



Cedar City Housing Authority
Board of Commissioners
Board Meeting
Thursday, May 23rd, 2024
364 South 100 East
12:00 noon

The Cedar City Housing Authority Board of Commissioners held a board meeting on Thursday, May 23rd, 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 Larry Pendleton, and Georgia Beth Thompson. Commissioners Cal Robinson and Janeen Rasmusson were excused. Also, in attendance were Executive Director, Heidi Miller and attorney, Jim Jensen.

Opening

The opening was given by Jim Jensen.

Minutes

Minutes of the meeting held on March 28, 2024 were reviewed. A motion was made by Commissioner Thompson to approve the minutes, the motion was seconded by Commissioner Pendleton, then voted and passed unanimously.

Client Spotlight

Mrs. Miller informed the Board that the client spotlight would be a family that is renting a moderate-income unit. This family of 5 had sold their home in July of 2021. Their intention was to sell while the market was high and then buy when the market came down. While they were waiting for the housing market to come down, they lived with their parents. Obviously, the housing market has not slowed down. Now, this family cannot afford to buy or rent. The Housing Authority was able to house this family in a moderate-income unit. They are currently renting a 3-bedroom townhome for \$850 per month. Each month when the mom brings in the rent she nearly cries when she explains how grateful they are. She often expresses that without this opportunity her family may have been living with their parents forever. Mrs. Miller explained that the families income exceeded the limits for low-income housing but they could not afford to pay market rate rent of \$1,200-\$1,600 for a 3 bedroom apartment. They are also unable to qualify for a home loan.

Mrs. Miller shared with the Board that the waiting lists for the low-income units owned by the Housing Authority are getting longer and longer. She felt like this was caused by a combination of current tenants not moving and that the number of new applications increasing each month.

Last Meeting Follow-Up

Community Development Block Grant - Purchase

Mrs. Miller informed the Board that she continued to search, for an additional unit to utilize the remaining CDBG funds. The remaining balance on last years grant was \$92,000. She hoped to be finished with the new environmental review process soon. The environmental review process has changed and is getting more challenging with each purchase. The subdivision where the Housing Authority had purchased the last townhome was no longer approved. Additionally, the steps for environmental clearance now include Radon testing. Mrs. Miller informed the Board that she was instructed to obtain a free testing kit from the local Health Department. After picking up a free testing kit and reading the directions, Mrs. Miller said she was concerned about being able to get the test successfully completed in an occupied unit. This testing kit is a small dish that needs to sit undisturbed in several rooms, 36 inches off the floor, where no fans are used and windows are closed. Mrs. Miller said a majority of units purchased by the Housing Authority are occupied by families with small children. Often these families do not move until just before closing. She was worried about the inconvenience this may cause sellers and if a test can be successfully completed in a home with young children.

Community Development Block Grant (CDBG)--Application

Mrs. Miller informed the Board that the second public hearing for the newer CDBG grant was held on May 8th, 2024. It went well with no public comments. The final application had been submitted, and if funded, she hopes that having a better understanding of the new environmental requirements will make the purchase process less painful.

Duplex settlement problem

Commissioner Pendleton said that he had reached out to a local firm but they were busy on another job. When they were finished with this job, they would contact him. He said he understood that it could not wait forever, so it may be that we need to move forward with a different firm. Commissioner Pendleton said he would send another email and if he didn't hear back, we should move forward with other options. Mrs. Miller said she would follow up with Wesley Peterson and Commissioner Pendleton.

Training - NSPIRE

Mrs. Miller reported that HUD had been in the process of updating the Section 8 program since the Obama administration. It appears that now these changes are truly going into effect. HUD has been phasing in changes and providing some online training. With all of the upcoming changes, Mrs. Miller reported that all staff members would attend training. This meant the office may be closed. Due to the major changes, it is important that everyone is trained so that all programs maintain compliance. Commissioner Thompson inquired if the changes were good or bad. Mrs. Miller said she believed some changes were beneficial and some not so beneficial. Changes ranged from calculating tenant income and what is considered an asset, to how unit inspections will be completed. Many new components have been added to the inspection list including, whether there is a public transit stop near HUD subsidized housing. This might be difficult for many rural communities. Mrs. Miller said staff will be working together to insure all updates are implemented.

Other Business

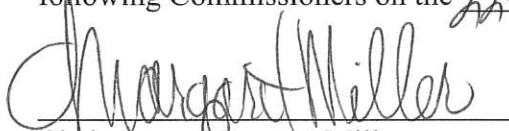
Commissioner Thompson spoke about the challenges of helping low-income families and individuals, many of those that are working and doing their best but find it impossible to keep up. It is as though the economy is running away without them. Perhaps their skill set is limited and opportunities are not always available. Commissioner Pendleton agreed and feared that the gap may soon grow if things keep increasing so quickly.

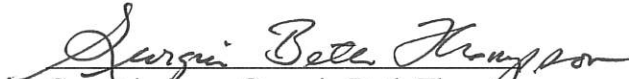
Mrs. Miller reminded board members that the next meeting was scheduled for June 27, 2024.

Adjourn

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

IN WITNESS THEREOF, the minutes of the above meeting were approved and signed by the following Commissioners on the 22nd day of August, 2024.


Chairperson Margaret Miller


Commissioner Georgia Beth Thompson


Commissioner Cal Robinson


Commissioner Janeen Rasmusson


Commissioner Larry Pendleton