



## HOUSING CONNECT

### MINUTES OF THE JULY 17, 2024 REGULAR MEETING OF THE BOARD OF COMMISSIONERS

July 17, 2024

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#### PRESENT:

Phil Bernal – Vice Chair  
Kat Johnson – Commissioner  
Erin Litvack – Commissioner  
Christine Nguyen – Commissioner

#### EXCUSED:

Spencer Moffat – Chair  
Wendy Leonelli – Commissioner  
Gwen White – Commissioner

#### PUBLIC/GUESTS:

Kelly Colopy – Salt Lake County Human Services Development Director  
Katherine Fife – Salt Lake County Assistant Deputy Mayor  
Karl Westbrook – member of the public

#### STAFF PRESENT:

Janice Kimball – Chief Executive Officer  
Andre Bartlome – Chief Financial Officer  
Mike Kienast – Chief Asset Officer  
Marni Timmerman – Chief Administrative Officer  
Ilez Brady – Housing Choice Voucher/Section 8 Director  
Kirk Moorhead – Real Estate Development Director  
Kyle Zabriskie – Information Technology Specialist  
Dan Pincock – Executive Administrator

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#### COMMENCE

The July 2024 Housing Connect Board of Commissioners Meeting was held on Wednesday, July 17, 2024, and commenced at 11:45 a.m. Vice Chair Phil Bernal facilitated and led the meeting.

#### 1. GUESTS/PUBLIC COMMENT

Kelly Colopy (Salt Lake County Human Services Development Director) and Katherine Fife (Salt Lake County Assistant Deputy Mayor) attended as part of a presentation. Karl Westbrook, a member of the public, also was in attendance.

#### 2. ACTION ITEMS

The following items were presented for action by the Board:

- Housing Connect Board Meeting minutes – June 26, 2024 meeting: There were no questions or comments regarding the minutes, and Commissioner Johnson motioned to approve them with Commissioner Nguyen seconding the motion. All Board members present (Vice Chair Bernal and Commissioners Johnson, Nguyen, and Litvack) voted in favor of the motion, and the June 2024 Board meeting minutes were approved.

- Resolution #1109 – Public Housing and Section 8 write-offs (January 1, 2024 to June 30, 2024): Housing Choice Voucher/Section 8 Director Ilez Brady remarked that the write-offs for Section 8 were from clients who are off the program but are not making payments and that all were for unreported income. Commissioner Nguyen motioned to approve the resolution for the write-offs, and Commissioner Johnson provide the second for the motion and all Board members present (Vice Chair Bernal and Commissioners Johnson, Nguyen, and Litvack) voted in support of the motion, and Resolution #1109 (write-offs) was approved.

- Resolution #1110 – New City Plaza (NCP) bonds: Real Estate Development Director Kirk Moorhead informed the Board that the agency received \$1.4 million in American Rescue Plan Act (ARPA) funds from Salt Lake County and that the resolution gives the flexibility for the

funds to go to Housing Connect to lend to the ownership entity (with Salt Lake County's consent). Management wants the Board's approval before approaching Salt Lake County.

Commissioner Johnson provided a motion for approval of the resolution, and Commissioner Nguyen seconded the motion. All Board members present (Vice Chair Bernal and Commissioners Johnson, and Litvack) except for Commissioner Litvack (who abstained from the vote) voted in favor of the motion, and Resolution #1110 for New City Plaza bonds was approved.

### **3. CLOSED MEETING**

At 11:55 a.m., Commissioner Litvack motioned for the Board to enter Closed Meeting to discuss litigation issues, and Commissioner Nguyen seconded the motion, and all Board members present (Vice Chair Bernal and Commissioners Johnson, Nguyen, and Litvack) voted in support, and the Board entered Closed Meeting.

At 11:45 a.m., Commissioner Johnson made a motion for the Board to exit closed session and to return to regular (open) session, with Commissioner Nguyen seconding the motion. All Board members present (Vice Chair Bernal and Commissioners Johnson, Nguyen, and Litvack) voted favorably, and the Board returned to regular session.

### **4. PRESENTATION: SALT LAKE COUNTY HUMAN SERVICES, HOMELESSNESS, AND CRIMINAL JUSTICE REFORM ACTION PLAN**

Commissioner Litvack explained to the rest of the Board that Salt Lake County is trying to pull together teams from across various agencies and disciplines to work together on a comprehensive review on a number of systems that intersect in our community often, such as homelessness, human services, and the criminal justice system. Salt Lake County wants to look at what it is doing, how to do an analysis of the systems, understand where the gaps are, work to fill the gaps in order to have the system work as integrated as possible but in a way that is efficient and that meets its goals. Part of the goals are to decriminalize homelessness (and crimes associated with homelessness) and to redirect people with significant substance abuse into appropriate places and appropriate treatments instead of into the criminal justice system. She said the County is moving collectively with Salt Lake City and the State of Utah with purpose, partnership, and urgency. The shared vision is to render homelessness as brief, rare, and non-recurring. They have looked at the sequential intercept model and have identified a plan for the next 5 years. Salt Lake County Human Services Development Director Kelly Colopy and Salt Lake County Assistant Deputy Mayor Katherine Fife also participated in the presentation.

### **5. ADJOURN**

Remaining on the schedule were the Quarterly Reports, the Monthly Financial Report, the Real Estate Development Report, and some Other items. All of the reports were provided in the Board book. The Board did not feel strongly about reviewing any of the items and was comfortable accepting the reports. Vice Chair Bernal encouraged the Board to review the draft Housing Connect 2025 Public Housing Agency (PHA) Plan, as it will be voting to approve it in an upcoming Board meeting. Chief Administrative Officer Marni Timmerman highlighted that the plan is requesting to exclude asset income up to \$50,000.

At 1:15 p.m., Commissioner Nguyen motioned to adjourn the July 2024 Housing Connect Board Meeting, and Commissioner Johnson seconded the motion, with all Board members present (Vice Chair Bernal and Commissioners Johnson, Nguyen, and Litvack) voting in support. The meeting was then adjourned.

Respectfully submitted,

Dan Pincock  
Executive Administrator