Cedar City Housing Authority
Board of Commissioners
Board Meeting
Thursday, March 28th, 2024
364 South 100 East
12:00 noon

The Cedar City Housing Authority Board of Commissioners held a board meeting on Thursday, March 28th, 2024, in their office at Mountain View Suites located at 364 South 100 East, at 12:00 noon. Those in attendance were Chairperson Margaret Miller, Commissioners Cal Robinson, Larry Pendleton, Georgia Beth Thompson and Janeen Rasmusson. Also, in attendance were Executive Director, Heidi Miller and attorney, Jim Jensen.

Opening
The opening was given by Chairperson Miller.

Minutes
Minutes of the meeting held on January 25, 2024 were reviewed. A motion was made by Commissioner Thompson to approve the minutes, the motion was seconded by Commissioner Rasmusson, then voted and passed unanimously.

Client Spotlight
Mrs. Miller informed the Board that for the highlight portion of the meeting she would be sharing updates on the Emergency Housing Voucher Program. Emergency vouchers were for homeless individuals who were referred to our office by a partnering agency. Referrals could be from Iron County Care & Share, the Crisis Shelter, religious organizations or other service providers. Cedar City Housing Authority received 15 Emergency vouchers. All 15 of these vouchers had been filled. During the past 12 months, only one client had lost their voucher. HUD announced that funding for existing clients would continue, but as clients go off the program the vouchers will not be reissued. Mrs. Miller reported that 14 of the initial 15 vouchers are still active and in good standing. Mrs. Miller attributed this success to the successful partnerships with all of the referring agencies.

Commissioner Thompson stressed the importance of these types of programs. Some individuals may fail to launch, and discontinuing programs like this may not always be the answer.

Last Meeting Follow-Up

Community Development Block Grant - Purchase

Mrs. Miller informed the Board that she had completed the purchase of the Cedar Park Townhome. This is the first property purchased with the 2023 CDBG grant. Mrs. Miller reminded the Board that she continued to search for an additional unit to utilize the remaining grant funds. The environmental review process has changed and seems to be getting more challenging with each purchase.

Community Development Block Grant (CDBG)--Application

Mrs. Miller reminded the Board that she had missed the CDBG deadline. However, she was happy to report that Five County Association of Governments had since notified her that her application would be considered for funding after all. Mrs. Miller was not sure why there was a change but it is possible that there were not enough applications. The Board spoke about other possibilities and how the Housing Authority's mission of providing affordable housing is a good fit for the CDBG program.

Section 8 five-year plan

Mrs. Miller presented the Section 8 five-year plan to the Board. It is a template issued by HUD that identifies agency goals for the Section 8 program. Suggested goals are provided within the template. Mrs. Miller confirmed that each board member had reviewed the plan that had been emailed and asked if they had any questions. The goals outlined in the plan were reviewed. This year's goals align and build on goals from previous years. Commissioner Robinson noticed that Strategic goal #1 had an incorrect year. It needed to be changed from 2024 to 2029. Mrs. Miller thank him for noticing and said she would make the correction. Mrs. Miller informed the Board that the Cedar City Housing Authority had been a high performer for many years. The recent HUD review had lowered their rating to a standard performer, but she was very optimistic that they would once again be a high performer. A motion was made by Commissioner Pendleton to approve the five-year plan, the motion was seconded by Commissioner Robinson, then voted and passed unanimously.

Budget Amendment – Duplex repair

Mrs. Miller informed the Board that she was requesting an amendment to the 2024 Budget. Mrs. Miller informed the Board that our yellow duplex on the corner of the 300 West and 600 South had become vacant after 13 years of being occupied by the same tenant. As part of the inspection and repairs, it was discovered that the rear of the building was sinking. This had caused a slope in the floor, cracked windows and that would not open or close, and cracked interior walls. Many years ago, Lyman Munford had worked with the Housing Authority to jack up the front of the building and install pillars under the foundation. Commissioner Rasmusson inquired if the Housing Authority owned both duplexes. Mrs. Miller clarified that they only own one of the two, the yellow one on the corner. Mrs. Miller informed that Board that Wes Peterson, the maintenance man had tried to contact several contractors about the problem. He found it difficult to locate someone who specialized in this type of repair. Mr. Peterson did receive one bid. Several Commissioners familiar with builders in Iron County provided additional names of contractors that do that type of work. Mrs. Miller said that she would really appreciate any input from board members in finding someone to complete the foundation repair. Commissioner Pendleton said that he would provide names and phone numbers of some local

contractors that he thought do this type of work. Mrs. Miller asked the Board to approve a budget revision so that repairs could be made to the duplex. Repairs would include new flooring for the entire unit, replacing damaged windows, fixing interior wall cracks and jacking up the rear foundation of the building. Mrs. Miller said she wasn't sure how much the repairs would cost but that a majority of the budget had been used to update the electrical panel. There are funds available to pay for this expense, but the total cost would exceed the current budget. Increasing this line item would lessen the annual profit, but not put a hardship on the reserve accounts. A motion was made by Commissioner Pendleton that the budget for duplex repairs be increased by $35,000, to cover the cost of foundation repair. The motion was seconded by Commissioner Thompson, then voted and passed unanimously.

Training

Mrs. Miller informed the Board that staff would be attending training over the next few weeks. The Utah NAHRO conference will be held on April 24 and 25, much of it is not related to Housing Authorities so staff will only be attending one day. The following week there is a certified HUD training that will be addressing Section 8 HUD updates. Over the past 2 years, HUD has completely revamped the Section 8 program. Mrs. Miller informed the Board all 3-office staff will be attending so the office will be closed both days.

Other Business

Commissioner Pendleton inquired about the status of the eviction discussed at the last meeting. Mrs. Miller informed the Board that Mr. Jensen had been able to amicably get the tenant to relocate. The eviction was not processed and no further legal action was necessary.

Commissioner Pendleton informed the Board that Governor Cox is trying to address the affordable housing crisis in Utah. The Governor has asked that mortgage banks in Utah lower their interest rates to help offset some of high costs of housing. Commissioner Pendleton said that this was a "big ask" for mortgage banks. The average home price in Iron County is currently $400,000, which makes it difficult for moderate income families to purchase a home. Commissioner Pendleton asked the Board why many new families were unable to afford homes. Board agreed it was a combination of low wages locally and wealth of those moving here. The Board discussed how townhomes may not always be the perfect solution, and how some families prefer to own a home instead of a townhome. They also briefly discussed the impact of housing on farmlands in Utah.

Mrs. Miller reminded board members that they next meeting was scheduled for May 23, 2024.

Adjourn

With no other business, a motion to adjourn was made by Commissioner Pendleton 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 23rd day of May, 2024.

Chairperson Margaret Miller

Commissioner Georgia Beth Thompson

Commissioner Cal Robinson

Commissioner Janeen Rasmusson

Commissioner Larry Pendleton