



COMMISSION MEETING AGENDA

**Meeting Location: 1776 S West Temple
Salt Lake City, Utah**

or Electronic Video or Phone Conference

BOARD MEETING: Monday, August 25, 2025

11:00 am – 2:00 pm

WEB OPTIONS:

<https://housingauthorityofsaltlakecity.my.webex.com/housingauthorityofsaltlakecity.my/j.php?MTID=m26bf098681826cd472f5edc80b60587b>

OR

<https://signin.webex.com/join> Then enter

Meeting number: 2554 756 5366

Password: 1776

PHONE OPTION:

Dial 1-650-479-3208 Access Code: 2554 756 5366 Password: 1776

If you need assistance connecting to the meeting remotely call 801-608-3394 during the scheduled time. Please call 801-428-0600 for more information or to request a meeting recording

Board of Commission Members

Mike A. Pazzi, Commission Chair

Bill Davis, Commission Vice Chair

Brenda Koga, Commissioner

Palmer DePaulis, Commissioner

Fraser Nelson, Commissioner

Tess Clark, Resident Commissioner

Darin Mano, Commissioner

One or more Commissioners of HASLC may participate via electronic conference originated by the Executive Director and within the meanings accorded by Utah law, the Meeting may be an Electronic Meeting, and the Anchor Location shall be located at 1776 S. West Temple, Salt Lake City, Utah. In compliance with the Americans with Disabilities Act, persons requesting special accommodations during the meeting should notify HASLC not less than 24 hours prior to the meeting. If language assistance is needed, please call 801.428.0600.

**The Housing Authority of Salt Lake City is committed to our mission:
To provide affordable housing opportunities as a stable base for our community**

BOARD MEETING AGENDA

1. Roll Call
2. Public Comment (each participant will be allowed 3 minutes for comment)
3. Motion to Approve HASLC Meeting Minutes of the regular meeting of June 30, 2025. (attached) — *Board Chair / 3 minutes* *Page 1*
4. **RESOLUTION #879-2025 PAYMENT STANDARDS AND FAIR MARKET RENTS.** (attachments). *Executive Director, Daniel Nackerman and Section 8 Director, Jackie Rojas/ 10 minutes* *Page 40*
5. **RATIFY SELECTION OF AND CONTRACTING WITH GOLDMAN SACHS AS THE EQUITY PROVIDER FOR THE FINANCING OF ERMA'S AT FAIRMONT (FORMERLY FAIRMONT HEIGHTS)** (attachments). *Executive Director, Daniel Nackerman and In-House General Counsel Paul Edwards/ 15 minutes* *Page 44*
6. **POLICY DISCUSSION, EMERGENCY HOUSING VOUCHER PROGRAM.** (attachments). *Executive Director, Daniel Nackerman and Deputy Executive Director, Kim Wilford/ 7 minutes* *Page 46*
7. **AUTHORIZE WRITE-OFFS OF CERTAIN ACCOUNTS AND BAD DEBT THRU MAY 2025.** (attachments). *Deputy Executive Director, Kim Wilford and CFO, Jennifer Nakao / 15 minutes.* *Page 48*
8. **CONSIDER AND ACCEPT FISCAL YEAR 2025 FINANCIAL STATEMENTS THROUGH JUNE.** (attachments). *Deputy Executive Director, Kim Wilford and CFO, Jennifer Nakao/ 15 minutes.* *Page 51*
9. **FINANCE COMMITTEE REPORT.** (attachments). *Board Member, Brenda Koga/ 5 minutes.* *Page 59*
10. **EXECUTIVE DIRECTOR UPDATE.** (attachments). *Executive Director, Daniel Nackerman/ 15 minutes.* *Page 60*

CONSENT CALENDAR

(List of routine items that don't require discussion or amendment, unless the public or a commissioner would like to move them into the main meeting for discussion. Otherwise, a motion will be made for the acceptance of all items all at once).

- **Voucher Utilization Report : Section 8 Director, Jackie Rojas** *Page 61*
- **Report on Community Partners: Deputy Director, Britnee Dabb** *Page 63*
- **Report on Resident Support: Deputy Director, Britnee Dabb** *Page 65*
- **Low Income Housing Tax Credit Compliance, Director of Property Management, Vicci Jenkins** *Page 67*

- **Key Performance Indicator Report: Deputy Director, Zac Pau'u**
- **Upcoming Trainings and Conferences**
- **Commission Schedule 2025**

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Closed Session

At any time, the Commission may consider a motion to enter into Closed Session. A closed meeting may be held for specific purposes including, but not limited to:

- a) Discuss Strategy with Respect to Purchase/Sale of Real Property
- b) Discuss the Character, Professional Competence, or Physical or Mental Health of an Individual
- c) Discuss Strategy with Respect to Pending or Reasonably Imminent Litigation

A closed meeting may also be held for attorney-client matters that are privileged pursuant to Utah Code § 78B-1-137, and for other lawful purposes that satisfy the pertinent requirements of the Utah Open and Public Meetings Act.

Typical Process: Motion to enter.
 Vote to enter.
 If entering, certain individuals may be rightly excluded.
 After closed discussions motion and vote to end and resume open meeting
 Any announcements from closed session

1. Communications:
2. Other Business:
3. Adjournment

Housing Authority of Salt Lake City
Staff Report

Report Provided by: Board Chair
Department: Commission

Item: Meeting Minutes of June 30, 2025

August 25, 2025



Housing Authority
of
Salt Lake City

BACKGROUND:

Review and revise/approve meeting minutes from Open Meeting of June 30, 2025.
(Attached)

RECOMMENDATION:

Approve the meeting minutes of June 30, 2025.

DRAFT

HOUSING AUTHORITY OF SALT LAKE CITY **(HASLC)**

BOARD MEETING MINUTES

Housing Authority of Salt Lake City

Monday, June 30, 2025

11:02 a.m. – 12:49 p.m.

The Meeting of the Board of Commissioners of the Housing Authority of Salt Lake City was held on Monday, June 30, 2025, from 11:02 a.m.- 12:49 p.m.

Board Members in Attendance

Michael Pazzi, Chair

Brenda Koga, Board Member

Fraser Nelson, Board Member

Tess Clark, Resident Board Member

Darin Mano, Board Member

Bill Davis, Vice Chair

Boad Members Excused

Palmer DePaulis, Board Member

Staff in Attendance

Daniel Nackerman, Executive Director

Kim Wilford, Deputy Executive Director

Britnee Dabb, Deputy Director

Paul Edwards, Agency Attorney

Jennifer Nakao, Chief Financial Officer

Zac Pau'u, Deputy Director

Jackie Rojas, Section 8 Director

Vicci Jenkins, Deputy Director of Property Management

Kelly Walsh, Senior Housing Analyst (via Webex)

Angel Myers, Administrative Executive

Legal Counsel in Attendance

Clay Hardman, Gilmore & Bell

Guest(s)

Taylor Springs Resident Committee (Rick Smith, Delores and Gwen)

Sean Cedar; Auditor with Berman Hopkins

Board Chair Pazzi convened the regular meeting of the Housing Authority of Salt Lake City (HASLC) at 11:02 a.m.

Roll Call of the Board Members present.

Public Comment

Rick: I'm Rick Smith and I'm a part of the what's our name? Taylor Springs Resident committee and so we just wanted to, it's been a while, and we want to come back and give you an update on how things are going and make it quick. The 1st thing that we want to do is give her the acknowledgement to some of the people that have worked over there and that include and we want to thank you guys for inviting us to come back again, but we want to thank maintenance and the crew over there for the repairs and that they've completed on the property in the last four months and on the resident's apartments with firm orders because we didn't have those for a while we do now. Housekeeping team, they're very cheerier, have a great attitude and we really appreciate them and they're doing a great job in keeping the building clean and looking great. Landscaping and ground crews, I don't know if you've noticed, but we got a facelift over there and it looks pretty dang good, I'd say. And the snow removal when we had that going on they did a good job. We want to thank property management and our manager and the housing authority, on our 3rd floor we had had a leak in the ceiling and it was really bad water damage and stains on the gold carpeting which didn't come out so our new manager found the company which the previous manager couldn't find, but they came up and they didn't replace the carpeting, but they patched it in the worst stained parts, and so it looks a lot better and I want to thank them for that.

And I'm glad some of these people are here. I want to thank the again the housing authority but our resident support team that tried to bring a little cheer over there and bring bingo games and refreshments and fun, and we're thankful for those three months that we did have those and so thank you. I don't know the last name to all of them, but Lori R Julie S Hayley J, Vicky J, and Daniel. Now, I see Daniel sitting there, so that's great and also, we want again we just want to thank the board meeting and there are some individuals, Evan Smith, Melaine Lawerance, you know some of these and Baker Taylor. So, I just listen besides that recognition, we just want to let you know what's happening right now. The main, the biggest concern that we have over at Taylor Springs right now is the security issue with the buildings being open. And we have had events after events, after events from solicitors, people coming in knocking on people's doors and saying they'll give them a free phone if they'll give them their social security number scams. And that's we've never had to deal with that in 15 years, but and so we have had that going on, we've had quite a few unknown people just come in the door and just go through the building and some of them hide out, some go to up and down the

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stairwell. We don't know who they are. But I think the point we're trying to make is, is real important for us seniors to feel that security again

and know that we're ok and safe but with areas especially in this area. And I don't know if you've seen the stats on the criminal element in this area, but it's pretty amazing.

Deloras: Scary's more the word.

Rick: Well, there, there you go.

Deloras: I've seen a lot of drug deals from my bedroom window.

Rick Yeah. And we've met several times as a committee and we've been brought in some people we have quite a few Bosnians that live in the different two buildings over there. So, we have a representative from Bosnia that when we have our committee meetings and everything, she's going to be giving talk calling them together and giving them all the information we have. The one thing we wanted to know from this group or from Dan today is, as we have these meetings and we have our minutes and stuff to that, we want to be able to provide that information to the residents. There are some that can't get out of their rooms and they want to know what's going on. So, we just want to make sure it's ok to type up our minutes, get it to the residents and not worry about anyone saying you can't do that.

Dan: Not only is it ok, we will do it for you when you need it.

Rick: Oh, wow. Okay I'll make sure...

Gwen: About the brochures accounts to have in our buildings; we don't have any of that. We have nothing, we're not allowed to put anything on the bulletin board.

Rick: Yeah, I was going to mention that

Dan: We'll straighten that out Vicci, we had that at another site somewhere.

Rick: Oh, yeah, we had.

Dan: Some of our 3rd party managers

Rick: Yeah, we had a lady that lived there for many years and passed away and her family came, and they wanted to put up a funeral notice to our community because so many people knew her, and we put it on the board and Cheyenne took it off and the family was really upset about that. So, I just want to say to our manager because it's been challenging right now C building is, has a let her know that they have cockroach problem and of

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course you don't want to let that go cause it gets in the walls and it's just a mess, and so they let her know that we need to get sprayers and get that taken care of over in that, in that building and the only thing I can say is Will Rogers once said and I hope Cheyenne appreciates this, You never have a second chance to make a 1st impression and we're six minutes into this now and, and our emotional and physical wellbeing is paramount. And there's a lot of people right now that are dealing with quite a bit. So, we would appreciate any assistance that way, and we want everybody to understand that this is not assisted living. We drive cars, we take care of ourselves, we get around and we don't need someone saying you gotta do this or not. Well or that I'm the fine words here I don't have a boss. Yeah, or if you don't like it, you can move. Stuff like that. We, we really, we paid our dues, we've been around a long time and we're doing, some of us have a business management background, so we're trying to do it. But I just want to thank you guys for letting us have a few minutes, did you.

Deloras: One thing about the cockroaches, we were sitting waiting to come over here and the inspector guys came in and knocked on her door, and she's most of the time the doors are closed, the blinds are shut. She never answers the door. I had a friend that came down to get a copy from her. See that's my thing, by getting old you lose your train of a copy of the lease, she knocked and knocked on the door. So, she went to the next door where the maintenance guy is, and she come out of the manager come out of the office and she caught her. So, we can stand there and knock on the door and not get an answer that we're called, we want to have an appointment with caller. Half the time the line, the box is full, so you know...

Gwen: She's not working in the office; she works on retainable. She's not in the, in the office for us.

Rick: Yeah.

Gwen: And I sent her that letter that you have given from my niece who just got back from Washington DC. She works with RK junior. They're aware of what's going on here. Trump just is gonna start a bill of all the enormous rent increases. You've got a papers in there some of them that...

Rick: There's two letters in there that...

Dan: Ok, yeah, I just got these just now.

Rick: Yeah, thank you because...

Dan: No problem. I'll give you a chance.

Dan: And I see a nice list

Gwen: To Michelle about the

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Dan: Michelle, ok

Gwen: Michelle my niece. They know about this.

Dan: Well, I appreciate it and I've got a nice list of eight issues too that covered some of what you've talked about.

Deloras: Yeah, like I said before, I have never seen this, and I have lived at Taylor Springs for 18 years, such chaos with managers. I mean we did we make like eight managers and the 1st one has.

Dan: For everyone's sake, we used to manage that property ourselves two or three or four years ago we hired a new company, a new company had a fair amount of turnover. We've since terminated that company's contract and as of 1 January, we have another new company. So there's been a lot of people

Deloras: If you can get a hold of and talk to someone.

Dan: Yeah, they're there every day. They're there every day, all day at the other sites.

Rick: Yeah, we drove, we drove to the Salt Lake capital homes apartments here and...

Dan: Oh yeah

Rick: There was nobody there and so later I called and talked to the manager. We made a trip all the way to Bountiful and talked to the people at the corporate office there and they informed us that these people that are over Cheyenne and are they don't have an office. So, they just constantly go from property to property to property. So you can't talk to them, you can't get them down and the best we could do is get some information to the secretary who typed it and put it in and said well I don't know if Joshi or the Rick minute which one is the one that hired them or their boss, but I will send this to both of them and we've just been waiting to hear back from them so...

Dan: Well, we're they work for us so keep letting us know, keep letting Vicci know.

Deloras: We don't want to have to keep coming over here...

Dan: No, I understand you know some of the things from last time were solved and then there's some new things on here. So, this is a healthy process and we appreciate you...

Gwen: At this Walmart,

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Dan: Yeah

Gwen: This guy, he had shorts on he had MS 13 on his leg. He had tear drops on his face, ok? So, I gave you his license number. I don't feel and he had a young girl with him, a young white girl with a baby. We don't feel safe in our building being open plus, Rendon Terrace is open too. I went over there, and they have, they have all the homeless going around their building. We got homeless here sleeping in our smoke shack, we have pictures of the cigarette butts.

Rick: Do we know why it's allowed to be opened like this 1st time in 15 years?

Dan: We go back and forth. There's people that complain everything's locked too much when they live there. So, during normal hours at most of our sites, there's obviously some easier access and

Gen: Well Cheyenne is never there...

Dan: She's yeah, I get it.

Rick: I think the other problem was is that even though we understood quite some of why she wanted to have B building unlocked and opened for those hours, I don't know if she realized because it was on the same link as C building and they're in a much more vulnerable situation than we are and it, it programs their doors just to open 9 to 5 and there's NO manager, nobody over there just homeless and drug addicts stuff come through there constantly. So, if it's too bad we couldn't at least get them to secure back the C building.

Gwen: The cameras do not work.

Dan: The what?

Gwen: The cameras have a red light on them.

Rick: Yeah

Gwen: There's NO red lights on our cameras.

Dan: We see lots of stuff on cameras.

Gwen: We don't see any red lights.

Rick: Yeah, if, if. It'd be nice if we could be shown how it works and that they are working because we heard there's also and you can tell us if this is accurate or not. New equipment's coming, new cameras, a new touchpad for the door so that we can do codes and get back in. I mean, there was a time when each one of us that lived there had our own code to

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let people in and that way they knew who was in the billing and that was our responsibility.

Dan: Sure

Gwen: Okay, one more thing that I went to renew my lease, she gave me a 15% increase. I told HUD, for Washington, I talked to them. I talked to them here and they said it's 10% in 2024 10% and 2025 10%. And as she will not renew my lease for 10%.

Dan: We kept the renewals this year.

Vicci: We did keep the renewals at 15...

Dan: Yeah.

Gwen: Oh, that's what I said they're not.

Dan: Well, yeah, it's, it's a very very complicated...

Gwen: Something like there's NO risk. You know what she told me? I said that you put other people to 10%. She comes over that he wasn't He wasn't a rule when I did yours. I want mine like I don't want the people go...

Dan: Everyone's, yeah, you're welcome to meet with us about that. There were remember when there were proposed higher rent increases, we immediately put those back to a maximum of 15% depending on there, there's other there's other residents at your site under different programs, some are under a tax credit program, some are some are under section eight. So, it is a case by case as far as...

Deloras: Do you have a copy of the notice that was put on some doors?

Gwen: Yeah,

Deloras: And it was in respect to the 10% hike in rents July 1st, it was put on different people's doors. I have section eight, so that does not apply to me.

Dan: Right.

Deloras: Other people, it may. Basically, that rent, if you're moving in new, that \$1,383, so what you're gonna have to pay if you're not under fixed. Well, the way they worded it, I'm sorry but it was stupid. I'm a pretty reasonable person.

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Rick: I think the other concern I saw this whenever she puts notices that even if it's their personal information and random figures, she faces it out and just puts it up for everyone.

Dan: We've heard that lately too.

Deloras: And I usually don't jump the gun that one increase more than I get a month. And I automatically thought, oh my god I'm gonna be homeless.

Dan: Are you in B 217

Deloras: B 311.

Dan: Oh.

Deloras: Yeah, she has them on the doors and supposedly you're supposed to turn things around, everybody can see anything. If there's any eviction notice, it's placed on there now for everybody to see.

Rick: And one thing I forgot to mention is that we were gonna ask Dan if there was a possibility that maybe instead of interrupting this meeting, if we could come and just make an agreement to meet once a month with a couple of management people.

Dan: Absolutely.

Deloras: So, when do we call and do that? I'm just...

Dan: You can schedule it right now.

Deloras: You can do it once a month.

Dan: We have, you know, we have 35 properties we manage directly.

Vicci: I'm gonna give you guys my card again because you really don't have to drive down to Bountiful.

Rick: Well, if I understand the buildings correctly, they only have so many apartments that fit into section eight, so many that fit into Section 42 or...

Dan: Exactly. And there's even some set aside units for special populations between the two buildings, probably about 20 units are set aside for special populations.

Gwen: So, explain to me -15 aren't per say.

Dan: There were others that several others at 15. That just happens to be a cap we put on so that people didn't have too much of...

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Gwen: The last time was 339 to 435, so I got a really big hike big time.

Dan: Okay. Well again it's sort of an individual basis and...

Rick: Do we work through Angel, your sec, is it your secretary or

Dan: Yeah, to get to me Angel who's right there...

Deloras, Gwen: Nice to meet you, Angel.

Dan: I don't call her, my secretary. She's really my boss.

Vicci: So, one thing that you did have a question on as far as the security goes, we talked about the entry systems. Just to give you a little bit of an update on that, we do have bids for the entry system now, so that is, there's there's progress in the right direction.

Deloras: As far as that letter was putting on there, a lot of people and after I read through it, they should have worded it a little bit differently, we are older people and there was like five people down there freaking out, so, the rent's going up, I can't make that. And I get low sugar, that's when I get freaking.

Rick: And then to the apartment complex after that other meeting because you did say go back and let them know, don't worry and there's no retaliation.

Dan: That's right.

Rick: And so, we did that and for some that are still wondering what's been happening like they are not even...

Dan: Their fearful...

Rick: Yeah

Deloras: I've heard that again today. I said you have concerns, write it down for us because I believe we need to have documentation. I can hear what they say, but that's what you say. We want documentation that we can show you, but they're afraid to write it out because they're I told you that before. They're afraid of getting kicked out or harassed.

Dan: Yeah, we will never retaliate for anything. We can get maybe some letters up.

Rick: That would help because I think some people really don't understand that but we I just wanted to let you know we really appreciate this time

and we can work out another time to meet and just thank you so much.

Dan: Well, thank you really thank you it's; yeah, we house so many people.

Rick: Thank you.

Dan: Yeah, we have house so many people It's great to actually have you come.

Rick: We'll give you a little more. Thank you.

Fraser: Yeah, Thank you very much.

MOTION FOR APPROVAL OF THE HASLC COMMISSION MEETING MINUTES OF THE REGULAR MEETING OF APRIL 28, 2025.

The Executive Director has provided each Commissioner with a copy of the written minutes of April 28, 2025. The Commissioners acknowledged they had sufficient time to review these minutes.

Chair Pazzi called for a motion.

Motion

Commissioner Clark made a motion to **APPROVE THE HASLC MEETING MINUTES of APRIL 28, 2025.** Board Member Mano seconded. The motion passed unanimously with Board Members, Pazzi, Davis, Mano, Clark, Nelson, and Koga all voting in favor. There were no objections or abstentions.

1) Family Self Sufficiency Client(s) Award(s): *Executive Director, Daniel Nackerman and Section 8 Director, Jackie Rojas/ 15 minutes.*

Dan: Britnee is handling this and as you know from our last meeting, we have an ongoing program called self-family self-sufficiency, when people would normally get raised rent, they actually invest that raise into an escrow account and work with our staff to, to really focus on life improvement within that for a period of five years. If successful, they actually cash out their escrow account and often do wonderful things with that money. So today we have quite a few compared to some of our past time periods but go ahead.

Britnee: Ok yeah, so I first wanted to introduce our resident support team. Lori is the VP resident support, so she is a great leader for our team and then we have Haley, Julie and Daniel or Dan it depends with Dan

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and Daniel and I just talked about it. If it has something to do with bad, we're gonna say it's Dan, and then if it's good, it's Daniel. Yeah, so overall as in a total, our group here is we're handing out \$164,875.69. In between the group we have four households that will be purchasing homes and wanted to talk a little bit about each one. We have Victoria.

Haley: And she isn't here cause she's under contract right now.

Britnee: Okay, and so she's receiving \$13,058.08. And then we have Jada and Jada is receiving \$29,367.43 and she is graduating from esthetician school this month. So, we have, Fadumo you're receiving \$17,378.55 towards your home. And Sarah, ok Sarah. Okay I'm gonna tell about Sarah. So, Sarah's got \$42,453.19, and this is probably why she's not here because she's moved up in her career and has received a lot of certificates to in her job in moving up in her career path. She was also able to pay down her debt that she's had and raised her credit score significantly. So we're happy.

Okay, and then have I'm gonna mess up here. Okay, Macaria is also buying homes, probably what she's doing right now and she's receiving \$32,852.28. And then we have Khadija, and she is getting \$20,721.61. Yes, this is my favorite part. She is going to buy a goat farm. She has just graduated from the goat Farm program, and she has goats and she's gonna, you know, get me one for my own yard and I'm gonna buy one from her, so she has been successful in that program and has seven goats.

Khadija: Yep.

Britnee: She volunteered for this program, the goat refugee to feed them, let them out. They gifted her and honored her with the seven goats, and she will be able to buy her own goat farm and raise and sell them. And we got some great pictures if you want to see. And we have one more that isn't here, Rose and she is getting \$9,044.55. Congratulations to all our graduates.

Graduates: Thank you. Thank you. Thank you.

Fraser: Dan, these are the kinds of stories that I should be in an annual report.

Dan: Oh, and that team of our staff is the same people the residents at Taylor Sprins were talking about that bring BINGO and refreshments and just make them feel great.

Fraser: What a great group, and what great stories.

Mike: What stories, and really significant checks.

Fraser: Really significant.

Mike: Yeah unbelievable.

NEW BUSINESS

A) APPROVE RESOLUTION # 875-2025 TO APPROVE SIGNIFICANT AMENDMENT TO THE 2025 ANNUAL PHA PLAN AND SUBMISSION OF RAD APPLICATION TO HUD. (attachments). Deputy Executive Director, Kim Wilford and Senior Housing Analyst, Kelly Walsh / 15 minutes

Dan: This is on page 15 in your package. We have Kelly who's in the middle screen up here who's done most of this work, a reminder that all housing authorities, again, it's on page 15, all housing authorities have are required to have a PHA plan turned into HUD, last turned ours in September 30, 2024, which you approved. We have to make significant amendments to those plans if we do significant things, and that's a very formal process that requires a public hearing etc. Our significant change in this action item is to officially enter the rental assistance demonstration program which is substantially turning our last two senior properties and this office building, believe it or not, in, getting them out of the public housing program and turning the last two senior public housing properties into what is basically section eight. So technically it goes from section nine to section eight in HUD's eyes. So that conversion to RAD is quite a long process that Kim has been leading quite well these days. There's another little piece that slips into that if you're under a certain size and public housing pro units, that you get to actually do a streamlined version and actually get a little bit higher rents. So those of you who were here a few years ago, we made a conscious decision to stall this off a little because we had less than, I believe it's 250 units, but you guys can correct me. So this is the application to do that.

So, the residents that are impacted at these two public housing developments, Rodney Plaza and Phillips Plaza, are converting from the old kind of dinosaur public housing program to a much more section eight life program. We've already been working with them quite a bit. Zac and Vicci have been meeting with a lot of staff and others. There's always a lot of fear with this kind of bureaucracy when you go into a senior development and say, by the way, we're changing the whole program. So, there's also a lot of HUD requirements as far as noticing the residents et cetera. It's all gone very well so far. We're at the point when we can officially A submit this significant amendment and B officially apply for RAD. Is there anything I missed Kelly or Kim?

Kim: Obviously with the RAD, the residents have protections in place, they keep their housing assistance. To maintain the right to stay at the unit to receive the project-based voucher, and there's NO eligibility requirements going forward.

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Dan: Yeah, they don't get a new, you know, new restrictions. There's actually one good thing as well and that is if they do leave, they take a voucher with them so there's a little more flexibility for seniors that are impacted.

Fraser: So then is that voucher automatically replaced?

Dan: Yeah, I guess replacement vouchers I think or...

Kim: If they leave after the year, then it's automatically regenerated a new RAD section 18 voucher at the site.

Dan: So we put a few excerpts up to kind of the long applications, but.

Mike: Does that travel with the individual, or does it stay with the project?

Kim: If they leave after a year, they're able to leave and convert to a regular tenant-based voucher if they're available in our portfolio.

Dan: And then HUD still backfills us with another voucher.

Mike: I just wondered how that did it adhere to the individual?

Tess: What area though, I mean do they have to stay in Salt Lake

Dan: Anywhere in the US...

Tess: Anywhere in the US. Virgin Islands?

Dan: No, seriously, US Territories...

Mike: US territories, so we have a lot of work.

Tess: Okay...

Mike: Right Kelly?

Fraser: Is there any chance that this would be rejected or is this kind of work on the thing rejected.

Dan: Yeah, if they used to almost always go through.

Fraser: So, this is like more of a notice that will be.

Dan: Yeah, it's a long process and we also as owners will have a much better upside on the finances by doing this with like more income and much more money available.

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Tess: Cause we own this.

Dan: Yeah.

Tess: We own. Yeah.

Fraser: Thank you.

Dan: So, we're recommending adopting resolution 875-2025 by submitting the significant amendment and on the PHA plan as well as the RAD application to HUD.

Darin: Are there any renovations or upgrades to the building in connection with the RAD conversion.

Dan: Well, one thing we've done, knowing this is coming and knowing we have HUD reserve money in the public housing program, we've gone out of our way to try to spend down that money and do upgrades on the buildings. Romney as an example, if you drive by it today, it's being converted to drip irrigation and a bunch of water savings, the fencing you see around Romney, some of the landscape, well there'd be a bunch of new landscape in the coming. We revamped the air conditioning system last year.

Kim: Phillips, stability units.

Dan: Yeah, that's right. Major addition of new ADA type units, we call them section 504 So we're spending down the reserves quite a bit to because once we transfer this...

Kim: Part of the process with the RAD conversion is the requirement to do a physical needs assessment on each property and those are underway currently.

Dan: Yeah, that's a way for HUD not to be stuck with, sort of a new program with poor facilities.

Mike: Do we have a motion?

Brenda: So, I move that we adopt resolution 875-2025.

Tess: I will second that.

Motion

Commissioner Koga made a motion to **APPROVE RESOLUTION # 875-2025 TO APPROVE SIGNIFICANT AMENDMENT TO THE 2025 ANNUAL PHA PLAN AND SUBMISSION OF RAD APPLICATION TO HUD.** Board Member Clark seconded. The motion passed unanimously with Board Members, Pazzi, Davis, Mano, Clark, Nelson, and Koga all voting in favor. There were no objections or abstentions.

B) APPROVE RESOLUTION # 876-2025 AUTHORIZING, EMPOWERING OR DIRECTING HASLC AND ITS COMPANY/EXECUTIVE DIRECTOR TO TAKE CERTAIN ACTIONS SHOWN FOR THE BOOK CLIFFS LODGE APARTMENTS PROJECT DEVELOPMENT. (attachments) Executive Director, Daniel Nackerman, and General Counsel, Clay Hardman / 15 minutes

Dan: Commissioners, you'll see a lot of this today on two different projects. One is what we're now calling Books cliffs Lodge again, which is kind of incorporated this. Dirk's Field will still remain a prominent name on the project. And the other is a sunrise metro slash Atkinson Stacks. We are financing these properties today with these various actions both in the HAME meeting and in this meeting. This 1st resolution, which Clay has done a lot of work on, I've got I told the chair and vice chair last week that you've done a lot of the work that I'm supposed to be doing, so I appreciate that, although at a much higher hourly rate. Reminder that Books cliff Lodge is a 55 unit of family property. We're closing on a HUD 221D4 loan. The attached resolution authorizes a wide variety of actions related to those loans. One of the key ones is we're selling the land from ourselves to the new LLC. Also, that with the land sale, there's sort of a carryback loan to the LLC in order to pay for it. We're confirming the section eight vouchers that were committed a long time ago. This directs the housing authority to assist that LLC in HAME in financing and developing the project brings together a lot of various financing sources, authorized certain guarantees, although we have to step very carefully on that. You know. Yeah, we're trying to keep all the guarantees of all these projects on HAME's side, so the mothership of the housing authority is protected if something major happens. Ratifies kind of all the actions to date on this and also authorizes future actions. In fact, on one of these, there's about 55 to 80 documents that I have to sign for one project for one loan. And I can't even tell from that list which ones I have.

Mike: So just to go back on the guarantees for both and we're kind of combining 876 and 877 for all of those that's only during construction.

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Dan: Well, it's some of them it's during construction and lease up...

Mike: But they don't...

Dan: But we're still trying to have yeah, so it's we're still trying to have HAME that does that.

Mike: Yeah, but I'm saying it's non-recourse except for the construction.

Dan: Yeah exactly. The good news on these various loans, I'm trying not to talk to them at same all at once, but they're all sort of government backed loans. This one is a HUD 21D4 loan and then the others are basically a Fannie Mae or Freddie Mac kind of backing which makes them nonrecourse.

Fraser: Will we use the same sort of HAME vehicle for the new project in Sugarhouse and other projects going forward?

Dan: It depends on the financing. We'll try. Most landers say NO, so we try, and there's some cash liquidity and things that are entering into that equation. Like if HAME doesn't have a whole lot of liquidity, they're going to want the Housing Authority to be a backstant. So, it would basically depend on the financing.

Fraser: Okay

Dan: The fact that these are non-recourse governments really helps in that aspect because really if all else fails the government's we've seen at the very end, for lack of a better term. Clay interrupt me if I'm waxing too creatively.

Clay: No no, not at all. Not much has the hard work signing documents. We just like to listen in, so he knows how hard we're working, but I think maybe what's unique on this project is it is not a loan composite that we don't, so a lot of your projects are involved.

Dan: So, to be a little more specific, this one allows the sale that provides that carryback loan.

It makes the housing authority assist HAME; it ensures that the availability of the various loans we've gotten so far yet passed through to the project, it authorizes certain guarantees it authorizes to take all the actions necessary to both develop, construct, manage, et cetera, the. property, it ratifies the stuff we've done to date, and it authorizes taking additional accents necessary. You're gonna get several other, so that's kind of eight pieces to this particular resolution. You're going to hear other bits and pieces of the same project today.

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Fraser: So, the internal land purchase was for 2.3. What was the original purchase price of that land? Do you know?

Dan: I don't recall offhand it was...

Clay: (audio distortion) 1%

Dan: Yeah. And that is sort of a paper transaction on this you know kind of moving the asset around.

Bill: Why does that building have a for lease sign on? There's a big sign out front.

Fraser: Oh, that's the EMT building.

Dan: Yeah...

Fraser: I don't know if you heard there was a prime investigation going on last night, I don't know.

Dan: Did you say DEED?

Fraser: DEED.

Dan: So, we're recommending approving that resolution 876-2025 authorizing and directing these various actions.

Mike: So, do I have a motion?

Motion

Commissioner Clark made the motion to **APPROVE RESOLUTION # 876-2025 AUTHORIZING, EMPOWERING OR DIRECTING HASLC AND ITS COMPANY/EXECUTIVE DIRECTOR TO TAKE CERTAIN ACTIONS SHOWN FOR THE BOOK CLIFFS LODGE APARTMENTS PROJECT DEVELOPMENT.** Vice Chair Davis seconded. The motion passed unanimously with Board Members, Pazzi, Davis, Mano, Clark, Nelson, and Koga all voting in favor. There were no objections or abstentions.

**C) APPROVE RESOLUTION # 877-2025 AUTHORIZING AN OMNIBUS
WRITTEN CONSENT EMPOWERING OR DIRECTING HASLC AND ITS
COMPANY/EXECUTIVE DIRECTOR TO TAKE CERTAIN ACTIONS SHOWN
FOR THE SUNRISE METRO/ATKINSON STACKS PROJECT DEVELOPMENT.
(attachments) *Executive Director, Daniel Nackerman, and General Counsel, Clay
Hardman / 15 minutes.***

Dan: This is for metro Atkinson stacks project and it's a little more of a omnibus resolution and we're gonna also revisit some of these projects a little later in the meetings in the development report, but just a reminder that sunrise metro is an existing hundred unit that expired in its tax credit time period and it was built over 16 years ago and another reminder that the development of this and Atkinson stacks is a turnkey developer GIV that's got NO real risk that they are our agent on this. The hundred units are gonna be fully renovated and we're also adding 18 new units sticking onto the building. It was a mistake, you wouldn't know unless you're an architect.

Tess: Dan.

Dan: Yes.

Tess: Who did you pick to do your design work? I mean, who was doing your renovation on the inside?

Dan: On Sunrise?

Tess: Yeah,

Dan: It's called in fact; that's on the agenda here later. Wadman who actually built Pamela's Place.

Tess: Yeah, we gotta talk.

Dan: Okay,

Tess: ok.

Dan: Well, we'll get a chance in the next, one of the next so Sunrise is renovation plus 18 new units, which a lot of this financing covers today although we've included the overall Atkinson because both of those were financed in a few and 9 % tax credit at the same time all all of this so and on top of the hundred and 18 units, therefore there will be a hundred brand new units called Atkinson stacks. All of these are basically permanent support of housing for unhoused. Some of the key financing elements we received that \$9 million dollar grant from the state. I

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emphasized grant. We chose Richmond fund manager as the tax credit facilitator and key Bank has both the construction and the permanent or mortgage as a lender. That's just sort of a background. This attached omnifest resolution and there's some lot of detail within this particular resolution allows us to secure the financing through and develop it through HAME develop the project through him, brings together all the financing, again, authorizes certain guarantees, ratifies actions today and authorizes future actions, and it also confirms that voucher assignment that was pretty critical. On page 28, you'll see some of those financing sources. We listed those basically to to show how hard it is to finance these projects. I didn't even show the tax credit proceeds, but, well, I guess we didn't show them in detail about it. For the overall project, about 28 million in tax credit proceeds. Key bank, loaning 21.3 million.

Fraser: Dan, do we ever refinance these loans if they see if we see interest rates drop like the key bank loan, would that be?

Dan: Yeah.

Fraser: Do we have a history of doing.

Dan: Yeah, it's almost always below market, so it rarely comes up but oh some of them do have like a there's a ten year call on some of these or not necessarily call, but there's a window to refinance at ten years as an example on the 221D4 loan I just mentioned, which does happen sometimes if the whole market changes, you have to wait ten years, even though it's a four year session and then you can refy even with the same lender. So, but it's pretty rare.

Mike: And this doesn't have a call.

Dan: Right, right.

Mike: So, at 4.17%, that's way to below market today.

Fraser: What's the key bank?

Dan: Yes, the construction loan is pretty high, yeah, that's something like...

Fraser: Six

Dan: Yeah 5.85%.

Fraser: Yeah, that's the one I was wondering if that would be something we could be finding.

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Dan: Those are pretty tough. They're like 18-year loans sometimes, sometimes they're variable. We usually put a high interest time where...

Mike: Most of the time they're they're...

Dan: Yeah.

Mike: Almost because they want to play with the market for probably 18 months. I tend to think of that as their horizon on completion of the project and then everyone to perm.

Dan: Yep, yeah.

Mike: But the perm here is that's a great rate.

Dan: Yeah, and then the the Freddie Mac has kind of a four and a maximum, that's pretty good rate as well. The floor is 4.17, I believe the max is 4.5 40 year loan. There's a really good loan in there, Olene Walker at 0%. They're telling me we're never gonna do that again. We did that to the city. I mean we received that from the city. So we're recommending approving resolution. This has about five items, securing the financing, authorizing us for certain guarantees, allowing us to take all the actions necessary to develop and home and manage. Ratify items to take all other actions necessary. Did you want to add anything Clay?

Clay: No, I think we covered it.

Dan: So, we're recommending approving resolution 877-2025 giving omnibus written consent authorizing and directing housing authority in its director and company to share a certain action.

Mike: And both of these are coming out of the ground this year.

Dan: Yes, in fact, you'd be surprised how fast Sunrise might be around

Fraser: What do you think about Book Cliffs when the groundbreaking?

Dan: Book Cliffs will be very soon. I'd say about a month. Britnee kind of keeps track of the groundworking.

Britnee: Yeah, I'll send an update.

Dan: Within the 30 or four to six weeks.

Fraser: Will they do something for that, like something I think would be great to involve the ballpark action team and community council and the rest in that.

Dan: We even bought some new golden shovels mostly for my...

Britnee: We just have so many coming out that

Fraser: Really?

Britnee: Yeah. I spray painted the first one and it got on everyone's hands, so we bought them now.

Motion

Commissioner Koga made the motion to **APPROVE RESOLUTION # 877-2025 AUTHORIZING AN OMNIBUS WRITTEN CONSENT EMPOWERING OR DIRECTING HASLC AND ITS COMPANY/EXECUTIVE DIRECTOR TO TAKE CERTAIN ACTIONS SHOWN FOR THE SUNRISE METRO/ATKINSON STACKS PROJECT DEVELOPMENT.** Resident Commissioner Clark seconded. The motion passed unanimously with Board Members, Pazzi, Davis, Mano, Clark, Nelson, and Koga all voting in favor. There were no objections or abstentions.

D) AUTHORIZE HASLC EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT WITH WADMAN CORPORATION FOR THE SUNRISE METRO RENOVATION AND ADDITION IN A GUARANTEED MAXIMUM PRICE OF \$11,982,111. (attachments)
Executive Director, Daniel Nackerman, and General Counsel, Clay Hardman/ 20 minutes.

Dan: This is for the Sunrise Metro portion only of the financing, including the 18 units, three units. Again, I just described Sunrise and GIV as kind of being the leader GIV met in the early early stages 2023 stages of this project, give met with several general contractors and determined that Wadman's experience at various properties and their pricing was the firm to, go with, they also of course agreed to provide pre construction services throughout the project and the board actually approved that early selection in 2023. Wadman has since provided a lot of that what we call value engineering, you know, input on the constructability materials throughout the night stages, Wadman's costs are at a guaranteed maximum price. We sit here of \$11,982,111, as a matter of fact, the bonds says ten and \$0.90. They did do a very open and competitive process on subcontracting to the major stubs. They received at least three bids from each major sub and two of them, they actually had ten bids, two of the major division areas. They forwarded those top three choices with the bid amounts to us and everyone decided together which subs to use.

To track the pricing throughout this in our original cost estimate in 2023, the tax credit ended, we estimated \$10,240,000. It's since gone up almost 1.5 million. Usually for good reasons in other words, we decided to upgrade sort of the quality of the project. The initial architect estimate

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was \$11,694,000 in 2024. The lenders have used \$11,939,000 as the underwriting in 2024. And today we're at, as I mentioned, \$11,982,111. We did insert a \$4000 liquidated damages cost against their will, but some of these big general contractors it's sort of the only way to keep their attention when they had many other projects. They wanted a \$2500 liquid that was substantially complete within 266 calendar days.

Wadman's been in business for many years since 1950s. They used to do a lot of kind of commercial and rogue work and that kind of thing like offices, retail, government buildings. I included on page 36 some of their recent apartment projects and then we also included in your package some that we are a little bit involved with. You might recall we were a partner with Brinshore, a small partner of the Aster at 255 State. That's 190 units, eight story and twelve story buildings with some retail and Brinshore will use them on the very next project, which is always a good sign. That would be the Spark, project that we were a part of small part of this well. And then another 4th south and 4th east, a 95-unit project, seven stories with retail, the Quattro and another 80-unit project downtown six stories, 55 with 80 that are affordable.

So, it's a pretty well-known entity, I put some of the excerpts of their draft contract. Starting on page 43, as I mentioned, Darin probably knows these forms, but this is an AIA document A102 without too many customized pieces to it. And then the main thing is that there is a, a guaranteed maximum price GMP, and so we're recommending Authorization to award this contract to Wadman Construction.

Tess: Question, are they gonna do this one that they did about?

Dan: Oh, well, that would be up to us as owners, what kind of flooring? Are you not liking that problem?

Tess: No, the only reason why I will say this much. The only thing I worry about is that I feel they did not do the correct vapor barrier. If they did, the flooring wouldn't be buckling like it is.

Dan: On the ground floor or on the unit

Tess: Throughout the whole building.

Dan: Oh, the common areas.

Tess: And in the apartments. If the floor gets wet, they did the correct. Vapor barrier, bap vapor barrier, ok? There's different grades of vapor barrier that you put under flooring.

Dan: Yeah.

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Tess: Depending on what kind of grade you put under it if the what kind of moisture you get? If it starts to buckle.

Dan: Will specifically check that. It was probably the architect Belgique was the one for Pamela's Place.

Mike: Well, it should be in the plans and specs.

Dan: Yeah, so we'll double check to make sure we're not doing the same thing again at the very legal.

Motion

Commissioner Clark made the motion to **AUTHORIZE HASLC EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT** WITH WADMAN CORPORATION FOR THE SUNRISE METRO RENOVATION AND ADDITION IN A GUARANTEED MAXIMUM PRICE OF \$11,982,111. Commissioner Mano seconded. The motion passed unanimously with Board Members, Pazzi, Davis, Mano, Clark, Nelson, and Koga all voting in favor. There were no objections or abstentions.

E) AUDIT COMMITTEE REPORT. (attachments) *Board Chair, Mike Pazzi, Board Member, Brenda Koga and Board Member, Palmer DePaulis/ 5 minutes*

Mike: Now on to the Audit committee report, and Unfortunately Brenda Koda was the only one that attended.

Brenda: I think I've gone down to a single audit committee.

Mike: I am so sorry.

Brenda: Anyway, NO, we met on June 30th, Zoom with the auditor, Sean Cedar with Berman.

Dan: Who is online.

Brenda: Yeah, who is up there and anyway, he'll go through the findings of of his audit.

Mike: So, did everybody get a copy?

Brenda: Yeah, it should be a book.

Motion

No motion needed, just to accept the report.

F) PRESENTATION OF 2024 AUDITED FINANCIAL STATEMENTS.
(attachments) *Deputy Executive Director, Kim Wilford and CFO, Jennifer Nakao/ 15 minutes*

Sean: Hello. Sure. Can anyone hear me, ok?

Everyone: Yeah.

Sean: And can everyone see that PowerPoint?

Everyone: Yeah.

Sean: Alright, so this is gonna be a brief overview of the audit audited financial statements for 2024. As she mentioned last week, I probably gave a 30 min overview of the financial statements in detail. This is gonna be more brief and more top level. I want to remind everyone that, well, 1st off, introductions, my name is Sean Cedar. I'm a director of public audits with Berman Hopkins CPAs. We're a CPA firm full service based out of Melbourne Florida central Florida, and we specialize in housing authority audits. There's a group of about twelve of us and we do about 30 housing authorities across the country. Large and small. So, this audit is for the twelve-month period into December 31, 2024. Just want to remind that if you've seen more recent financial numbers recently, this is as of December. Our audit covers both financials as well as controls and compliance, so not only do we, you know, make the financial statements of the numbers, but we also have to get into the compliance of all your federal grants on a rotational basis. Your financial statements includes one opinion unit, so we give an opinion on the authority as a whole, including blended component units, not each individual program. And we do have to submit our data to REAC, HUD Real Estate Assessment Center, and they have to approve the information as well.

Sean: Here is audit pyramid that we like to show. So at the bottom you can see we have to live up to generally accepted accounting principles is the bottom layer, and because you're a government, we also have GASB on top of that, and then generally accepted auditing standards above that, and then we gotta go higher. Generally accepted. Government auditing standards as well and then because you are an entity that receives federal awards, you are subject to the uniform guidance, so any federal awards over \$1 million we have to audit as a single audit. And then lastly, we have REAC up top, so you have to get some approved by REAC

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as I mentioned before. Right to the point here on opinions. We have three levels of auditing standards we have to do. Level one is the AICPA, that was the bottom of that pyramid, just normal audit standards. Level two because you're a government, we also have yellow book standards we have to follow and that's taxpayer dollars, waste and abuse, and we look at all your disbursements and determine if they're reasonable and necessary. And then again single audit uniform guidance, formerly OMB A- 133. We test your federal awards compliance for the major programs on a rotational basis. And the results, so top level auditor's report, you have a clean opinion for the year and it's just a reminder that is an all-material respect.

So, the next report is the yellow book report. Again, here, this was a clean opinion. We have NO internal control or compliance findings in this report. We can only say so much though it says we did not identify any deficiencies in internal control that we consider to be material weaknesses. But because we don't look at every single check going out the door, material weaknesses could exist that have not been identified. And at the bottom there, NO, the results of our tests closed, NO instances of noncompliance that are required to be reported under government auditing standards. The yellow book report, uniform guidance, single audit. This is an unmodified clean opinion in the major programs this year or the moving to work program, which will always be major for your authority now that you're MTW agency just because the federal dollars are so high. And at the bottom there you can see in our opinion the authority complied in all material respects with the compliance requirements, it could have a direct and material effect on each of those programs. Moving to work and emergency rental health assistance payments. So MTW and ERAP were the two major programs for the year.

However, we did have one finding that was a significant deficiency, and this was for the MTW program, and this was over eligibility. So, we tested, you know MTW consists of the old HCV program and public housing. We tested 36 HCV files and eight public housing files, and they weren't terrible, but there were some items that that led to needing to be considered a significant deficiency in internal control. So some mostly documentation required forms that weren't signed or they weren't kept in the file, not easily found. Utility allowance calculations weren't supported or in the file, so we just had a hard time recalculating the tenant rent or the hat payment to the determined that it was a hundred percent correct. In addition, there might have been some inspection support that we were missing. Not that the units weren't inspected, but just the support couldn't be provided to us in the tenant file. And again I'll mention this is a significant deficiency. So up top is the material weakness, says if it's a material weakness, there's a reasonable possibility that material noncompliance will not be prevented, detected or corrected, so you don't have controls in place to stop something really bad from happening. That is not the case with this finding here. What we have is the significant deficiency less severe, but important enough to married attention by those charged and governments. So, we just wanted to

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bring it to your attention that there are some rooms for room for improvement on the tenant file eligibility for both of those Programs.

Need to know for you. There are three main key areas of the financial statement packet that you have in front of you. The 1st one is the MDNA, the management discussion and analysis. This is typically five or six pages at the front of the financials that's written by your management and basically describes all the variances from the prior year to the current year. So, all the activity of the authority for the year 2024 is described in there and compared to 2023 as well. The CIFA, the schedule of expenditures of federal awards just tallies all your federal awards you see. So it's got your five or six grants. You can see the MTW is the very large one of the group. It just breaks down, you know, your \$48 million of federal awards by program. And lastly in the back is the scheduled findings. It is always called this whether you get a finding or not. So next year hopefully you have a scheduled findings without a finding, but it's always gonna be that name. We are required to communicate some items to the board, significant accounting policies are listed in note A of the financial statements, and there was a fairly large change this year. GASB one oh one went into effect which is compensated absences. So basically, in prior years, only vacation time was required to be recorded as a liability, now all sick time is as well. This is regardless of if it's vested, it doesn't matter if the employee would leave tomorrow and get paid out as if they've earned it, it's now a liability on your books, and that wasn't the case before. So we had a significant journal entry this year to to put that on the books, \$300000 of an additional liability to record that sick time earned by employees.

Oh, we had NO disagreements with managements this year, so everything was fine with the audit when dealing with your staff. There weren't a couple of difficulties during the audit process. 1st year audit, anytime you have a 1st year audit, there's just gonna be some slowdowns and complications. We have to review the prior year work papers at their prior CPA audit firm. We have to tailor their footnotes and their financials to make it more our style, so you will see some significant changes to the footnotes, some new disclosures in there from the GASB implementations as well. So GASB 101 compensated absences was this year, but the past past prior years, there was a GASB on leases that went to effect and speed up, which is subscription-based technology, which makes basically instead of renting software from your vendors, you actually buy it. On the books, you represent it as you, you bought that software and you own it and you owe them for the life of the contract as a liability. So we had some significant journal entries related to that, so some big changes in your balance sheet numbers.

We always want to point out that there are accounting estimates in your financials that can play a huge part in the numbers you see. Anytime you have a receivable balance on there, you know, the allowance on that, how

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likely is it to be collected? If it's not likely to be collected, there needs to be an allowance booked on it, so the receivable was not as large. Your depreciable lives on your fixed assets each part in your operating income because the depreciation expense could be larger or smaller depending on the useful life of those assets. Back to that GASB implementation on leases and the speed of technology. Basically, the, the way that transaction works is you record it as an asset, but you, you have an offsetting liability like account called a deferred inflow and, you know, like one of your land leases with a capital homes is over a hundred years and depending on the interest rate that we compute that, that lease at can greatly affect those balance. So the interest rate you get to choose is called an implicit rate, can greatly affect those numbers as well, but we use historical and you know current rates to determine what that is when we book that transaction.

And lastly, the current portion of compensated absences, how much of those earnings vacation and sick that you owe your employees? How much do you think they're gonna take in the current year versus all the following years? So your current asset or your current liabilities could be greatly affected by that as well. One of the most important things on here is we do make several journal entries during the audit process your authority actually provided the vast majority of journal entries to us. So we had some discussions and they proposed a journal entry and we just booked it on our end. Most authorities we go to, you know, they're like oh yep, that's wrong, and we ourselves as the auditors, you know, come up with an entry to correct it and book it into our system. Your staff didn't rely on us for that. They provided the vast majority of all the journal entries we needed. And most importantly, there are NO journal entries recorded that represent uncorrected misstatements that would be indicative of poor financial management. So if I looked at your numbers before we did the audit and after we did the audit, nothing on there was me like ah, I got you, you know that that's wrong. We need to fix that. Very little like that, mostly just reclassifications and getting those new GASB into effect.

Some financial highlights for the year. These are just a summary of your big changes and your financial statements, and this will be a this chart is actually in the MDNA, as I mentioned earlier, it's at the front of the financials and describes the variances. Current assets are down about \$4 million, and that's a decrease in cash actually. And the decrease in cash is mainly due to those capital asset purchases. So you spent cash on fixed asset purchases and additions for improvements and you didn't get as much capital grant funding this year. So you actually use some cash balances you had on hand for those improvements. Lease receivable was up \$3.6 million. This is those land leases with your tax credit sites Capital homes, I think Taylor Springs and Rendon are the three that you have lease receivables with. And then long term debt as well. So this is another lease transaction. This one is actually believe it the lease of the Oquirrh building so you know that that gets booked long term on here even

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though it's just a lease that you pay annually, the new rules make us show it as that payment. So that's actually the lease going up, offset by other payments made on your normal long term debt agreement.

The next number there is deferred inflows. The reason I want to point this out is because it has a big effect on your net position at the bottom, your equity. So this and this has to do with your pension accounts for the most part. So your pension and your leases, so it's not our true liability, it's just an accounting entry that we have to show. But, you know, \$3.3 million is the account went up, which goes straight to your bottom line for net position reducing your equity by that amount. So when you look at the total net position at the bottom and you see it's down 1.1 million in total, it's really not effective operations, it's mostly an effect of, you know, those accounting entries that were required to book. Income statement for the year that changes in that position. You'll see your hud revenue went up \$7.7 million this year. Majority of that is HCV funding within the MTW program. But if you look down below, you know, your HAP payments went up 8.6 million. So, if you look at the net change there, you know, that's the huge difference. \$900000 that you were underfunded and your hud revenue compared to where you were last year. And that hud revenue up top is not just HCV for vouchers and HAP programs, that's your other funding as well. So, all your HUD grants combined are \$900000 less than the HAP expense going out the door.

But that said, if you look down at the bottom, your change in that position was up 710,000 this year. So, despite that increase and everything else in the operating loss, you had enough interest income of 1.4 million to offset that and your capital contributions down below to get to 710,000 of net income. However, yeah, as I mentioned earlier your equity did go down and that's because of this here. So this has to do with the changes we had to make due to those GASB implementations. So, your 710,000 of net position was offset by \$1.5 million primary adjustment to get those GASB recorded. And then there's a change in accounting principle as well. That's the compensated absences. So, 367,000 of sick time was added to your liability balance for this year, resulting in a \$1.1 million of lower equity. But again, it's not HAP doesn't have to do with operations, it has to do with all these other entries, and the fact HUD underfunded you for all that HAP expense.

Quick, quick look at cash flows, so as I mentioned earlier cash is down 3.4 million for the year. There's a couple of big items here, capital grants received, 1.3 million. That's mostly the capital fund program, but you purchased 4.3 million of capital assets. So, in most years that might be even because you get the capital grants and you purchase the capital assets with it, they offset each other. This year is a little bit of a \$3 million deficit, and again the interest received down below made it a little better, so net decrease in cash was 3.4 million, but that's you know you purchase assets. You don't have expenses that are higher, you

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actually purchase buildings and improvements. That's basically it, just a couple highlights for the year. One finding MTW finding, and I always like to say HUD doesn't fund you to be perfect. Small mistakes are gonna happen. The good, the good part is, you know, we're in here and we can, we can point these things out to you and you can get them corrected cause you'd much rather have your auditors find it than HUD come in and do a review and find things. Now you can really get in trouble. So, we consider ourselves, you know, part of your, your program to help you get better and cleaned up.

MTW clusters' majority of your revenues is up \$7.7 million this year as the vast majority of the HUD revenues. The lease changes both lease payables and lease receivables show a huge change on your balance sheet from prior year. And you did have significant capital improvements this year, \$4 million up. Federal funds over \$48 million on your SIFA this year. And again, things to keep in mind, these balances are as of December of 2024. Always look at the MDNA to find out what changed from prior year to current year and really what's going on with the authority. And on the bottom right there, this is just a big year for, for GASB standards having a major effect on your financials. So, when you try to look at where your balances were last year compared to this year, there's some huge changes and they are not caused by the operation of the authority, they're called caused by GASB and making us booked journal entries that we don't want to book. And that is what I have. If anyone has any questions, I would be happy to answer them.

Fraser: I have one question about the finding of the pro Do you have a recollection of the files that were reviewed? What percentage had problems with the documentation?

Dan: I have that right here if that helps Sean.

Sean: Yeah, it's on page 78 of those financial statements.

Fraser: Guess I didn't make it to page 78.

Sean: Not how many people do.

Dan: Yeah, on the side Section 8, they tested 36 files of approximately 2400 vouchers or 2400 families. Two files didn't have the correct utility allowance, two didn't have some detail on some exemptions. One didn't have any of the income. There's some release of information that was missing. There were some declarations for household members missing and there were two files without identification documents. And on the public housing side, they tested eight tenant files Out of I don't know...

Sean: Not many

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Dan: 300 250. Seven didn't have evidence of timely unit inspections even though they they were performed. One didn't have the reported income and then the release of information form was missing in three products. We've already responded on how to fix those things, just the last couple of days but technology's gonna help us with some of that because we've already launched into a new yardie module that rent cafe that will help us not be able to make mistakes really. That's the great thing about technology. And then Jackie's working on has been, we got advanced warning from Sean that which might be an issue was one of the 1st things they looked at when they arrived a couple of months ago. So, and then we do have to put that corrective action into the audit for this finding.

Fraser: Thanks.

Sean: So, I will add on top of that, you know, those, those files aren't all separate, so if you add them up, you know, there's twelve issues out of 36 files tested for HCV. It only looks like about six or seven files at errors. So, four files had an error, but they just had multiple errors per file.

Fraser: Okay.

Dan: Sean if you're willing, well 1st of all, the lease, kind of the the restating of the 2023 audit?

Sean: Yes.

Dan: Should we, should we have caught that before now, the way that leases were handled? Because, well, to the untrained eye, it changes some of the schedules. I realized that it doesn't matter that much where they land, but it starts to offset, you know, that one and a half to 2 million starts to make some of the schedules look wildly different.

Sean: Right, and it's usually your, your totals that are different, but they go up in some more amounts. So like when our lease receivable is recorded, it's offset by that deferred inflow. So, it's up 4 million as an asset, up 4 million as a deferred inflow, but if you look at your assets, you know, your assets are huge now because now that asset ss considered yours when you were just renting it before.

Dan: Right.

Sean: As for something that should have been caught, I mean, the GASB, you know, materiality comes into play and the prior year GASB's was a very small amount. So, there were some vehicles that were leased and some other small items that were not recorded per the current GASB rules, but you could argue, you know, it was only \$35,000. This year you added the huge lease to it. So when you add the 2.6 million to it, now we're officially implementing it. We went ahead and recorded those other items in that as

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well. So the majority of the changes came from the lease receivable from your tax credit sites and those agreements can be difficult to read. One of them, the capital homes actually was recorded as a prepaid ground lease in the prior year, but since it was only like half prepaid and the other half is paid out over the next 100 years, the math on that led it to be qualified for this GASB 87. So, you no longer had a prepaid ground lease, that \$2 million went into the new calculation. Now it's a lease receivable.

Dan: And for the board's sake, we try to do those leases as much as possible because they help us, we think with tax exemption, real estate tax exemption or we try, Clay tries.

Clay: There have been doing legislative exemptions, right, that have come out that might minimize that, but yeah, that's the purpose.

Dan: Like that PSH exemptions...

Clay: PSH exemption

Sean: Well, it doesn't help us accountants, so keep that in mind when you're just trying to save money. Just think of us sometimes, ok?

Dan: Also, and that's up to you again how to explain this, but depreciation is always inserted into almost everything housing authorities do, but in my view, it doesn't mean quite as much as it does in other businesses.

Sean: It really doesn't, however it's required to be an operating expense per GASB. So even when you look at your operating loss this year, your operating loss was negative 1.3 million. If you add depreciation back on top of that, you have about that 700,000, that was your net income for the year. That said, you do have to replace your assets when they get old and they get fully depreciated, so that's why that's in there that way because it is it does affect your books in the long run because as soon as you have a fuel building that's fully depreciated, you know, you're looking at, you know, redoing it, getting a RAD deal and, and innovating it.

Dan: But basically, there's no kind of IRS connection like there is with many others...

Sean: No, not at all since you don't pay taxes as the authority.

Mike: So, Kim, what was our original draft for the end of the year in terms of surplus? Do you remember?

Kim: Believe it was 800

Mike: Cause I thought that it was a little larger.

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Kim: 800 and

Mike: Only about a hundred thousand dollars difference.

Kim: Yeah.

Mike: Because I was seeing was probably more than that. I was thinking we were hanging in there at about a million, two, a million three.

Kim: Are you thinking of the budget or the draft audit that we had?

Mike: The budget

Kim: I think you're right; it was closer to a million two.

Mike: Yeah. So, we came down from that.

Dan: Yeah, and I think we did report that at the meeting at year end.

Kim: Budget revisions.

Dan: Sean, do you want to give any national perspective on housing authorities. Do you want to give any anecdotal?

Mike: He's looking for praise.

Dan: No, really, I'm looking for a comfort level lot different.

Sean: It's really hard to tell just looking at your numbers alone, but I mean you do have \$20 million of unrestricted cash and, you know, I always wanna say, you know, as a government agency, that's not true unrestricted cash, it's unrestricted to each bucket fund that is kept in. However, in your case, almost 19 20 million of that is truly unrestricted in your blended component units and your business activities. So you have \$20 million that you can spend to, you know, do your mission as the authority, provide safe sanitary housing for the local residents. So as long as you're, you're continuing to to build new developments, too, to fix your current public housing stock and you know transition it over to something bigger and better I mean that that's your mission and that's what you're supposed to be doing. Is that good enough for you?

Dan: Perfect. Except it's not cash. And then on the economic factors we're all paying close attention to DC these days. I know that's the wrong audit year, 2015 and 16, but I guess our impression right now is there's some things that do help us that might be coming down the pike. One of them is LITECH, being boosted up not just generally, but even the boost for certain areas, the 30% and also the opportunity zones seem like they're going to be beefed up even further, even though they weren't that

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Mike: Big, beautiful boost?

Dan: Big, beautiful boost on all the other horrible things that are in there but that's just my personal opinion.

Sean: There's one new HUD rule that is coming into effect that is still not quite certain how it's gonna affect most authorities and that has to do with returning your investment and interest income back to HUD. So they're looking for a way to decrease your funding even more by saying, you know, you have \$20 million of unrestricted cash in your accounts. Where did that come from? Is that investment income that you earned on our subsidy that you kept? So they're, they're looking into that to see if they need to go retroactive and try to recapture some of the funding. But you know, I think it's just HUD trying to save money like the rest of the government departments.

Dan: And as I understand that that's geared at a lot of the big MTW agencies too they were trying to get at...

Sean: What they would let you use your cash as you want so you can buy those investments with it. You could take nearly 20 million and bought investments and made you know millions of dollars a year in investment income with money that other authorities would have had to just holding it aside.

Dan: And nothing on HUD block grants, that seems to be kind of a separate...

Sean: For the most part, we're seeing less and less CDPG grants.

Mike: Any other questions? Hearing none. Thank you so much.

Sean: No problem. Thank you very much. I'm happy to be on board. Thank you again.

Mike: Oh, that clock had me worried.

Dan: Yeah. I was gonna say there's a, so there's a hundred and 39 MTW agencies and about 15 of them have set aside huge amounts of HAP and reserves usually geared towards longer term giant real estate projects. So, it I think it reached a billion dollars last year.

Fraser: Right.

Dan: And HUD tried to grab it and say, you haven't used that money for five years and it's sitting there. So, we're not, they tried to grab it by saying we're not gonna give you any new funding for section eight payment

Mike: For a period of time.

Dan: So now that that wasn't legal for HUD to do, but now they're talking about at least capturing the interest from that money.

Kim: Well, I think that it would only pertain to the MTW funding, not our agency's wide cash portfolio.

Dan: Yes

Kim: Which is limited and part of the reason we're spending down that public housing money on improvements in the properties.

Mike: Well, they're basically telling you that they've overpaid you, so now they want that money back.

Kim: Right.

Mike: So, it'll be interesting to see where that goes. Yeah, but I'm talking about praise, everybody's to be commended I mean Kim, beautiful job, Jennifer. That that's an incredibly nice and the findings were just, in my view, nothing. So, and we got our unqualified opinion and at the end of the day that's all that matters.

Dan: So, we're recommending accepting the 2024-year end audited financial statements.

Motion

Commissioner Clark made the motion to **ACCEPT AND APPROVE 2024 YEAR END AUDITED FINANCIAL STATEMENTS AND INDEPENDENT AUDITORS' REPORT.** Commissioner Mano seconded. The motion passed unanimously with Board Members, Pazzi, Davis, Mano, Clark, Nelson, and Koga all voting in favor. There were no objections or abstentions.

G) AUTHORIZE WRITE-OFFS OF CERTAIN ACCOUNTS AND BAD DEBT THRU FEBRUARY 2025. (attachments) Deputy Executive Director, Kim Wilford and CFO, Jennifer Nakao / 15 minutes.

Mike: Oh, nasty write offs.

Dan: This is on page 55,

Mike: So, we gave you the praise for all of the nice financial work that you did on it.

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Dan: This some of these write offs relate to calendar year 2024, about half of them. And it's almost all landlord overpayments of \$55,371.

Mike: And, and those we have a pretty good history on collecting.

Kim: Yes, better than the tenant debt... but yeah so, we're continuing internally to work on those and sending them to collection agent.

Brenda: Yeah, how does that happen? The over payment.

Kim: a tenant might move or skip, and the landlord doesn't know, so we're not informed, and we continue to pay the Hap. Sometimes the tenant will pass away, we're not informed.

Tess: You're still paying the landlord?

Mike: Somebody moves out three months ago and nobody says anything knows anything to that landlord, so they have to reimburse us for those. But it's still a source that's preferred than somebody that went broke and couldn't make the payment.

Dan: Yeah.

Kim: Yeah, so now we've got a process in place for addressing them very quickly, so the prior years are cleaned up, so now we're currently good.

Motion

Commissioner Mano made the motion to **AUTHORIZE WRITE-OFFS OF CERTAIN ACCOUNTS AND BAD DEBT THRU FEBRUARY 2025**. Resident Commissioner Clark seconded. The motion passed unanimously with Board Members, Pazzi, Davis, Mano, Clark, Nelson, and Koga all voting in favor. There were no objections or abstentions.

H) CONSIDER AND ACCEPT FISCAL YEAR 2025 FINANCIAL STATEMENTS THROUGH APRIL. (attachments). *Deputy Executive Director, Kim Wilford and CFO, Jennifer Nakao/ 15 minutes*

Mike: Consider and accept.

Dan: Jennifer did an excellent report. One of the best I've ever seen is an entire history of the housing authority, but I'll just skim through it real quick.

Jennifer: That's ok.

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Dan: The housing authority by itself has a net residual of income through April of 537,000. Our owned properties on the housing authority's side have a net of 495,000. The voucher program has a net of \$402,000 and that although our, landlord payments are still slightly over, that's way better than it was last year. Our public housing still has a big deficit of 201,000 through April, a little bit higher than we had budgeted. Again, your action today ultimately to get rid of public housing will really help these accounts. The homeless properties had a net surplus of 38,000, which is a little less than the budgeted surface, and the management fund has a deficit of a hundred and 140,000, mostly a lower-than-expected interest income. As an entire agency with HAME and HDC, we're in the positive about 1,503,000 just through April. There's NO action required on this document.

Motion

No motion needed, just to accept the report.

D) EXECUTIVE DIRECTOR UPDATE. (attachments). *Executive Director, Daniel Nackerman/ 15 minutes.*

Dan: I started by mentioning, you heard a little bit of it, there are some rumors that the administration wants to block grant HUD funding and basically cut funding significantly at the federal level and hand most of the responsibility to the states. That is not in the big beautiful bill, but it is a constant talk by the administration. The problems with block granting are block raining are numerous one is the states probably can't afford the pass through of these programs. The other thing is that HUD grants are much easier to cut at the end of a budget year, especially housing and transportation, two of the twelve. Federal budget components that are very easy for Congress to cut on the last day of a budget year. So, we're keeping a sharp eye on that. It seems to be losing a little bit of momentum, the HUD secretary was grilled by Congress a couple of weeks ago, you know, the basic premise being, how can you propose a 40% cut and block granting the rest and still function?

I did mention for us that LITECH and OZ are two positive developments of what's being proposed hard work by staff, the TANF program was funded again. Major significant funding that helps families, people with children in the household too and it's a very flexible funding source, you can pay for deposits or food or transportation to keep families from becoming homeless. The Oquirrh building, you're very close to signing a lease for a whole floor there to help supplement our presence there. The lease would be similar to our rate and it would be to a school that actually does great things for lower, it's a nonprofit school that functions half a day per day and that would help offset that lease burden. Phillips Plaza Bills

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helped us a lot with this. There's one or two residents who have gathered up other residents to express a lot of concerns at Phillips Plaza. There's a new on-site manager there that was perceived as strict and perceived as limiting social activities. There was some concerns like you heard today about people getting in the front door homeless. So, our staff has met with the residents as a group numerous times in the last month or two, and we've done some things like on the communication side, we actually put up some new electronic screen that keeps announcements going, various things including for residents. Tess helped a little bit on this too, not so the long and short of it is we're continuing to work with the residents to have well in fact, we're helping them organize to kind of speak with more one and communicate with us more as a group instead of through one particular.

Fraser: And is it, is the organization that is the management company, is it the same between the two properties?

Dan: No, it's a different management company but a similar issue. They didn't like, oh NO, sorry. In this case we manage it, and they didn't like our new manager at first. But that's, there's more to it. There's, there's some easily solved issues. As an example, we gave notices for, testing to all three floor or all of the floors, even though the 1st floor was the only place we should have noticed. So, there's been a lot of just kind of rough edges lately. And, and coincidentally we're meeting with them regarding changing from public housing through RAD. So, it's been kind of a healthy process to just engage all the residents as a whole more regularly.

Speaking of conflict, we have one particular tenant that we've discussed in closed session in the past. We're making some pretty good progress with that one particular resident. A new lawyer was brought on board to handle some of the elements of that, and we're in that last day of a possible, well I guess the settlement negotiation period ended last Friday. So just know that we're working hard on that particular case. On July 9th I believe the date is the new HUD regional administrator is visiting us. And that's a brand-new appointee closely aligned with the new administration and so we're gearing up for that.

Tess: What is this?

Dan: I believe it's July 9th.

Fraser: Do you want any commissioners at any events for that?

Dan: He's only gonna be here for an hour and a half and he wants a tour.

Tess: What time?

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Dan: I'm not sure.

Britnee: I don't think we have the time yet, but it is something that they're leading, so we won't have time to talk about things specifically for our agency it's as all, there'll be other housing authorities involved.

Dan: We think he's got an agenda.

Fraser: Sure.

Dan: One of the hints is on the good side from cuts and things like that are perhaps a lot of concern over homeless veterans. So we're gonna try to be prepared to talk a lot about what we do for homeless veterans.

Tess: Get your good walking shoes on Dan.

Dan: Well, it's more, I think it's quite a bit more than a tour. He's just visiting the big housing authorities. Oh, probably talking about work requirements for section eight recipients in particular and also maybe time limits for section eight. Not that we have the option to, well we would have the option through MTW to do that, but that's part of his agenda from what I've researched.

Motion

No motion needed, just to accept the report.

The HASLC Meeting adjourned at 12:49 p.m.

Mike Pazzi, Board Chair

Daniel Nackerman, Executive Director

Housing Authority of Salt Lake City

Staff Report

Report Provided by: Jackie Rojas
Department: Section 8



Project Name: **Resolution # 879-2025 Payment Standards & Fair
Market Rents**

August 25, 2025



Housing Authority
of
Salt Lake City

BACKGROUND:

Every year HUD sets new Fair Market Rents (FMR), which are used by Housing Authorities (HA's) as a baseline to develop 'payment standards' in the Housing Choice Voucher Program. Payment standards are the local maximum subsidy a housing authority may pay on behalf of an assisted family. Housing Authorities are required to conduct an annual review of its payment standard schedule and amend it as needed to ensure that the payment standards remain within the basic range (90% to 110% of the new FMR).

The Housing Authority then pays these amounts to local landlords as a maximum. The HA also performs a "rent reasonableness review" in which rental units in the area are reviewed as comparable ensuring the HASLC does not pay more or less than is justified. This review considers the condition, location, and amenities of the unit.

HASLC is required to utilize the FMRs published by HUD for the Salt Lake County, Utah area.

All HA's monitor the adequacy of its payment standards throughout the year and must consider current market rates, the availability of suitable vacant units with rents below the payment standards, and the time it takes to locate housing.

PROPOSED CHANGE:

HASLC staff therefore analyzed market conditions and rent amounts of currently assisted units and recommends a decrease in Payment Standards for all bedroom sizes except studio units. This will ensure voucher rents are in line with the local market, will ensure the highest number of households continue to receive assistance and will not negatively impact *housing choice* for residents. **The recommendation for this review will result in Payment Standards averaging about 93% of local FMR.**

FINANCIAL IMPLICATIONS:

A decrease to payment standards has the potential to reduce Housing Assistance Payment (HAP) (subsidy to landlords) expense. We are currently at a very high level of budget utilization due to reasonably high Payment Standards the past few years. This decrease will

allow more budget capacity for greater number of households to be served (eventually) and for the continued leasing of Project Based Voucher units, although several variables influence the outcome.

The reduced overall subsidy paid to landlords will help the budget overage pattern from 2024 (\$4 + million) and will bring overall rents into the present market. It may not be well received by a handful of private landlords, but most are aware the market is waning to some extent.

- Moves: All Tenant-Based Housing Choice Voucher households (new and existing participants) searching for rental units will be given the new Payment Standards.
- All second recertifications effective **September 1, 2025**, and will be affected by the reduced payment standards. Depending on the unit rent, a lowered payment standard would potentially decrease the HASLC portion of the rent.
- Rent Increase Requests: Unit subsidy may increase only if a landlord requests a rent increase up to the Payment Standard with each request subject to a “rent reasonableness review” described above.
- Family Share: If unit rent exceeds the Payment Standard, the increase may result in an increase in the family share and not the HAP.

STAFF RECOMMENDATION:

Adopt Resolution # 879-2025 approving local Payment Standards for the Housing Choice Voucher (Section 8) Program effective **September 1, 2025**.

HASLC Rent Data

Bedroom size	0	1	2	3	4	5	6	7
Number of Current Households	242	1379	703	422	123	35	15	7
# Household w/Rent Over Payment Standard	7 2.9%	29 2.1%	37 5.3%	14 3.3%	7 5.7%	0 0.0%	0 0.0%	0 0.0%
HASLC Average Contract Rent to Owner	1183	1200	1467	1923	2132	2455	2595	2494
HASLC Average HAP	1019	922	1155	1515	1657	1947	1783	1940

Market Data - Average Rent by Bedroom Size

Bedroom size	0	1	2	3	4	5
Rent.com Renter Market Trends	1315	1398	1633			
Utah State of State Report	1269	1390	1672	2092		
Go Section 8 Report (Open Market)	1268	1405	1744	2086	2458	2644

Payment Standard Recommendations

Bedroom size	0	1	2	3	4	5	6	7
HUD FY2025 FMR	1243	1453	1748	2348	2670	3071	3471	3872
Current Payment Standard	1166	1405	1686	2276	2539	2961	3300	3910
Suggested Payment Standard	1166	1369	1653	2184	2483	2856	3228	3600
% of FMR	93.8 %	94.2 %	94.6 %	93.0 %	93.0 %	93.0 %	93.0 %	93.0 %
Difference between current and suggested	0	-36	-33	-92	-56	-105	-72	-310

RESOLUTION 879 -2025

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF SALT LAKE CITY
APPROVING THE HUD FY2025 PAYMENT STANDARDS**

WHEREAS, each year all Housing Authorities must consider and publish adjustments to its 'Payment Standards' in response to annual Fair Market Rents published annually by the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, the Housing Authority of Salt Lake City has analyzed the FY2025 Fair Market Rates and made adjustments to be effective September 1, 2025.

NOW THEREFORE be it resolved that the Board of Commissioners of the Housing Authority of Salt Lake City approves the HUD FY2025 Payment Standards unless and until further revised through Commission action at a later date.

Passed and approved on this 25th day of August 2025.

Michael Pazzi, Chair, HASLC

Daniel Nackerman, Executive Director

Gilmore Bell, P.C.

APPROVED AS TO FORM:

Housing Authority of Salt Lake City

Report Provided by: Dan Nackerman and Paul Edwards
Department: Executive



**Item: Ratify Selection of and Contracting with Goldman Sachs as Equity Provider
Fairmont Heights (“Erma’s at Fairmont”)**

August 25, 2025



Housing Authority
of
Salt Lake City

BACKGROUND:

Fairmont Heights Apartments, LP (FHA) is a partnership between entities controlled by both the Housing Authority of Salt Lake City (HASLC) and Lincoln Avenue Communities (LAC). FHA is developing Erma’s at Fairmont (previously known as **Fairmont Heights Apartments0**, consisting of fifty-five (55) new construction units designated for residents who are sixty-two (62) or older. Thirty-three (33) of the units are subsidized by project-based vouchers supplied by HASLC.

The team has since received another allocation of financing for the second phase of fifty-five (55) units as well.

Several months ago, in order to secure final financing, HASLC and LAC prepared and released a Request for Proposals (RFP) seeking proposals from qualified and experienced Equity Investor(s) and Debt Provider(s). The three (3) types of primary financing needed for the project are an **equity** financing partner, a construction lending partner, and a permanent financing partner. The initial RFP was for Phase I of the project. FHA’s preference is to retain the same financing partners on Phase II.

PROCESS:

FHA published the RFP, **Equity Investor** and Debt Provider – Fairmont Heights (RFP #24-014), on December 17, 2024. It was publicly posted on the Utah Public Procurement website (U3P) and the HASLC website, and it was directly solicited to at least ten (10) firms. FHA held the RFP open until January 31, 2025, to allow for additional direct marketing and submissions.

Three (3) agencies submitted proposals for **Tax Credit Equity** financing:

- Goldman Sachs
- KeyBank
- Richman Capital

Four (4) agencies submitted proposals for Permanent Financing:

- KeyBank
- JLL Capital
- Rocky Mountain CRC
- Zions BanCorp./California Bank

Three (3) agencies also submitted proposals for Construction Financing:

- KeyBank
- Goldman Sachs
- Zions BanCorp./California Bank

A four-person Selection Committee made up of three HASLC employees and one LAC representative reviewed the applications individually and scored them according to the criteria outlined in the RFP. All scoring was tabulated and the scoring committee met to discuss the strengths and weaknesses of the individual applicants.

On March 31, 2025 the results were presented to the Commission as follows:

RESULTS:

Based on the scoring criteria and the scores rendered by each committee member, the top applicants scored closely in each category:

Equity: Goldman Sachs

Construction: KeyBank

Permanent: KeyBank

	Goldman	KeyBank	Richmond	JLL	RMCRC	Zions
Tax Credit Equity	369	364	323			304
Permanent Financing		375.5		359	359	349
Construction Loan	366	373				349

However, in addition to the raw scores above, the Ranked Scores (1st thru 5th) by the four panel members, **KeyBank** was selected most often for **Equity**, with Goldman Sachs and Richmond following in that order.

For Permanent Financing, KeyBank was selected most often, followed by JLL, then RMCRC and Zions.

For Construction Financing, KeyBank was selected most often, then Goldman Sachs, then Zions.

FURTHER ANALYSIS:

The Board action on March 31, 2025 authorized the HASLC Executive Director and the LAC principal to preliminarily rank and negotiate with KeyBank for all elements of financing including **Equity**, Permanent and Construction financing. Note that the action included the proviso that “Goldman Sachs may also be engaged in negotiation as the top raw score for Equity”.

LAC and HASLC eventually awarded the Equity role to Goldman Sachs after negotiation per above and this action today will ratify that selection and contracting. .

RECOMMENDATION:

Ratify the selection of and contracting with Goldman Sachs as the Equity Provider for the financing of Erma’s at Fairmont (formerly Fairmont Heights).

Housing Authority of Salt Lake City
Staff Report

Report Provided by: Daniel Nackerman
Department: Executive

DM



Housing Authority
of
Salt Lake City

Item: Policy Discussion, Emergency Housing Voucher Program

August 25, 2025

BACKGROUND:

The Emergency Housing Voucher (EHV) was a temporary COVID program that provided tenant-based assistance to households who are homeless, at risk of homelessness, fleeing or attempting to flee domestic violence, sexual assault, stalking, or human trafficking. Funding for the EHV program was made available through the American Rescue Plan Act of 2021 as a response to the COVID-19 pandemic and was expected to last through 2030. **However, due to historic increases in rental prices resulting in a higher per unit cost, HUD now estimates there will only be sufficient funds to cover all remaining EHV families through most of 2026.**

On June 20, 2025, HUD issued PIH Notice 2025-19 to provide housing authorities with options and encourage them to transition families off the EHV program to another housing authority program. To be placed in another program, the EHV family must be selected from the relevant waiting list. Therefore, the notice allows housing authorities to offer a waiting list “preference” for current EHV families at risk of losing their housing assistance for both the regular Housing Choice Voucher and Mainstream (provided the family qualifies) program waiting lists, with the ability to open closed waiting lists only for these families if needed. **These formally participating EHV households would therefore be bypassing many families that were on waiting lists for at least a year or two.**

While HUD is encouraging housing authorities to transition EHV families to other programs so they can maintain their housing, it is important to note that they are not providing any additional funds or allocations of vouchers for those programs.

POLICY QUESTION:

- **Should HASLC opt to include a waiting list “preference” advantage for EHV families at risk of losing their housing assistance in the Administrative Plan, and if so plan to bypass existing wait list families?**

CONSIDERATIONS:

The Housing Authority of Salt Lake City (HASLC) was initially awarded 99 EHV's and achieved 100% lease up. Due to regular program attrition, there are currently **66 families** receiving assistance through the EHV program that are at risk of losing their housing assistance in early 2026. HASLC does not have the funding capacity to absorb the existing EHV families in our regular HCV and/or Mainstream voucher programs and even if some arrives it would preclude existing wait list households from being housed.

Additional information about the families currently in the EHV program.

- 7 Families would potentially qualify for the Mainstream program (non-elderly household member 18-61 with a disability)
- 6 Families have a head of household 62 or older, plus 1 near-elderly household (will be 62 on next birthday)
- 44 Families have a head of household that is non-elderly, non-disabled with minor children (2 of these

families have a disabled minor in the household)

- Average income of all families on the EHV program
 - Overall: **\$13,681** annually
 - With zero-income families removed: **\$19,630** annually
 - Note: there are **20** households reporting zero income!

Adding a “preference” for these families would allow them to be housed as soon as a voucher came available, provided they still qualify at that time, but would put them before all the other applicants currently on the waiting list. The regular HCV waiting list has over 6,900 applicants, while the Mainstream waiting list has over 2,000.

Regardless of the decision, HASLC will communicate with impacted families and provide as much notice as possible. Communication will also encourage households to apply to any open waiting lists/programs that they may qualify for (e.g. project-based vouchers, set-aside units, etc.) and provide community resources for emergency rental assistance.

RECOMMENDATION:

Policy discussion only in preparation for decisions in early 2026. No action.

Housing Authority of Salt Lake City

Staff Report

Report Provided by: Deputy Executive Director, Kim Wilford and
CFO, Jennifer Nakao
Department: Finance



Item: Account Reconciliation (Write-Offs) Through May 2025

August 25, 2025



Housing Authority
of
Salt Lake City

BACKGROUND:

The Housing Authority of Salt Lake City (HASLC) conducted a reconciliation of our uncollected receivables or 'bad debt' for all past due accounts *through May of 2025*. HASLC usually incurs this debt when a tenant or participant leaves a HASLC program owing a balance that may arise from excessive damage to a unit, unpaid rent, legal costs, or unreported income. There are also instances where a landlord is overpaid rental assistance payments often resulting from unreported tenant moves, tenant skips, or tenants that pass away.

In November 2023, staff informed the Board of a balance of landlord overpayment debts that had accumulated over several years but had not been included in the regular quarterly write-off requests. Some of these debts dated back to 2019. In response, staff conducted an internal audit to identify and verify the outstanding amounts. Following this review, verified portions of the landlord overpayment debts were submitted incrementally for Board approval for write-off, while staff continued to pursue collection efforts as appropriate. **The prior to 2025 landlord overpayment write-offs issue is now considered resolved. The write-offs this period are for current year.**

ANALYSIS:

This bad debt write-off includes debts owed to the Housing Authority for the period through May 2025. Staff will request approval of write-offs in February, May, August, and November each year. An "Allowance for Bad Debt" is estimated annually and budgeted accordingly.

The charges related to the write-off are categorized below:

	Total
Rent	\$11,365.30
Maintenance	\$ 0.00
Legal	\$ 0.00
Voucher Programs (Section 8)	\$ 0.00
Other	\$ 0.00
Methamphetamine	\$ 4,180.00
Landlord Overpayments	\$18,887.00
Total	\$34,432.30

FINANCIAL IMPLICATIONS:

Staff are recommending a write-off amount of \$34,432.30. HASLC procedure is to write off uncollected balances over 90 days. Note that we continue to take action to collect these balances due regardless of the write-offs.

RECOMMENDATION:

A motion to approve the bad debt write-off amount of \$34,432.30 under the provision that collection attempts will continue internally and through NAR, our external debt recovery agency.

BAD DEBT RECONCILIATION REPORT Q3 2025

Program / Property Number	Rent	Maintenance	Legal	Meth	Other	Stop Payment	S8 Payback	Land Lord Over Payment	URP Overpayment	AU/fraud	Total FY25 Q2
NON-PROFIT											
Project HAME 250-256	-	-	-	-	-	-	-	-	-	-	-
Project HAME 250-257	1,755.66	-	-	-	-	-	-	-	-	-	1,755.66
Project HAME 250-330 330 North	-	-	-	-	-	-	-	-	-	-	-
Project HAME 250-420 Pacific Ave/Heights	-	-	-	-	-	-	-	-	-	-	-
Project HAME 250-640	-	-	-	-	-	-	-	-	-	-	-
Project HAME 250-771 South	-	-	-	-	-	-	-	-	-	-	-
Project 276-9th East Lofts	-	-	-	-	-	-	-	-	-	-	-
Project 450-rad RendontTerrace	-	-	-	-	-	-	-	-	-	-	-
Project 600-601 -Riverside	1,509.00	-	-	4,180.00	-	-	-	-	-	-	5,689.00
Project 608 -Ben Albert	-	-	-	3,376.13	-	-	-	-	-	-	3,376.13
Project 609 -Cantebury	-	-	-	-	-	-	-	-	-	-	-
Non-Profit Total	3,264.66	-	-	7,556.13	-	-	-	-	-	-	10,820.79
PUBLIC HOUSING											
406-Phillips Plaza	-	-	-	-	-	-	-	-	-	-	-
415-Romney Plaza	-	-	-	-	-	-	-	-	-	-	-
Public Housing Total	-	-	-	-	-	-	-	-	-	-	-
HOMELESS / VETERAN PROGRAM											
251 Cedar Crest	-	-	-	-	-	-	-	-	-	-	-
260 Sunrise Metro	-	50.40	-	4,825.00	-	-	-	-	-	-	4,875.40
265 Pamela's Place	3,108.39	3,700.00	-	-	-	-	-	-	-	-	6,808.39
550-555 Duplex West Temple	-	-	-	-	-	-	-	-	-	-	-
556-553 Valor Apts	-	-	-	-	-	-	-	-	-	-	-
557 Freedom Landing	9,856.30	-	-	-	-	-	-	-	-	-	9,856.30
Homeless / Veteran Total	12,964.69	3,750.40	-	4,825.00	-	-	-	-	-	-	21,540.09
SECTION 8											
Grants	-	-	-	-	-	-	-	-	-	-	-
830 MOD Rehab	-	-	-	-	-	-	-	-	-	-	-
860 Section 8	-	-	-	-	-	-	-	18,887.00	-	-	18,887.00
S8 Total	-	-	-	-	-	-	-	18,887.00	-	-	18,887.00
Land Lord Over Payments											
	-	-	-	-	-	-	-	-	-	-	-
Land Lord Over Payments total	-	-	-	-	-	-	-	-	-	-	-
Grand Totals	16,229.35	3,750.40	-	12,381.13	-	-	-	18,887.00	-	-	51,247.88

	TOTAL	HAME	HASLC	HDC
RENT	16,229.35	4,864.05	11,365.30	-
MAINTENANCE	3,750.40	3,750.40	-	-
LEGAL	-	-	-	-
SECTION 8	-	-	-	-
OTHER	-	-	-	-
METH	12,381.13	4,825.00	4,180.00	3,376.13
LANDLORD	18,887.00	-	18,887.00	-
TOTAL \$	51,247.88	\$ 13,439.45	\$ 34,432.30	\$ 3,376.13

Housing Authority of Salt Lake City (HASLC)
Staff Report

Report Provided by: CFO, Jennifer Nakao
Department: Finance



Item: Fiscal Year 2025 Financial Statements through June

August 25, 2025



Housing Authority
of
Salt Lake City

BACKGROUND AND METRICS:

The “Consolidated” financial report for **HASLC properties and programs (excluding HAME or HDC,** which are shown separately) reflects the full scope of properties and programs under HASLC and demonstrates a strong financial position through June 2025. The report shows **net residual receipts (income) of \$1,019,408**, driven by year-to-date revenues of \$26,579,625 and expenses totaling \$25,560,217.

HASLC’s “**Owned**” properties realized a **net residual income of \$763,471** through June, exceeding budgeted expectations by \$181,771. This positive result is partly due to the new third-party management company charging additional fees for parking and other services when they took over at the beginning of the year and lower than expected maintenance costs, although these costs tend to fluctuate throughout the year.

The “**Voucher**” programs, primarily Section 8, produced a net **residual income of \$618,043** from administrative fee income and related expenses, surpassing the budgeted net profit by \$544,747. Housing Assistance Payments (**HAP**) to landlords through June resulted in a surplus of **\$134,430**. The agency will continue to monitor the Housing Assistance Payments (HAP) in 2025.

Our “**Public Housing**” properties are currently facing a **net deficit of (\$376,468)**, which is \$177,475 higher than the year-to-date projected deficit. To address this, the agency will utilize existing program reserves. The deficit is primarily due to lower than anticipated rental income from these properties, although a budget error was identified and will be brought to the board for a revision.

Our Housing Authority “**Homeless**” properties had a **net residual income of \$88,006**, which is \$65,819 below the budgeted surplus. This variance is partly due to seasonal timing of maintenance costs as well as vacancies at Freedom Landing and Valor Apartments and increased bad debt expenses at Cedar Crest during the first half of the year. Staff continue to work closely with the Veterans Administration to address the vacancies through referrals of VASH voucher holders.

The HASLC “**Management Fund**” currently shows a deficit of **(\$174,025)**, which is \$57,126 worse than budgeted. This is a result of lower-than-expected interest income for the first half of the year. Interest income for the overall organization will be assessed during the next budget revision.

Note that the attached financial statements through June show the comparison to the 2025 budget approved by the Board in September 2024.

ANALYSIS:

A summary of operating revenues and expenses (budget vs. actual) through June are shown above, and the FY25 financials are detailed in the subsequent pages.

As an entire HASLC agency, with HAME and HDC, our overall income and expenses remain on track – with a consolidated net profit of **\$1,845,570** through June 2025.

STATEMENT:

Surplus to Date: \$1,845,570

Budgeted Surplus: \$1,701,422

Operating costs exclude depreciation, amortization, and capital expenses.

RECOMMENDATION:

Review and accept report. No action required.

Budget Comparison

Period = Jan 2025-Jun 2025

Book = Accrual ; Tree = qtr_bis1

	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000 INCOME					
3190-0000 LEASE RENTAL & NONDWELLING RENTS	95,458.98	95,179.02	279.96	0.29%	190,358.00
3399-9999 OPERATING INCOME	3,583,205.46	3,573,572.46	9,633.00	0.27%	7,147,145.00
3499-9999 DONATIONS/INSURANCE PROCEEDS	29,502.35	-	29,502.35	100.00%	-
3699-9999 OPERATING INCOME OTHER	610,427.77	665,284.62	(54,856.85)	-8.25%	1,330,569.00
3899-9999 GRANT/SUBSIDY INCOME	22,261,030.56	21,187,480.92	1,073,549.64	5.07%	42,374,962.00
3999-9999 TOTAL INCOME	26,579,625.12	25,521,517.02	1,058,108.10	4.15%	51,043,034.00
4000-0000 EXPENSE					
4112-9999 ADMIN PAYROLL	2,333,699.93	2,612,553.84	278,853.91	10.67%	5,225,108.00
4299-9999 ADMINISTRATIVE EXPENSE	783,415.05	903,848.76	120,433.71	13.32%	1,807,697.00
4339-9999 UTILITIES	386,387.48	424,020.18	37,632.70	8.88%	848,040.00
4419-9998 MAINT/OPER PAYROLL	341,182.87	312,611.52	(28,571.35)	-9.14%	625,223.00
4429-9998 MATERIALS-ORD MAINT	145,902.28	113,286.84	(32,615.44)	-28.79%	226,573.77
4440-9999 CONTRACT COSTS-ORD MAINT	554,647.48	515,641.20	(39,006.28)	-7.56%	1,031,270.93
4579-9999 OTHER GENERAL EXPENSE	416,014.40	385,604.04	(30,410.36)	-7.89%	771,208.00
4589-9999 INTEREST EXPENSE	190,664.84	223,750.02	33,085.18	14.79%	447,500.00
4599-9998 OTHER GENERAL, PROP TAX	62,638.92	46,798.44	(15,840.48)	-33.85%	93,597.00
4610-9999 EXORD EXPENSES	128,986.10	130,539.90	1,553.80	1.19%	261,080.00
4799-9999 HOUSING ASSIST PMTS	20,214,122.60	19,359,930.96	(854,191.64)	-4.41%	38,719,862.00
4969-9999 FEES/DONATIONS	2,555.50	-	(2,555.50)	-100.00%	-
7999-9999 TOTAL EXPENSES	25,560,217.45	25,028,585.70	(531,631.75)	-2.12%	50,057,159.70
8999-9999 NET PROFIT/LOSS	1,019,407.67	492,931.32	526,476.35	106.81%	985,874.30

Explanations for variances of \$20,000 and 15% and anything deemed unusual.

1. Insurance proceeds were received in June on prior claims for Valor Apartments. This is not expected to recur. We will review during the next budget revision.
2. HAP income and expense both increased due to the leasing up of vouchers that occurred in 2023 and 2024. We will review further during our next budget revision.

HASLC Owned Properties for Qtr Rpts (haslcown)
Taylor Springs, 9th East, Canterbury, Cambridge Cove, Jefferson Circle, & Red House

Budget Comparison

Period = Jun 2025

Book = Accrual ; Tree = qtr_bis1

	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000					
INCOME					
3190-0000					
LEASE RENTAL & NONDWELLING RENTS	28,930.98	28,651.02	279.96	0.98%	57,302.00
3399-9999					
OPERATING INCOME	2,062,846.35	2,050,647.48	12,198.87	0.59%	4,101,295.00
3499-9999					
DONATIONS/INSURANCE PROCEEDS	7,696.01	-	7,696.01	100.00%	-
3699-9999					
OPERATING INCOME OTHER	197,055.44	105,354.12	91,701.32	87.04%	210,708.00
3999-9999					
TOTAL INCOME	2,296,528.78	2,184,652.62	111,876.16	100.00%	4,369,305.00
4000-0000					
EXPENSE					
4112-9999					
ADMIN PAYROLL	210,972.81	245,562.90	34,590.09	14.09%	491,126.00
4299-9999					
ADMINISTRATIVE EXPENSE	228,136.74	235,328.70	7,191.96	3.06%	470,657.00
4339-9999					
UTILITIES	183,504.52	195,033.66	11,529.14	5.91%	390,067.00
4419-9998					
MAINT/OPER PAYROLL	109,700.72	122,902.56	13,201.84	10.74%	245,805.00
4429-9998					
MATERIALS-ORD MAINT	87,408.04	66,814.50	(20,593.54)	-30.82%	133,629.00
4440-9999					
CONTRACT COSTS-ORD MAINT	262,334.45	270,802.02	8,467.57	3.13%	541,593.00
4579-9999					
OTHER GENERAL EXPENSE	107,804.59	95,662.98	(12,141.61)	-12.69%	191,326.00
4589-9999					
INTEREST EXPENSE	190,664.84	223,750.02	33,085.18	14.79%	447,500.00
4599-9998					
OTHER GENERAL, PROP TAX	28,476.90	32,305.02	3,828.12	11.85%	64,610.00
4610-9999					
EXORD EXPENSES	121,498.49	114,789.84	(6,708.65)	-5.84%	229,580.00
4969-9999					
FEES/DONATIONS	2,555.50	-	(2,555.50)	-100.00%	-
7999-9999					
TOTAL EXPENSES	1,533,057.60	1,602,952.20	69,894.60	4.36%	3,205,893.00
8999-9999					
NET PROFIT/LOSS	763,471.18	581,700.42	181,770.76	31.25%	1,163,412.00

Explanations for variances of \$20,000 and 15% and anything deemed unusual.

1. Other operating income increased due to the new third party management company charging additional fees (parking and other processing charges) compare to the prior one. If this continues to increase, we will assess during the next budget revision.
2. The materials costs related to ordinary and extraordinary maintenance will fluctuate over the year. We will monitor and assess during the next budget revision.

Voucher Properties for Qtr Rpts (voucher)

Budget Comparison

Period = June 2025

Book = Accrual ; Tree = qtr_bis1

	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000 INCOME					
3399-9999 OPERATING INCOME	202,509.29	324.96	202,184.33	62218%	650.00
3699-9999 OPERATING INCOME OTHER	12,375.54	11,253.48	1,122.06	9.97%	22,507.00
3899-9999 GRANT/SUBSIDY INCOME	1,699,718.18	1,610,400.50	89,317.68	5.55%	3,220,801.00
3999-9999 TOTAL INCOME	1,914,603.01	1,621,978.94	292,624.07	18.04%	3,243,958.00
4000-0000 EXPENSE					
4112-9999 ADMIN PAYROLL	931,069.50	1,126,662.96	195,593.46	17.36%	2,253,326.00
4299-9999 ADMINISTRATIVE EXPENSE	238,584.09	272,239.02	33,654.93	12.36%	544,478.00
4429-9998 MATERIALS-ORD MAINT	1,588.30	4.98	(1,583.32)	-31794%	10.00
4440-9999 CONTRACT COSTS-ORD MAINT	271.43	10,057.50	9,786.07	97.30%	20,115.00
4579-9999 OTHER GENERAL EXPENSE	104,789.17	95,211.48	(9,577.69)	-10.06%	190,423.00
4599-9998 OTHER GENERAL, PROP TAX	20,258.20	3,514.98	(16,743.22)	-476.34%	7,030.00
4799-9999 HOUSING ASSIST PMTS	(0.40)	40,991.96	40,992.36	100.00%	81,984.00
7999-9999 TOTAL EXPENSES	1,296,560.29	1,548,682.88	252,122.59	16.28%	3,097,366.00
8999-9999 NET PROFIT/LOSS	618,042.72	73,296.06	544,746.66	743.21%	146,592.00
3802-6000 GRANT/SUBSIDY INCOME (voucher)	20,319,150.00	19,318,939.00	(1,000,211.00)	-5.18%	38,637,878.00
4799-9999 HOUSING ASSIST PMTS (voucher)	20,184,720.00	19,318,939.00	(865,781.00)	-4.48%	38,637,878.00
Current Amount Overfunded	134,430.00	-	(134,430.00)	-100.00%	-

Explanations for variances of \$20,000 and 15% and anything deemed unusual.

1. Total income increased due to new Port In residents who were not factored into the original 2024 budget. We will review further during our next budget revision. The remaining increase is off-set by the corresponding payments made for housing assistance.
2. Administrative fee income is high due to the increased number of vouchers that were leased up in the previous year.

Budget Comparison

Period = Jun 2025

Book = Accrual ; Tree = qtr_bis1

	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000					
INCOME					
3399-9999	342,452.08	481,694.52	(139,242.44)	-28.91%	963,389.00
3699-9999	51,707.81	68,020.56	(16,312.75)	-23.98%	136,041.00
3899-9999	201,021.00	211,426.50	(10,405.50)	-4.92%	422,853.00
3999-9999	595,180.89	761,141.58	(165,960.69)	-21.80%	1,522,283.00
4000-0000					
EXPENSE					
4112-9999	372,673.21	428,315.52	55,642.31	12.99%	856,631.00
4299-9999	62,141.18	59,901.60	(2,239.58)	-3.74%	119,803.00
4339-9999	133,006.52	147,549.96	14,543.44	9.86%	295,100.00
4419-9998	139,174.78	96,303.00	(42,871.78)	-44.52%	192,606.00
4429-9998	25,719.30	18,718.44	(7,000.86)	-37.40%	37,437.00
4440-9999	140,366.06	95,913.54	(44,452.52)	-46.35%	191,827.00
4579-9999	94,426.97	110,145.06	15,718.09	14.27%	220,290.00
4599-9998	4,140.92	3,286.98	(853.94)	-25.98%	6,574.00
7999-9999	971,648.94	960,134.10	(11,514.84)	-1.20%	1,920,268.00
8999-9999	(376,468.05)	(198,992.52)	(177,475.53)	89.19%	(397,985.00)
NET PROFIT/LOSS					

Explanations for variances of \$20,000 and 15% and anything deemed unusual.

1. There was an error in the 2025 budget recently identified for these properties. The budget duplicated one of the two properties due to a change in the account structure last year. This will be included in the next budget revision.
2. Other income is currently below budget due to lower-than-expected interest income. We will consider the overall decrease for multiple properties during the next budget revision.
3. The maintenance payroll is higher than budgeted for multiple properties due to some allocation errors recently identified. The agency wide maintenance payroll is accurate, but the agency is working to remedy the allocation issue. Once resolved, the prior periods will be corrected and reviewed.
4. The ordinary maintenance contract costs included larger expenditures for plumbing, elevator maintenance, and extermination for both Phillips and Romney Plaza during first half of the year. We will monitor the next few months and include a budget revision if needed.

HASLC Homeless Properties (haslhome)
Cedar Crest, Transitional, Valor Apartments, Freedom Landing & Valor House

Budget Comparison

Period = Jun 2025

Book = Accrual ; Tree = qtr_bis1

	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000 INCOME					
3190-0000 LEASE RENTAL & NONDWELLING RENTS	66,528.00	66,528.00	-	0.00%	133,056.00
3399-9999 OPERATING INCOME	950,891.74	1,026,905.52	(76,013.78)	-7.40%	2,053,811.00
3499-9999 DONATIONS/INSURANCE PROCEEDS	21,806.34	-	21,806.34	100.00%	-
3699-9999 OPERATING INCOME OTHER	3,318.28	30,184.02	(26,865.74)	-89.01%	60,368.00
3899-9999 GRANT/SUBSIDY INCOME	41,141.38	46,714.92	(5,573.54)	-11.93%	93,430.00
3999-9999 TOTAL INCOME	1,083,685.74	1,170,332.46	(86,646.72)	-7.40%	2,340,665.00
4000-0000 EXPENSE					
4112-9999 ADMIN PAYROLL	458,670.22	483,271.44	24,601.22	5.09%	966,543.00
4299-9999 ADMINISTRATIVE EXPENSE	88,530.39	101,997.96	13,467.57	13.20%	203,996.00
4339-9999 UTILITIES	67,861.58	79,986.60	12,125.02	15.16%	159,973.00
4419-9998 MAINT/OPER PAYROLL	91,700.35	91,388.94	(311.41)	-0.34%	182,778.00
4429-9998 MATERIALS-ORD MAINT	30,110.62	26,248.92	(3,861.70)	-14.71%	52,497.77
4440-9999 CONTRACT COSTS-ORD MAINT	143,126.04	132,586.62	(10,539.42)	-7.95%	265,172.93
4579-9999 OTHER GENERAL EXPENSE	104,095.48	82,584.54	(21,510.94)	-26.05%	165,169.00
4599-9998 OTHER GENERAL, PROP TAX	4,096.97	2,691.48	(1,405.49)	-52.22%	5,383.00
4610-9999 EXORD EXPENSES	7,487.61	15,750.06	8,262.45	52.46%	31,500.00
7999-9999 TOTAL EXPENSES	995,679.26	1,016,506.56	20,827.30	2.05%	2,033,012.70
8999-9999 NET PROFIT/LOSS	88,006.48	153,825.90	(65,819.42)	-42.79%	307,652.30

Explanations for variances of \$20,000 and 15% and anything deemed unusual.

1. The operating income is lower than the budget due to the timing of certain subsidy payments. Some subsidy payments were lower than expected through April and adjusted in May and June. The budget is expected to align by the end of the year.

2. Insurance proceeds were received in June on prior claims for Valor Apartments. This is not expected to recur. We will review during the next budget revision.

3. The decrease in other operating income is primarily due to very few maintenance charges as there were not many evictions or move outs during the past several months that generated maintenance, legal or other related operating income.

Budget Comparison

Period = Jan 2025-Jun 2025

Book = Accrual ; Tree = qtr_bis1

	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000 INCOME					
3399-9999 OPERATING INCOME	24,506.00	13,999.98	10,506.02	75.04%	28,000.00
3699-9999 OPERATING INCOME OTHER	345,930.10	450,472.44	(104,542.34)	-23.21%	900,945.00
3999-9999 TOTAL INCOME	370,436.10	464,472.42	(94,036.32)	-20.25%	928,945.00
4000-0000 EXPENSE					
4112-9999 ADMIN PAYROLL	357,708.53	328,741.02	(28,967.51)	-8.81%	657,482.00
4299-9999 ADMINISTRATIVE EXPENSE	164,309.90	234,381.48	70,071.58	29.90%	468,763.00
4339-9999 UTILITIES	2,014.86	1,449.96	(564.90)	-38.96%	2,900.00
4419-9998 MAINT/OPER PAYROLL	607.02	2,017.02	1,410.00	69.91%	4,034.00
4429-9998 MATERIALS-ORD MAINT	1,070.76	1,500.00	429.24	28.62%	3,000.00
4440-9999 CONTRACT COSTS-ORD MAINT	8,548.85	6,281.52	(2,267.33)	-36.10%	12,563.00
4579-9999 OTHER GENERAL EXPENSE	4,589.95	1,999.98	(2,589.97)	-129.50%	4,000.00
4599-9998 OTHER GENERAL, PROP TAX	5,610.85	4,999.98	(610.87)	-12.22%	10,000.00
7999-9999 TOTAL EXPENSES	544,460.72	581,370.96	36,910.24	6.35%	1,162,742.00
8999-9999 NET PROFIT/LOSS	(174,024.62)	(116,898.54)	(57,126.08)	48.87%	(233,797.00)

Explanations for variances of \$20,000 and 15% and anything deemed unusual.

1. Other income is currently below budget due primarily to lower-than-expected interest income. We will consider the overall decrease for multiple properties during the next budget revision.
2. Administrative expenses are expected to fluctuate throughout the year due to the timing of recurring expenses, such as subscriptions, professional services, and other periodic costs. There was a lower than anticipated use of management consultants for the first 6 months of the year (approx. \$70,000). New consultants have been engaged and have increased their work during subsequent months. We expect administrative expenses to increase over the next several months.

Agency Wide

Budget Comparison

Period = June 2025

Book = Accrual ; Tree = qtr_bisi1

	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000 INCOME					
3190-0000 LEASE RENTAL & NONDWELLING RENTS	119,829.42	125,029.02	5,199.60	4%	250,058.00
3399-9999 OPERATING INCOME	8,863,648.59	9,056,409.78	192,761.19	2%	18,112,820.00
3499-9999 DONATIONS/INSURANCE PROCEEDS	88,026.76	0.00	88,026.76	100%	0.00 ¹
3699-9999 OPERATING INCOME OTHER	1,404,952.11	1,455,720.60	-50,768.49	-3%	2,911,441.00
3899-9999 GRANT/SUBSIDY INCOME	22,627,795.50	21,288,612.42	1,473,613.08	7%	42,577,225.00
3999-9999 TOTAL INCOME	33,104,252.38	31,925,771.82	1,178,480.56	4%	63,851,544.00
4000-0000 EXPENSE					
4112-9999 ADMIN PAYROLL	4,109,245.58	4,284,172.50	174,926.92	4%	8,568,345.00
4299-9999 ADMINISTRATIVE EXPENSE	1,490,500.51	1,626,456.96	163,954.22	10%	3,252,914.00
4339-9999 UTILITIES	872,883.89	912,379.32	39,495.43	4%	1,824,758.00
4419-9998 MAINT/OPER PAYROLL	737,374.00	655,090.56	-82,283.44	-13%	1,310,181.00
4429-9998 MATERIALS-ORD MAINT	297,331.03	234,831.72	-62,499.31	-27%	469,663.43 ²
4440-9999 CONTRACT COSTS-ORD MAINT	1,254,331.54	1,227,810.36	-26,521.18	-2%	2,455,609.15
4579-9999 OTHER GENERAL EXPENSE	716,479.18	664,925.70	51,553.48	8%	1,329,851.00
4589-9999 INTEREST EXPENSE	781,473.47	876,813.54	95,340.07	11%	1,753,627.00
4599-9998 OTHER GENERAL, PROP TAX	137,164.38	132,288.42	-4,875.96	-4%	264,577.00
4610-9999 EXORD EXPENSES	299,509.98	244,649.76	-54,860.22	-22%	489,300.00 ³
4799-9999 HOUSING ASSIST PMTS	20,550,199.36	19,359,930.96	-1,190,268.40	-6%	38,719,862.00
4969-9999 FEES/DONATIONS	12,189.37	4,999.98	-7,189.39	-144%	10,000.00
7999-9999 TOTAL EXPENSES	31,258,682.29	30,224,349.78	-1,034,332.51	-3%	60,448,687.58
8999-9999 NET PROFIT/LOSS	1,845,570.09	1,701,422.04	144,148.05	8%	3,402,856.42

Explanations for variances of \$20,000 and 15% and anything deemed unusual.

1. Insurance proceeds were received in June on prior claims for Valor Apartments and in May on prior claims for Ben Albert. This is not expected to recur. We will review during the next budget revision.

2. Material related expenses across several properties are higher than budget for the first six months of the year. This increase is driven by a combination of increased maintenance activity and higher prices for materials.

Housing Authority of Salt Lake City
Staff Report

Report by: Brenda Koga



Department: Commission

Item: Finance Committee Report

August 25, 2025



Housing Authority
of
Salt Lake City

BACKGROUND:

The HASLC's Budget Committee met on August 19, 2025, to review and discuss the 2026 budget process and planning for the Housing Authority, HAME, and HDC. The previous Budget Committee and Audit Committee have been combined and includes Mike Pazi, Brenda Koga, and Palmer DePaulis. The past committee meetings have included a review of the process and main areas of the budget with an objective of the Budget Committee to have a better understanding of program and property finances, and governing guidelines and regulations (federal, state, and local) that direct the Housing Authority's activities.

The annual budgets' guide and authorize expenditure throughout the year as approved by the respective Boards and Commission and are therefore paramount in projecting balanced and responsible spending.

UPDATE:

Staff provided an overview of the 2026 budget process, including the timeline, methodology, and current status. To support forecasting, the Finance team reviewed 2024 and 2025 budget-to-actual performance. Key factors under consideration include potential changes to HUD programs and funding, redevelopment of existing properties (e.g., Sunrise), and current rental rates and occupancy levels. The Finance team is in the process of consolidating all individual property budgets and will review the agency-wide budget prior to finalizing the report.

Public Housing remains a financially troubled area, continuing to operate at a significant loss. Staff are monitoring expenses and reserve levels closely while pursuing strategies to fully exit the program.

For the Housing Voucher programs, projections are based on HUD's 2-Year Tool, which provides estimates for 2026 administrative fees and Housing Assistance Payments. Final adjustments will be made once HUD issues the 2026 Budget authorization.

SUMMARY AND NEXT STEPS:

The Committee has scheduled a follow-up meeting to review the draft 2026 budget prior to the full-budget presentation to the Commission in September. No action is necessary.

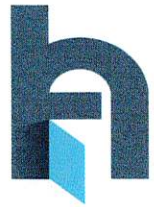
Housing Authority of Salt Lake City
Staff Report

Report Provided by: Daniel Nackerman

Department: Executive

Subject: **Executive Director Update**

August 25, 2025



Housing Authority
of
Salt Lake City

The following is an outline for discussion of highlighted activities and milestones from the past two months, as well as some emerging issues and projects:

- 1) SELECTED (W/PARTNER) FOR NEW HOUSING PROJECT BY CITY OF SALT LAKE
- 2) AUDIT & FINANCIAL STATEMENTS COMPLETED
- 3) MAJOR PROPERTY IMPROVEMENTS COMPLETED WITH HOME DEPOT FOUNDATION
- 4) SIGNIFICANT NEW FUNDING RESERVATION FOR FAIRMONT PHASE II
- 5) HUD REACTS TO FINDING
- 6) VA/HUD REGIONAL INITIATIVES IMPROVING WITH HASLC LEADERSHIP
- 7) DEVELOPMENT PROJECT PROGRESS – AND DELAYS
- 8) SUNRISE METRO CONSTRUCTION LAUNCHED
- 9) WATER SAVINGS PROJECT COMPLETED
- 10) TANF PROGRAM CONTRACTED AND LAUNCHED \$2,546,231
- 11) NEW HUD REGIONAL ADMINISTRATOR VISITS JULY 9
- 12) SUGAR HOUSE COMMUNITY SUPPORT RECEIVED
- 13) PROPERTY “EMERGENCIES” HANDLED
- 14) OQUIRRH BUILDING PROGRESS
- 15) SENIOR RESIDENT CONCERNS ADDRESSED
- 16) CONSTRUCTION DISPUTE PROGRESS
- 17) S8 PARTICIPANTS BUY HOUSES

Thank you for your attention to these important matters and thank you for your leadership in helping this agency stay innovative and effective.

Housing Authority of Salt Lake City
Staff Report

Report Provided by: Jackie Rojas
Department: Section 8



Item: Voucher Leasing and Budget Utilization

August 25, 2025



Housing Authority
of
Salt Lake City

BACKGROUND:

One of the largest and most important programs at almost every Housing Authority in the U.S. is the Section 8 Program which HUD has renamed the Housing Choice Voucher (HCV) program. There are several types of Voucher Programs at our agency, which includes Tenant-Based, Project-Based and programs targeted at assisting veterans, non-elderly disabled, youth aging out of foster care and families working towards reunification. Through these programs, HASLC houses approximately 7,000 persons and provides rental payments to roughly 1,070 private landlords each month.

FUNDING AND UTILIZATION:

The Voucher Program is tasked with very complex administration by HUD, including difficult funding and utilization formulas. Housing Authorities are awarded an annual “Budget Authority” - the maximum amount of funding to provide rental subsidy through the year for Housing Choice Vouchers. The “Budget Authority” is based on the previous year’s expenditure plus an inflation factor. HA’s are also awarded a certain number of vouchers as described below.

- The number of standard Housing Choice Vouchers allocated to HASLC, also known as Unit Months Available (UMA) is 3,047 per month in 2025. The annual maximum UMA that may be leased in 2025 is 36,564.
- The Annual Budget Authority for 2025 is \$39,926,821.

HUD expects each Housing Authority to maximize the number of units leased each year with the maximum utilization of the available budget. If these are not relatively balanced at the end of the year, there will be negative impacts on the program's future.

MONTHLY SUMMARY:

The attached data demonstrates total Leasing and Budget utilization through July 2025.

- LEASING: The Unit Months Leased for July 2025 is 2,931. This is **56%** of the Unit Months Available – **ideally it would be 58.3%**
- BUDGET: The budget expenditure for July 2025 is \$3,149,957. This is **56.4%** of the Budget Authority – **ideally it would be 58.3%**

As mentioned, HASLC has several types of Voucher Programs with the largest by far being the “Tenant-Based.”

One smaller program is shown below as it has been a challenge to keep full for years.

MAINSTREAM VOUCHERS

Mainstream Vouchers are tenant-based vouchers that serve households with at least one non-elderly (18-61 years old) person **with a disability** that is transitioning out of institutional settings, at serious risk of institutionalization, are homeless, or at risk of becoming homeless. HASLC partners with the Utah Department of Health and Human Services to provide supportive services to Mainstream households. Funding and financial reporting for Mainstream Vouchers is separate from the regular tenant-based voucher program.

Our current leasing and utilization information for this special allocation of Mainstream Vouchers is as shown below:

- 104 Mainstream Vouchers are currently leased out of a possible 121.
- 14 Mainstream Vouchers have been issued to applicants and are searching for housing.
- **Issuance of new Mainstream Vouchers has stopped due to high utilization of the available funding for this program.**

CONCLUSION:

We remain in a strong position with leasing and budget utilization. We will continue to closely monitor our budget both internally and through regular reviews of our Two-Year-Tool with HUD staff.

ACTION: Accept report. No vote needed.

Housing Authority of Salt Lake City
Staff Report

Report Provided by: Britnee Dabb
Department: Executive

Item: Community Partners Report

August 25, 2025



Housing Authority
of
Salt Lake City

HASLC recognizes the vital importance of building engaged community partnerships to improve the overall community and establish itself as a leader in affordable developments and programs. Team members consistently focus on starting and strengthening partnerships. The following report outlines the staff's efforts to connect with or further develop relationships with specific organizations or individuals. This report does not include regular meetings, many of which occur weekly or every two weeks.

- A meeting was held with **Salt Lake City, District 7, Councilperson** Sara Young to discuss Erma's on Fairmont senior project. The agenda included an overview of the agency's current status and a discussion on how we can continue supporting District 7 in meeting its needs.
- Our staff recently led a tour of our properties for the new **Region VIII U.S. Department of Housing and Urban Development (HUD) Administrator**, Tim Geitner, along with our **Portfolio Management Specialist**, Felicia Kelson. During the tour, we highlighted HASLC's ongoing efforts to improve various housing opportunities. We also shared our concerns about current challenges and discussed potential solutions to better align with HUD's goals.
- Staff took part in a joint press event with **Salt Lake City Mayor Mendenhall, Salt Lake City District 5 Councilperson Darin Mano, Mercy House**, and Brinshore Development to officially announce the award for the Granary Junction project, emphasizing our partnership with Brinshore. This collaborative effort aims to benefit the community by offering affordable housing options, a daycare facility to support working families, early childhood education, and a dedicated art space to encourage creativity and cultural growth.
- Staff partnered with the **Girl Scouts of America** to explore creating a no-cost troop, ensuring children of our housing authority residents receive free uniforms and engaging activities.
- Staff met with **Veterans Affairs Regional Representative** Rich DeBlasio, **Veterans Affairs Salt Lake**, and **HUD Regional VIII Administrator** Tim Geitner to improve HUD-VASH voucher use and reduce placement delays. This meeting supported the **Unsheltered Veteran Surge** event in July, focusing on identifying and preparing veterans for housing to enhance inter-agency collaboration and housing outcomes.
- The first **Sugar House Community Council** meeting in August highlighted the second phase of our Ermas on Fairmont project, where our partner, **Lincoln Avenue Community**, and our Executive Director led the discussion. Residents of Sugar House are still excited about and supportive of the project.

- Staff participated in the General Membership Meeting of the **Salt Lake Valley Coalition to End Homelessness**. Discussed community priorities, upcoming funding opportunities, and recent federal executive orders, with support from the state for coordinating efforts with federal policies.
- The **Home Depot Foundation** and community volunteers worked to improve outdoor spaces at Canterbury Apartments by installing new playground equipment, poolside furniture, and upgrading the gazebo, along with landscaping improvements. This initiative has already increased resident satisfaction and created a more welcoming community environment.
- Staff met with **Women of the World Nonprofit** to educate their leadership and case workers about various housing programs HASLC offers, as well as other programs they assist customers with, and how we can collaborate to help residents succeed and find the resources they need.
- Staff recently met with the site Director of the **Family Interim Non-Congregate Housing (FINCH)** program in South Salt Lake. The shelter, owned by **Road Home**, offers stable, temporary housing for up to 85 families. FINCH offers private, furnished rooms at no cost, in a safe environment, while allocating resources to help families find permanent housing.
- Staff attended the "Landlord and Community Partners Coalition Monthly Meeting," organized by the **Utah Housing Coalition**.
- Policy analysts from the **Kem C. Garner Policy Institute**, including Housing and Policy Analysts, met with staff to explore potential future collaborations.
- A meeting was held with the leadership team from **Community Development Corporation of Utah** and HASLC staff to discuss how we can work together to help our community achieve financial stability and find a place to call home.
- Staff met with the Executive Director of the **Urban Indian Center of Salt Lake** to improve our collaboration efforts in the Ballpark community. We discussed how we can partner not only at our Book Cliff Lodge future site but also in other areas to promote and develop housing in our community.
- **University of Utah Health** and staff gathered to discuss the need for affordable workforce housing in Salt Lake City and explore potential future partnerships.

END OF THE REPORT

Housing Authority of Salt Lake City
Staff Report

Report Provided by: Britnee Dabb
Department: Executive



Item: Resident Support Services Report

August 25, 2025



Housing Authority
of
Salt Lake City

BACKGROUND:

The Resident Support team is committed to enhancing the quality of life for residents across our communities. In collaboration with community partners, we work to help residents achieve greater stability and move toward financial independence. Our efforts also emphasize community engagement, relationship-building, and fostering a meaningful feeling of connection and support. Through comprehensive needs assessments, we identify individual challenges and implement tailored solutions that prioritize resident voices and improve their overall living experience.

RECENT ACTIVITIES AND SERVICES DELIVERED:

The Resident Support (RS) team has participated in various initiatives, reaching important milestones in training, community involvement, customer service, and more. Below is a summary of the main activities and achievements from July and August.

COMMUNITY ENGAGEMENT AND PARTNERSHIPS

The Resident Support team actively represented the organization at six community resource fairs, where staff offered on-site assistance, handed out program materials, and facilitated referrals to housing and supportive services. These events included:

- Homeless Veterans Resource Fair
- Salt Lake City Housing Stability Fair
- HEART Resource Fair
- Molina Healthcare Resource Fair
- The INN Between
- Community Corner

In addition, staff strengthened partnerships with key advocacy and support organizations, including the **National Low Income Housing Coalition** and **Women of the World (WOW)**. Staff also met with **Utah 211 Services** to establish a “warm hand-off” agreement, aimed at ensuring smoother referrals for individuals seeking housing and support services.

A major accomplishment is partnering with the **Centers for Medicare & Medicaid Services (CMS)** to designate the Housing Authority of Salt Lake City (HASLC) as a Certified Application Counselor (CAC) Designated Organization. This designation allows staff to assist residents directly with enrolling in Medicaid and Marketplace health coverage.

We also met with **Bonterra Tech** to discuss case management software designed to help nonprofits and public sector agencies streamline their work, improve efficiency, and enhance client outcomes.

DENTAL SERVICES

The Resident Support team formed a partnership with **Dentacōr** to improve access to essential oral health services in our communities. Dentacōr provides on-site dental care, including comprehensive exams, cleanings, and denture services, and accepts a wide range of insurance plans, such as Medicaid and most Medicare Advantage options. In July and August, 97 residents received vital dental services through this program, most of whom were children. To support outreach efforts, information flyers were distributed to residents at The Red House, West Temple Duplexes, and Jefferson Circle, ensuring they know how to access these important healthcare services.

RESIDENT SUPPORT INITIATIVES

The Resident Support team has implemented a Benefit Enrollment Assistance Program to help residents access educational opportunities, apply for essential documents, and enroll in a variety of social service benefits.

SOCIAL DETERMINANTS OF HEALTH

Experienced staff led low-impact stretching and yoga classes, along with game day activities, to promote physical health and social engagement, both vital for addressing social determinants of health.

FAMILY SELF-SUFFICIENCY (FSS)

Between July 2024 and July 2025, the Family Self-Sufficiency (FSS) program saw significant growth, with enrollment increasing from 37 to 105 households, a 183.78% increase in participants. Remarkably, 66.9% of participants have set goals aimed at achieving financial independence. These goals include building savings, paying off debt, pursuing education, improving credit scores, starting a business, or finding other employment. The program continues to maintain strong engagement from participants and a dedication to setting goals and collaborating with community partners.

END OF THE REPORT

Housing Authority of Salt Lake City
Staff Report

Report Provided by: Director of Property Management,
Vicci Jenkins

Department: Property Management

Subject: **Update on Tax Credit Property Compliance**

August 25, 2025



Housing Authority
of
Salt Lake City

BACKGROUND:

The Housing Authority of Salt Lake City manages 10 properties funded through Section 42 of the Internal Revenue Code, also known as the Low-Income Housing Tax Credit (LIHTC) program, totaling 828 units, with upcoming developments in process. Recognizing past challenges, particularly in Certification Online Budget Data and Certification Online Financial Data, ongoing reporting to the board is emphasized to address delays. Utah Housing Corporation (UHC), the state's Housing Finance Agency, interprets the IRS regulatory code, distributing an annual compliance manual and conducting audits at each site based on that interpretation. Subsequent sections will elaborate on updates in the audit processes at Sunrise Metro and Jefferson School II as well as updates on our Capitol Homes Annual Owner Certification and Quarterly Submissions for all LIHTC properties.

Pamela's Place received notice from the Utah Housing Corporation notifying us of a file audit, which was completed on February 14, 2025. The physical audit was conducted on March 19, 2025, during which one exigent finding was identified. A response to the exigent finding was submitted on March 20, 2025. We received our audit report for Pamela's Place on July 15, 2025. All required responses were submitted two days prior to the submission deadline and we are now awaiting final close-out.

Taylor Gardens had a file audit on April 1, 2025, and a physical audit on April 22, 2025. Full findings were received on April 28, 2025, with a response due date of May 28, 2025. The response was submitted within the required time frame, and we are awaiting final close-out.

Taylor Springs had a file audit on April 1, 2025, and a physical audit on April 22, 2025. Full findings were received on April 28, 2025, with a response due date of May 28, 2025. The response was submitted within the required time frame, and we are awaiting final close-out.

Jefferson School Apartments Phase I had a physical audit on March 25, 2025. A response to the exigent findings was submitted the following day. Findings were received on March 31, 2025, with a response submitted on April 24, 2025. We are awaiting final close-out.

Jefferson School Apartments Phase II had a physical audit on March 25, 2025. A response to the exigent findings was submitted the following day. Findings were received on March 31, 2025, with a response submitted on April 24, 2025. We are awaiting final close-out.

ANNUAL OWNER CERTIFICATIONS:

All annual owner certifications have been submitted within the required time frame.

QUARTERLY SUBMISSION REQUIREMENT UPDATES:

Nearly all quarterly reporting submissions for our LIHTC portfolio, due July 30, 2025, were completed on time. The next submissions of tenant and financial data are due by October 30, 2025.

The only exception is Sunrise Metro, which is experiencing a technical issue where completed relocation transfers through the syndication are stuck in queue in the UHC reporting software. We are working closely with UHC during the approved extension period to resolve this issue.

ANALYSIS:

Audit and oversight activities across the LIHTC portfolio remain on track. Closed-out properties demonstrate progress in meeting UHC requirements, and all remaining sites are in final stages pending exception or findings reports. Annual Owner Certifications have been submitted within required timelines, and quarterly reporting is on schedule apart from one site operating under an approved extension.

RECOMMENDED ACTION:

None required. This report serves as an update for information purposes.

Housing Authority of Salt Lake City
Staff Report

Report Provided by: Deputy Director Zac Pau'u

Department: Property Management

Item: Key Performance Indicators (KPIs)
July 2025

August 25, 2025



Housing Authority
of
Salt Lake City

BACKGROUND:

The Property Management Department has developed Key Performance Indicators (KPIs) and associated metrics to monitor performance around essential activities. The tables below detail KPIs and metrics in focus for **578 units Housing Authority Owned properties**. They also provide other informational data points to help identify deficiencies and make appropriate corrections. Similar reports have been provided under separate cover to break out units owned and managed under Housing Assistance Management Enterprise (HAME) and Housing Development Corporation (HDC). Units impacted by extraordinary circumstances such as methamphetamine remediation, flood, or fire that were previously excluded are identified as such in this report. Units impacted by outlying circumstances such as excessive extermination, excessive damage, or death are identified in this report as outliers.

ANALYSIS:

KPI: Average Occupancy at the close of July 2025

Metric: **>95%** for stabilized properties

Average Occupancy	July
HASLC	93.8

Move-ins	July
HASLC	12

Move-outs	July
HASLC	12

Evictions	July
HASLC	1

KPI: Work order completion

Metric: **>90%**

For the month of July, **70%** of work orders submitted during the reporting period were completed. The remaining 30% (81 work orders) are a continued rolled over. Of those, 81 were related to a scheduled inspection.

Total Work Orders	July
HASLC	318

Unit Turns Completed	July
HASLC	18

KPI: Average Number of Days Vacant for July 2024

Metric: Average **20 days** or less

The days vacant are calculated at move-in, calculating the average number of days from move-out to move-in. There were 8 move-ins in VA referral properties with an average days vacant of 78.

Days Vacant

	July
HASLC	14

VA referral units' days Vacant

We had 11 move ins at our VA referral properties.

	July
HASLC	78

KPI: Tenant Account Receivables (TARs)

Metric: **4%** of Potential Rent or less.

In the previous month, HASLC had a rolling accounts receivable (AR) balance of \$69,659. We collected \$21,070 resulting in a 30% collection rate. Of this total, \$33,912 remains outstanding for more than 90 days. HASLC currently has 9 repayment agreements in effect, with a 100% compliance rate up to last month.

For the month of July, the total recurring charges for HASLC-owned properties amounted to \$473,902 with a **6%** delinquency rate. At the close of July, the combined total owed for HASLC owned properties was \$75,343.

Financial Impact:

Account Receivables Owed

“Payback Agreements” reduce current rental collections, so they prevent evictions and subsequent costs. We continue our efforts to assist residents by pursuing financial relief through prevention funding which comes from federal Emergency Rental Assistance (ERA) and Community Reinvestment Act (CRA) awards.

Action Recommended:

This report is for information, as an update – no action is needed.

Housing Authority of Salt Lake City
Staff Report

Report Provided by: Angel Myers
Department: Commission

Item: Upcoming Conferences and Trainings

August 25, 2025



Housing Authority
of
Salt Lake City

CONFERENCES and TRAINING:

Industry trainings and related conferences are available for HASLC Commissioners. Some of the upcoming conferences and training are listed below. Please reach out to Angel at amyers@haslcutah.org to register or to ask any questions.

National Leased Housing Association (NLHA)

- November 6-7, 2025, Washington, DC 2025 Fall Seminar

Nan McKay & Associates

- September 23-25, 2025, Webinar Family Self- Sufficiency
- November 5-6, 2025, Webinar Fair Housing and Reasonable Accommodation

National Association of Housing and Redevelopment Officials (NAHRO)

- September 28-30, 2025, Phoenix, AZ 2025 National Conference & Exhibition

Public Housing Authority Directors Association (PHADA)

- September 7-9, 2025, Washington, DC 2025 Legislative Forum
- January 4-7, 2026, Tampa, FL 2026 Commissioners' Conference

National Alliance to End Homelessness

- Continuing Webinars can be found on their website

Office of the State Auditor

- Continuing trainings can be found online at <https://training.auditor.utah.gov>

+ Still planned



HOUSING AUTHORITY OF SALT LAKE CITY

Meeting Location: 1776 So. West Temple, Salt Lake City, Utah

11:00 a.m. – 2:00 p.m.

Please call 801-428-0600 for more information

The Housing Authority of Salt Lake City is committed to our Mission:

To provide affordable housing opportunities for our community

2025 Scheduled Board Meeting Dates

Monday, January 27, 2025

Monday, February 24, 2025

Monday, March 31, 2025

Monday, April 28, 2025

Monday, May 19, 2025

Monday, June 30, 2025

Monday, July 28, 2025 (*may be cancelled)

Monday, August 25, 2025

Monday, September 29, 2025

Monday, October 27, 2025

Monday, November 24, 2025

Monday, December 29, 2025 (*may be cancelled)

*No meetings will be held in July and December unless necessary.

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