



A Special Electronic Meeting of the West Valley City Housing Authority will be held on Tuesday, February 25, 2025, at 6:30 PM, or as soon thereafter as the Redevelopment Agency Meeting is completed, in the Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah. Members of the press and public are invited to attend in person or view this meeting live on YouTube at <https://www.youtube.com/user/WVCTV>.

WILLIAM WHETSTONE, CHAIR
SCOTT HARMON, VICE CHAIR

A G E N D A

1. Call to Order- Chair William Whetstone
2. Opening Ceremony
3. Roll Call
4. Approval of Minutes:
 - A. January 14, 2025 (Annual Meeting)
5. Resolutions:
 - A. 25-01: Agree to a Voluntary Transfer of All Housing Authority Operations to Housing Connect
6. Adjourn

- West Valley City does not discriminate on the basis of race, color, national origin, gender, religion, age or disability in employment or the provision of services.
- If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting and we will try to provide whatever assistance may be required. The person to contact for assistance is Nichole Camac.
- Electronic connection may be made by telephonic or other means. In the event of an electronic meeting, the anchor location is designated as City Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah.

MINUTES OF HOUSING AUTHORITY ANNUAL MEETING – JANUARY 14, 2025

THE WEST VALLEY CITY HOUSING AUTHORITY MET IN REGULAR ELECTRONIC SESSION FOR THE ANNUAL MEETING ON TUESDAY, JANUARY 14, 2025, AT 6:59 P.M. THE MEETING WAS CALLED TO ORDER BY VICE CHAIR WILLIAM WHETSTONE.

THE FOLLOWING MEMBERS WERE PRESENT:

Lars Nordfelt
Tom Huynh
Scott Harmon (*electronically*)
William Whetstone

ABSENT:

Don Christensen- Chair
Karen Lang

STAFF PRESENT:

Ifi Pili, Executive Director
Nichole Camac, Secretary
John Flores, Assistant City Manager
Steve Pastorik, CD Director
Eric Bunderson, City Attorney
Brendan Grames, Acting CPD Director
Colleen Jacobs, Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Jamie Young, Parks and Recreation Director
Dan Johnson, Public Works Director
Nate Webster, Acting ED Director
Sam Johnson, Strategic Communications Director
Paula Melgar, HR Director
Travis Crosby, IT

APPROVAL OF MINUTES OF REGULAR MEETING HELD JUNE 4, 2024

The Board considered Minutes of the Regular Meeting held June 4, 2024. There were no changes, corrections or deletions.

Mr. Huynh moved to approve the Minutes of the Regular Meeting held June 4, 2024. Mr. Nordfelt seconded the motion.

A voice vote was taken and all members voted in favor of the motion.

MINUTES OF HOUSING AUTHORITY ANNUAL MEETING – JANUARY 14, 2025

ELECT CHAIRPERSON AND VICE CHAIRPERSON FOR 2025

Vice Chairman Whetstone stated election of a Chairperson and Vice Chairperson for 2025 had been scheduled for consideration by the Board. He advised a rotation schedule had been used in the past to elect a Chair and Vice Chair, however this was an option for the Board and not mandatory.

Vice Chairman Whetstone called for a motion.

Mr. Huynh moved to elect Will Whetstone as Chair of the Housing Authority for 2025 and Scott Harmon as Vice Chair of the Housing Authority for 2025. Mr. Nordfelt seconded the motion.

A voice vote was taken and all members voted in favor of the motion.

MOTION TO ADJOURN

Mr. Huynh moved to adjourn at 7:00 PM.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY HOUSING AUTHORITY THE ANNUAL MEETING OF TUESDAY, JANUARY 14, 2025, WAS ADJOURNED AT 7:00 P.M. BY VICE CHAIRMAN WHETSTONE.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the West Valley City Housing Authority held Tuesday, January 14, 2025.

Nichole Camac
Secretary

Item #:	
Fiscal Impact:	\$0
Funding Source:	
Account #:	
Budget Opening Required:	No

ISSUE:

The Housing Authority wishes to voluntarily transfer operations to Housing Connect (Housing Authority of the County of Salt Lake). This resolution authorizes the Authority to initiate the voluntary transfer process and take appropriate actions required by federal statutes and regulations.

SYNOPSIS:

The Housing Authority was created in 1984 to run public housing projects and administer the HUD Section 8 Housing Choice Voucher Program. Over time, the Authority has withdrawn from public housing project administration and is now limited to the HCV program. The Authority is bound by HUD regulations in administering the HCV program and cannot limit those services to City residents or City properties. This results in duplication of services and requires residents to apply at several agencies to participate in an identical program. This also leaves the City without meaningful authority or control over how the program operates, who it serves, or what to do when conditions change.

Housing Connect is willing to accept responsibility for the HCV program administered by the Housing Authority. This amounts to approximately 535 vouchers. This also includes the Authority’s residual interests in tax credit projects, program fund balances, and restricted funds limited to public housing construction and acquisition. Housing Authority employees will have the option to continue with Housing Connect and are also eligible to apply for open positions in the City.

RECOMMENDATION:

Staff recommends the Housing Authority approve the resolution.

WEST VALLEY CITY HOUSING AUTHORITY

RESOLUTION NO. _____

**A RESOLUTION OF THE WEST VALLEY CITY HOUSING
AUTHORITY AGREEING TO A VOLUNTARY TRANSFER
OF ALL HOUSING AUTHORITY OPERATIONS TO
HOUSING CONNECT.**

WHEREAS, the West Valley City Housing Authority administers a Housing Choice Voucher program and certain other HUD programs; and

WHEREAS, in order to improve efficiency in providing housing services to residents, the Housing Authority desires to voluntarily transfer all Housing Authority operations to Housing Connect; and

WHEREAS, HUD Notice PIH 2018-12 provides direction for the voluntary transfer of budget authority, baseline housing units, and other programming; and

WHEREAS, the Board of Commissioners of the Housing Authority has determined that it is in the best interests of the citizens of West Valley City to voluntarily transfer operations to Housing Connect.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the West Valley City Housing Authority as follows:

- 1) The Board hereby agrees to the voluntary transfer of any and all Housing Authority operations to Housing Connect pursuant to PIH 2018-12, effective July 1, 2025.
- 2) The Board authorizes and directs staff to take all actions required to complete the voluntary transfer, including but not limited to required submissions to HUD field offices and headquarters.

PASSED, APPROVED, and MADE EFFECTIVE this _____ day of _____, 2025.

WEST VALLEY CITY
HOUSING AUTHORITY

CHAIR

ATTEST:

SECRETARY