

**HOUSING AUTHORITY OF CARBON-EMERY COUNTY
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Date: June 18, 2026

Time: 4:00 PM

Place: Housing Authority of Carbon-Emery County
251 South 1600 East #2647
Price, Utah 84501

Present:

Jack Riddle
Dixie Marvidikis
Mike Kourianos
Ed Chavez

Attending:

Jody Hansen, Executive Director

Absent:

Mackenzie Burnett

The meeting was called to order at 4:00 PM by Mr. Riddle, Board Chair.

First Item of Business – Approval of Minutes

Before the minutes were presented, Mr. Riddle welcomed Ed Chavez as the newest board member. Mr. Chavez introduced himself and provided a summary of his previous experience.

Minutes from the May 21, 2026 meeting were then presented. No additions or changes were noted. Mr. Kourianos made a motion to approve; Ms. Marvidikis seconded the motion. The motion passed.

Second Item of Business – Utah Revenue Recovery Program (URRP) participant

Mrs. Hansen began by explaining that the URRP is a program managed by the Utah Division of Finance that enables the Housing Authority to collect delinquent debts owed by former tenants through state tax refunds.

She reminded the board that the agency is currently using Professional Collections, located in Price for these types of debts, but the collection process can be lengthy and expensive, with collection fees being approximately 30%–40% of the amount recovered. She further explained that fees through the URRP are no more than \$45.00 per successful collection and may be added to the debtor's account, resulting in no cost to the Housing Authority.

Mrs. Hansen explained that she contacted the URRP office and confirmed that the Housing Authority qualifies for the program under Utah Code § 63G-7-102 and § 35A-8-401. Mrs. Hansen noted that administering this collection process requires minimal staff time and will provide a financial benefit to the agency while also benefiting former tenants, as they are generally ineligible to receive HUD rental assistance through another Housing Authority until the debt has been satisfied. The Housing Authority will begin uploading debtor information beginning in January 2027 for the 2026 tax year.

Ms. Marvidikis asked whether Professional Collections would continue to be utilized, to which Mrs. Hansen replied that both collection methods would continue to be used because debt can still be recovered through Professional Collections if an individual does not file a state tax return. She added that utilizing both methods would maximize recovery efforts and benefit the Housing Authority. No other questions were raised.

Third Item of Business – HCV Program Updates

Mrs. Hansen provided an update on the HCV program shortfall status. She explained the measures required by the HUD shortfall team were followed, and as a result, the number of vouchers and housing assistance payments (HAP) have been reduced. She reported that in April 2025 the HAP program reflected a shortfall of approximately \$40,844, with 257 vouchers under lease, compared to May 2026, when the agency's restricted net position had increased to \$114,585 with 206 vouchers under lease. Because of this reduction, the HCV program has been released from shortfall officially by HUD.

The next step will be to open the waiting list, which will happen on July 1st 2026. Before additional vouchers are issued, the five remaining Emergency Housing Vouchers (EHV) will be transitioned into the regular HCV program, as HUD funding for the EHV program will end at the close of 2026. This will bring the total number of vouchers to 211. The agency plans not to exceed 220 vouchers and will regularly re-evaluate that cap as funding allows to ensure efficient use of available funding while avoiding another shortfall.

Fourth Item of Business – Other Business

Mrs. Hansen reported that the window replacement project at Mt. View Meadows is complete. The final walkthrough with the Maintenance Supervisor has been conducted, and final payment has been issued. Tenants have reported that their units are staying cooler and that outside noise has been significantly reduced. Several tenants have expressed their appreciation for the new windows.

Mr. Riddle commented on the recently completed railing project surrounding the front office retaining wall, which was completed at a cost of \$3,204, including fabrication, installation, and painting. Mrs. Hansen explained this enhances safety outside the office and satisfies HUD inspection requirements.

Mrs. Hansen also reported that the annual audit will begin on July 21 with a two-day onsite visit by Haynie & Company to conduct file reviews. The remainder of the audit will be completed remotely. Mr. Riddle asked when the audit might be completed, Mrs. Hansen estimated it would likely be the middle of August with the final reports expected by mid-September.

Mrs. Hansen also noted the new maintenance employee began working on June 1st and is performing very well. His previous experience has proven to be very valuable to the maintenance department.

No other questions were raised. Mr. Kourianos made a motion to adjourn; Mr. Chavez seconded the motion. The meeting adjourned at 4:28 PM.

Jack Riddle, Board Chair

Date