Cedar City Housing Authority
Board of Commissioners
Board Meeting
Thursday, January 25th, 2024
364 South 100 East
12:00 noon

The Cedar City Housing Authority Board of Commissioners held a board meeting on Thursday, January 25th, 2023, in their office at Mountain View Suites located at 364 South 100 East, at 12:00 noon. Those in attendance were Commissioners Cal Robinson and Larry Pendleton. Commissioner Georgia Beth Thompson and Janeen Rasmusson attended via teleconference. Also, in attendance were Executive Director, Heidi Miller and attorney, Jim Jensen. Chairperson Margaret Miller was excused.

Chair Pro-Tem
Commissioner Robinson made a motion that Commissioner Pendleton be the Chair Pro-Tem for this meeting. The motion was seconded by Commissioner Rasmusson, then voted and passed unanimously.

Opening
The opening was given by Chair Pro-Tem Pendleton.

Minutes
Minutes of the meeting held December 14, 2023 were reviewed. A motion was made by Commissioner Thompson to approve the minutes, the motion was seconded by Commissioner Robinson, then voted and passed unanimously.

Client Spotlight
Mrs. Miller informed the Board that for the client highlight portion of the meeting she would be highlighting the Housing Authority Section 8 Voucher program. The Section 8 Voucher program provides rental assistance to low-income families. Participating families find a unit to rent within Iron County. The unit must be under the rent limit set by HUD. Participants pay 30% of their income toward rent and the remaining rent is paid by the Housing Authority directly to the landlord. One beneficial feature of a Section 8 voucher is that it can be transferred. A Section 8 voucher can be transferred from unit-to-unit or city-to-city.

Another benefit of the Section 8 voucher program is that participants are able to purchase a home. In order to use a Section 8 voucher to purchase a home the participant must have been on

the program for at least 1 year and be able to qualify for a loan. When qualifying for a loan, the lender may consider the Section 8 payment as tenant income, or as a reduction to their monthly payment. Due to high interest rates and housing prices, participants are currently not able to utilize the homeownership option. The Cedar City Housing Authority currently has 282 vouchers, of those, there are currently 5 participants purchasing homes. The current waiting list for the Section 8 program has over 100 applicants waiting for a Section 8 voucher. This waiting list moves very slowly. Applicants are moved 1 at a time from the waiting list to the Section 8 voucher program as 1 of the 276 participating families leaves the program. If a Section 8 participant chooses to move, they can take their voucher with them to a new city. This does not mean the Cedar City Housing Authority has lost the voucher, but that this voucher is not being used locally. When that happens, the receiving housing authority can choose to absorb that voucher into their own program or seek reimbursement from Cedar City Housing Authority. Commissioner Pendleton inquired if Cedar City then gets a new voucher to replace the one that moved. Yes, if the receiving housing authority absorbs the transferring voucher into their program the Cedar City Housing Authority can re-issue that voucher to a family on the waiting list. However, if the receiving housing authority does not absorb the transferring voucher, a new voucher cannot be re-issued. Mrs. Miller reported the office is seeing an all-time high in the number of Section 8 participants requesting to move to Cedar City. Commissioner Thompson asked if there were currently more vouchers transferred into the Cedar City area than those transferring out. Mrs. Miller informed the Board there are currently more vouchers transferred into Cedar City.

Commissioner Thompson stressed the benefits of Section 8 vouchers for families in need. Many times, this is the only thing that keeps families in suitable housing or from living hand to mouth. Mrs. Miller agreed and said that she doesn't anticipate new vouchers being issued in the near future.

Last Meeting Follow-Up

Community Development Block Grant - Purchase

Mrs. Miller informed the Board that she had completed the purchase of Cedar Park Townhome #60. This is the first property purchased with the 2023 CDBG grant. Mrs. Miller reminded the Board that she would be looking to purchase an additional unit to utilize the remaining grant funds.

Community Development Block Grant (CDBG)--Application

Mrs. Miller said she was embarrassed to report to the Board that she had missed the CDBG deadline, so this year they would not be receiving funding. Mrs. Miller felt badly to have missed the deadline and will be more careful in the future. She did point out the missed deadline might not be terrible. The Housing Authority had received funding for the past several years in a row. It's good to let the public see other agencies able to utilize CDBG funding.

Housing Choice Voucher -- HUD review

Mrs. Miller reminded the Board that HUD staff had been to the office to conduct an audit of the Section 8 program. The HUD team found the Cedar City Housing Authority had failed to correctly calculate the utility allowance for SRO (single room occupancy) vouchers. As a result of this error, the Housing Authority is required to reimburse tenants. The Housing Authority drafted a corrective action plan and submitted it for HUD approval. Notice has been received that the plan was approved and that the reimbursements paid to participants was less than

anticipated. HUD does require the reimbursement be paid using administrative reserves. It is anticipated that those payments will be mailed out in February and this audit will be considered closed.

Tenant Eviction

Mrs. Miller informed the Board that although the Housing Authority does not do many evictions, they may need to do one. A tenant became over-income and is no longer eligible to reside in subsidized housing. Mrs. Miller wanted the Board to be aware of the situation. The tenant is very angry and informed the Housing Authority she planned to get an attorney to sue. This matter has been turned over to attorney Jim Jensen in hopes the tenant can be encouraged to amicably relocate without a full eviction. There was a short discussion about how hard it can be for low-income families to make it once their income increases just enough that they lose financial assistance. Mr. Jensen will keep the Board informed if an amicable resolution is not possible.

Other Business

There was no other business.

Adjourn

With no other business, a motion to adjourn was made by Commissioner Thompson and seconded by Commissioner Robinson, then voted and passed unanimously.

IN WITNESS THEREOF, the minutes of the above meeting were approved and signed by the following Commissioners on the 28th day of March, 2024.

Chairperson Margaret Miller

Commissioner Georgia Beth Thompson

Commissioner Cal Robinson

Commissioner Janeen Rasmusson

Commissioner Larry Pendleton