that invitation, the Fund asked for \$2 million, which Housing Connect is not able to provide (due to HUD restrictions and limitations). As a result, Housing Connect will not be a founding member.

For the disposition, 31 of 44 homes are now vacant. The agency is waiting for the purchase agreement to be signed at the next West Valley City Council meeting. The first 16 homes should be transferred to CDCU.

Housing Connect is watching State Senate Bill 39.

The President's budget has been released, and it is not looking good for housing. Congress, however, does not always follow the President's budget.

6. HOMELESS PREFERENCE DISCUSSION

The Board held a long and lengthy discussion on homeless preferences. Vice Chair Mark Johnston proposed that the vacant units in the properties which Housing Connect has direct control over for PSH would be provided to the Continuum of Care's Coordinated Entry

System for housing placement to take effect, once the current applicants on the waitlist have been either housed or moved, and that there would be a requirement to get a referral within a 30-day period; otherwise, Housing Connect will house qualified applicants on its own.

7. HOUSING CONNECT FINANCIALS (THROUGH DECEMBER 2019)

CFO Andre Bartlome provided a quick summary of the Housing Connect financials through December 2019. The agency is making \$482,000 versus a projected loss of \$140,000. Central Office/Maintenance lost \$245,000.

8. OTHER

CEO Janice Kimball told the Board that Housing Choice Voucher Director Jodi Parker and CFO Andre Bartlome reviewed the Payment Standards data and determined that the recommendation for the Payment Standards is to keep them at the levels they are currently set for. CEO Janice Kimball added that the agency feels the standards are set appropriately.

Commissioner White told the Board that the Resident Advisory Board (RAB) voted at their special February meeting to approve the Annual and the 5-Year PHA Plans.

ADJOURN

At 1:43 p.m., the Board meeting was adjourned.

Respectfully submitted,

Dan Pincock
Executive Administrator