



HOUSING CONNECT

MINUTES OF THE OCTOBER 2021 ELECTRONIC MEETING OF THE BOARD OF COMMISSIONERS

October 20, 2021

PRESENT:

Spencer Moffat – Chair
Phil Bernal – Vice Chair
Wendy Leonelli – Commissioner
Erin Litvack – Commissioner
Christine Nguyen – Commissioner
Gwen White – Commissioner

EXCUSED:

Mark Johnston – Commissioner

GUESTS:

Eric Novak – Praxis Consulting Group

STAFF PRESENT:

Janice Kimball – Chief Executive Officer
Andre Bartlome – Chief Financial Officer
Zach Bale – Chief Program Officer
Kirk Moorhead – Real Estate Development Director
Ilez Brady – Section 8 Housing Choice Voucher Director
Mike Kienast – Chief Operating Officer
Dan Pincock – Executive Administrator

COMMENCE

The October 2021 Housing Connect Board of Commissioners meeting was held on Wednesday, October 20, 2021, and Chair Spencer Moffat started the meeting at 11:37 a.m. The meeting was held virtually via Zoom.

1. GUESTS/PUBLIC COMMENT

Chair Moffat noted that there were no members of the general public in attendance and welcomed Eric Novak (consultant), inviting him to update the Board on the New City Plaza project.

2. NEW CITY PLAZA STATUS REPORT

Eric Novak mentioned that the big item right now is working out the phasing plan for construction and the relocation schedule that will follow from that. He's pleased that G2 Strategies is taking the lead on this. He said the plan would be to close in February 2022. He also said that the theme of the bi-weekly meeting going forward will focus on management and relocation issues, adding that there is a need to have a consensus with the City housing authority on the staffing plan and on the expenses and on the services for the project.

Housing Connect CEO Janice Kimball commented that the agency may need to issue some vouchers for the relocation process (to accommodate the re-development) in order to help get to the appropriate number of vacant units. Eric Novak stated that there are presently 55 vacant units (and may need 70 vacant units by closing).

Chair Moffat asked whether Eric Novak has talked to Kier about long lead-time items and pricing. Eric replied that talking about that and that they are being proactive in their bi-weekly meetings.

Chair Moffat also inquired about the relationship with the City, and Eric indicated that finalizing the staffing plan and the operating expense budget could be a potential issue, so they want to vet as much as possible prior to closing. He remarked that on the design construction side, everyone is participating.

With his participation in the meeting being finished, Eric Novak then left the meeting.

3. CONSENT AGENDA

Chair Moffat encouraged Board members to ask when they are unsure of acronyms or other items which may need clarification. In the future, the minutes will be approved as part of the Action Items. Housing Connect Board Commissioner Nguyen motioned to approve the September 2021 Board Meeting minutes and to accept the Consent Agenda. Commissioner White seconded the motion, and all commissioners present (Chair Moffat and Commissioners Bernal, Leonelli, Nguyen, and White) supported the motion, and the minutes and the Consent Agenda were approved.

4. EXECUTIVE SESSION

At 11:52 a.m., Housing Connect Board Commissioner Bernal motioned for the Board to enter Executive Session to discuss some real estate matters, and Commissioner Nguyen seconded the motion. All commissioners present (Chair Moffat and Commissioners Bernal, Leonelli, Nguyen, and White) voted in favor of the motion, and the Board entered Executive Session.

At 12:16 p.m., Housing Connect Board Commissioner Litvack motioned for the Board to leave Executive Session and re-enter open (regular) session, and Commissioner White seconded the motion. All commissioners present (Chair Moffat and Commissioners Bernal, Leonelli, Litvack, Nguyen, and White) voted affirmatively, and the Board returned to regular session.

5. ACTION ITEMS

Board Vice Chair nomination and election – Housing Connect Board Commissioner Nguyen motioned to nominate Commissioner Bernal to the position of Vice Chair. There were no other nominations. Commissioner Bernal indicated his willingness to serve as Vice Chair, and Commissioner White seconded the nomination. All Board members present (Chair Moffat and Commissioners Bernal, Leonelli, Litvack, Nguyen, and White) supported the nomination, and Commissioner Bernal was elected as the Housing Connect Board Vice Chair.

Housing Connect CFO Andre Bartlome brought up the issue of signers on the agency bank accounts. In the past, the signers have been the CFO, the CEO, and the Board Chair and Vice Chair. He asked whether the Board wanted to keep the accounts set up the same way. Chair Moffat tasked CFO Bartlome with looking into how other housing authorities handle their accounts and to report back at next month's meeting.

6. PRESENTATION

Housing Connect CPO Zach Bale gave a HousingNow presentation to the Board. He informed the Board that he co-chairs the Housing Core Function Group (which is part of the Salt Lake Valley Coalition to End Homelessness - SLVCEH), initially with Mike Akerlow and presently with Becky Brown, and then gave a brief background on the SLVCEH.

He showed a slide about strengthening the economic health of our community and improving the lives of those in the County through strategic investments in housing, supportive services, and financial stability.

He pointed out that homelessness is a housing crisis and that a significant investment in deeply affordable housing will result in stability for families, reduced reliance on Homeless Resource Centers, and a thriving community across Salt Lake County and the state of Utah.

He explained that a lot of the discussion centers around federal funding that is coming (or has already come) through the American Rescue Plan. He mentioned talk of \$100 million to \$200 million at the (state) legislature for housing. He indicated that roughly 30% to 40% of homeless individuals need long-term support, with a housing need of 2,950 units and an additional 1,400 units to meet projected estimates.

He reviewed housing types (permanent supportive housing, rapid re-housing, etc.) and went over how much each type of housing resource is needed (and associated costs), along with projections into the future.

He then showed the total number of units needed against all affordable units and the homeless set-aside pipeline, which demonstrated the gap that exists with the current resources being far less than what is needed (current funding tools aren't sufficient to meet the need).

For the financing plan, he pointed out that the numbers are quite daunting (with the estimate being just above \$1 billion), noting that a lot of it could be supported by market forces.

He also remarked that we know these different types of housing work, but that more is needed.

He showed how housing reduces other costs (in the medical system; in the judicial/criminal system; etc.) when there is sufficient affordable housing and that as a community, money shifted from one activity to housing is the strongest solution.

He also went over some of the recommendations that have been made.

Commissioner White asked about how refugees fit into the plan. CFO Bale responded that most of the Afghan refugees fall outside of government housing support due to their current status.

Commissioner Nguyen noted that there are pockets of people, including those on Medicaid waivers, who live in restricted circumstances and who have been allowed to stay in higher services due to COVID, but that will be ending soon, and they'll need to move to their own independent situations, and there just isn't housing out there, even if those individuals have vouchers to use.

Commissioner Bernal recommended similar presentations to the Board every few months as a reminder of the entire picture of why the agency is doing what it is doing.

7. CEO's REPORT

Chair Moffat asked Housing Connect CEO Janice Kimball about her report, and she touched on the following items:

- The Hub of Opportunity: Housing Connect closed financing on The Hub the day before (Tuesday, October 19). She also thanked the Board for its support and guidance on the warranty issues. Housing Connect and Columbus met with the owner's representative (Mike Ferro), who offered to try to resolve the issue directly with R&O Construction. He has talked with R&O, and CEO Janice Kimball reported that there has been really good movement with R&O since then.
- Sunset Gardens: Sunset Gardens was recently approved for \$2 million in funding to complete the work on the property. The agency will begin tenant relocation on November 1. Housing Connect will work with tenants to issue vouchers, and there are several vacancies in public housing which are being held, if tenants aren't able to use their vouchers. Housing Connect expects construction to start in the second quarter of next year.
- Parkhill: There was a meeting on October 5, with 20 of the 25 owners in attendance. The owners approved Housing Connect assuming the ownership of the property. Housing Connect will close with Rocky Mountain Community Reinvestment Corporation (RMCRC) on December 1 and will assume management. The agency will need to meet with each individual family/household to do an assessment and get a lease signed.
- Holladay City: CEO Janice Kimball had a conversation recently with the Holladay City Community Development Director. Holladay City is struggling with what to do regarding re-development funding, as they had an agreement with Salt Lake County to add 100 units of affordable housing (for households at 80% area median income - AMI - and below), which is tied to the Cottonwood Mall property. CEO Kimball gave them some options to consider.
- Moving To Work (MTW): There will be an MTW advisory board committee meeting in the first part of November. Housing Connect is working really closely with HUD and research consultants on the Rent Reform study. The agency will want the Board to sign the Annual Contributions Contract (ACC) at the December meeting.
- NAHRO (National Association of Housing and Re-development Officials) representation: Housing Connect CEO Janice Kimball reported that the organization is well represented at several levels in NAHRO. She is pleased with this because of the networking opportunities, the information the agency receives on policy and (legislative) bills and how to implement the work, and the great opportunities it gives staff in terms of leadership development.
- Visit by students: Housing Connect hosted students from Lowell Bennion this past week for their Fall service program. They were interested in affordable housing and advocacy. Housing Connect Housing and Supportive Services Director Russell Opatz and his team provided a "Housing 101" session, and the students helped the agency's Parents As Teachers (PAT) staff to move offices and supplies, and they assisted with organizing things.
- Funding: Housing Connect has applied for additional funding capacity for case management.
- Website: The Housing Connect website was down most of the previous week. The agency is looking for additional security support.

8. COMMISSIONERS INPUT

Commissioner White said that there was no Resident Advisory Board (RAB) meeting in October and had nothing else to report.

Vice Chair Bernal talked briefly about the commissioners' conference in January (San Diego, California). He encouraged commissioners to look into this, if they are interested. He said the conference is geared towards housing authority commissioners and that it's an opportunity for good input and networking.

Commissioner Nguyen said she was meeting with her group at the Department of Health to address the concern regarding individuals who need to move into the community. She said there are concerns because there aren't enough housing units for those who need to leave a more structured environment.

Commissioner Leonelli did not report on anything.

Commissioner Litvack said that Mayor Wilson will present her 2022 Salt Lake County the following day, which will have some exciting initiatives related to affordable housing (pending County Council approval), noting that it has been a priority for the County to get more involved with affordable housing. She also said that the Council approved a \$2 million appropriation to support the work being done by SwitchPoint to convert the homeless shelter winter overflow airport and hotel into permanent supportive housing (PSH). She commented that ESGN and CDBG proposal information should be forthcoming.

Chair Moffat informed the Board that Commissioner Johnston will resign from the Board effective at the end of December. He encouraged Board members to recommend potential members. Skills areas include legal, data, and research. Housing Connect CEO Janice Kimball said that this opening gives an opportunity to also consider diversity, as well as data analysis and legal. She wanted direction on where the Board would like to go. Chair Moffat directed Board members to send potential recommendations to Janice.

9. OTHER

- Pleasant Green Villa monitoring results: Housing Connect CEO Janice Kimball said that it is important for the Board to see monitoring results and will start including these reports in the Board book going forward.

ADJOURN

At 1:01 p.m., Commissioner Litvack motioned to adjourn the meeting, and Commissioner Nguyen seconded the motion. All Board members present (Chair Moffat, Vice Chair Bernal, and Commissioners Leonelli, Litvack, Nguyen, and White) voted in favor. The meeting was then adjourned.

Respectfully submitted,

Dan Pincock
Executive Administrator