



The Regular Electronic Meeting of the West Valley City Housing Authority will be held on Tuesday, May 6, 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>.

WILL WHETSTONE, CHAIR
SCOTT HARMON, VICE CHAIR

A G E N D A

1. Call to Order- Chair Will Whetstone

2. Opening Ceremony

3. Roll Call

4. Approval of Minutes:

A. February 25, 2025 (Special Meeting)

5. Public Hearings:

A. Accept Public Comment Regarding the Tentative Budget for the Fiscal Year Commencing July 1, 2025 and Ending June 30, 2026

Actions: Consider Resolution 25-02, Adopt a Tentative Budget for the Fiscal Year Commencing July 1, 2025 and Ending June 30, 2026 and Set June 10, 2025 as the Date for a Public Budget Hearing

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 SPECIAL MEETING – FEBRUARY 25, 2025

THE WEST VALLEY CITY HOUSING AUTHORITY MET IN REGULAR ELECTRONIC SESSION FOR THE SPECIAL MEETING ON TUESDAY, FEBRUARY 25, 2025, AT 6:58 P.M. THE MEETING WAS CALLED TO ORDER BY CHAIR WILLIAM WHETSTONE.

THE FOLLOWING MEMBERS WERE PRESENT:

William Whetstone- Chair
Lars Nordfelt
Don Christensen
Tom Huynh
Scott Harmon
William Whetstone
Cindy Wood

STAFF PRESENT:

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

APPROVAL OF MINUTES OF REGULAR MEETING HELD JANUARY 14, 2025

The Board considered Minutes of the Annual Meeting held January 14, 2025. There were no changes, corrections or deletions.

Mr. Christensen moved to approve the Minutes of the Annual Meeting held January 14, 2025. Ms. Lang seconded the motion.

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

RESOLUTION 25-01: AGREE TO A VOLUNTARY TRANSFER OF ALL HOUSING AUTHORITY OPERATIONS TO HOUSING CONNECT

MINUTES OF HOUSING AUTHORITY SPECIAL MEETING – FEBRUARY 25, 2025

Chair Whetstone presented proposed Resolution 25-01 that would agree to a Voluntary Transfer of All Housing Authority Operations to Housing Connect

Written documentation previously provided to the Authority included information as follows:

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.

Upon inquiry by Chair Whetstone there were no further questions from members of the City Council, and she called for a motion.

Ms. Lang moved to approve Resolution 25-01.

Mr. Huynh seconded the motion.

A roll call vote was taken:

Ms. Wood	Yes
Mr. Harmon	Yes
Mr. Huynh	Yes
Mr. Christensen	Yes
Mr. Nordfelt	Yes
Ms. Lang	Yes
Chair Whetstone	Yes

Unanimous.

MINUTES OF HOUSING AUTHORITY SPECIAL MEETING – FEBRUARY 25, 2025

MOTION TO ADJOURN

Ms. Lang moved to adjourn at 6:59 PM.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY HOUSING AUTHORITY THE SPECIAL MEETING OF TUESDAY, FEBRUARY 25, 2025, WAS ADJOURNED AT 6:59 P.M. BY CHAIRMAN WHETSTONE.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Special Meeting of the West Valley City Housing Authority held Tuesday, February 25, 2025.

Nichole Camac
Secretary

WEST VALLEY CITY HOUSING AUTHORITY

RESOLUTION NO. _____

A RESOLUTION OF THE WEST VALLEY CITY HOUSING AUTHORITY ADOPTING A TENTATIVE BUDGET FOR THE SUPPORT OF THE HOUSING AUTHORITY FOR THE FISCAL YEAR COMMENCING JULY 1, 2025 AND ENDING JUNE 30, 2026 AND SETTING JUNE 10, 2025 AS THE DATE FOR PUBLIC HEARING.

WHEREAS, the West Valley City Housing Authority has filed with the Board of Commissioners a tentative budget for the Housing Authority (the “Tentative Budget”) for the fiscal year commencing July 1, 2025 and ending June 30, 2026; and

WHEREAS, the Housing Authority desires to adopt the Tentative Budget for the support of the Housing Authority for the 2025-2026 fiscal year; 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 adopt the Tentative Budget for the 2025-2026 fiscal year.

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

1. The tentative budget attached hereto is hereby adopted as the Tentative Budget for the Housing Authority for the fiscal year commencing July 1, 2025 and ending June 30, 2026.
2. A public hearing to consider the Tentative Budget shall be held on June 10, 2025, at 6:30 p.m., in the West Valley City Council Chambers located at 3600 Constitution Boulevard, West Valley City, Utah. This hearing shall also be conducted electronically. The City Recorder is hereby directed to give notice of said hearing as required by state law.

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

WEST VALLEY CITY
HOUSING AUTHORITY

CHAIR

ATTEST:

SECRETARY

**HOUSING AUTHORITY - FUND 26
REVENUE STATEMENT**

	Actual 2021-2022	Actual 2022-2023	Actual 2023-2024	Adopted 2024-2025	Tentative 2025-2026	Percent Change
OPERATING REVENUES						
VOUCHERS:						
Interest Income	8,575	64,125	96,611	0	0	
Fraud Receivables	32,022	5,450	11,150	0	0	
Misc. Revenue	11,124	17,005	20,451	0	0	
Voucher Payment Admin	529,349	514,100	539,013	520,000	520,000	
Voucher Payment HAPS	4,065,434	4,473,787	5,273,317	4,680,000	4,680,000	
SL Home/CDBG	0	19,261	0	0	0	
Total Vouchers	4,646,504	5,093,728	5,940,542	5,200,000	5,200,000	0.0%
Total Operating Revenue	4,646,504	5,093,728	5,940,542	5,200,000	5,200,000	0.0%

**HOUSING AUTHORITY - FUND 26
EXPENSE STATEMENT**

	Actual 2021-2022	Actual 2022-2023	Actual 2023-2024	Adopted 2024-2025	Tentative 2025-2026	Percent Change
OPERATING EXPENSES						
GENERAL						
General Admin/Proj Cost	(56,826)	(14,324)	(8,989)	347,584	344,768	
Vouchers	0	0	0	(347,584)	(344,768)	
General Subtotal	(56,826)	(14,324)	(8,989)	0	0	0.0%
VOUCHERS						
Administration	428,313	459,369	482,625	520,000	520,000	
Vouchers - Regular	4,139,831	4,590,820	5,191,516	4,680,000	4,680,000	
Vouchers Subtotal	4,568,144	5,050,189	5,674,141	5,200,000	5,200,000	0.0%
SLCO HOME/CDBG						
Administration	40,342	19,261	0	0	0	
slco Home/CDBG Subtotal	40,342	19,261	0	0	0	0.0%
Total Operating Expenses	4,551,660	5,055,126	5,665,152	5,200,000	5,200,000	0.0%

**H A - CAMPBELL COURT FUND 28
REVENUE STATEMENT**

	Actual 2021-2022	Actual 2022-2023	Actual 2023-2024	Adopted 2024-2025	Tentative 2025-2026	Percent Change
Campbell Court	298,005	316,146	426,528	350,000	350,000	
Interest Income	0	0	0	0	0	
Sale of Assets	0	0	0	0	0	
Total Revenue	298,005	316,146	426,528	350,000	350,000	100.0%

**H A - CAMPBELL COURT FUND 28
EXPENSE STATEMENT**

	Actual 2021-2022	Actual 2022-2023	Actual 2023-2024	Adopted 2024-2025	Tentative 2025-2026	Percent Change
Campbell Court	410,264	477,775	462,252	350,000	350,000	
Total Expenses	410,264	477,775	462,252	350,000	350,000	100.0%

Item: _____
Fiscal Impact: _____
Funding Source: _____
Account #: _____
Budget Opening Required: _____

ISSUE:

A Resolution adopting a tentative budget for the Housing Authority of West Valley City for the Fiscal Year commencing July 1, 2025, and ending June 30, 2026.

SYNOPSIS:

This resolution adopts the tentative budget for the Housing Authority of West Valley City for the 2025-2026 fiscal year and sets a date for public comment at a hearing on June 10, 2025.

BACKGROUND:

The Housing Authority will adopt a tentative budget that will be made available for public inspection during regular office hours in the City's Recorder's office and gave notice of a hearing to receive public comment, before the final adoption of this tentative budget for FY 2025-2026.

RECOMMENDATION:

City staff recommends approval of the Resolution



Housing Authority

Revenue \$5,550,000

Expenses \$5,550,00