



WEST VALLEY CITY HOUSING AUTHORITY  
3600 CONSTITUTION BOULEVARD  
WEST VALLEY CITY, UTAH 84119

TOM HUYNH, CHAIR  
LARS NORDFELT, VICE CHAIR

The Regular Meeting of the West Valley City Housing Authority will be held on Tuesday, April 7, 2015, at 6:30 PM, or as soon thereafter as the Redevelopment Agency Meeting is completed, in the City Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah. Members of the press and public are invited to attend.

Posted 04/01/2015, 3:30 p.m.

**A G E N D A**

1. Call to Order - Chairman Huynh
2. Opening Ceremony
3. Roll Call
4. Approval of Minutes:
  - A. March 3, 2015 (Regular Meeting)
5. Communications
6. Report of Executive Director
7. Public Hearings:
  - A. Accept Public Input Regarding Re-opening the FY 2014-2015 Budget

Action: Consider Resolution No. 15-02, Amending the Budget of West Valley

West Valley City does not discriminate on the basis of race, color, national origin, gender, religion, age or disability in employment or the provision of services.

If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting and we will try to provide whatever assistance may be required. The person to contact for assistance is Sheri McKendrick.

City Housing Authority for the Fiscal Year Beginning July 1, 2014 and Ending  
June 30, 2015 to Reflect Changes in the Budget from Increased Revenues and  
Authorize the Disbursement of Funds

8. Adjourn

**MINUTES OF HOUSING AUTHORITY MEETING – MARCH 3, 2015**

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THE WEST VALLEY CITY HOUSING AUTHORITY MET IN REGULAR SESSION ON TUESDAY, MARCH 3, 2015, AT 6:56 P.M., IN THE CITY COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY CHAIRMAN HUYNH.

THE FOLLOWING MEMBERS WERE PRESENT:

Tom Huynh, Chair  
Lars Nordfelt, Vice Chair  
Steve Buhler, Board Member  
Karen Lang, Board Member  
Ron Bigelow, Board Member  
Corey Rushton, Board Member  
Steve Vincent, Board Member

Wayne Pyle, Executive Director  
Sheri McKendrick, Secretary

STAFF PRESENT:

Paul Isaac, Assistant City Manager/HR Director  
Nicole Cottle, Assistant City Manager/CED Director  
Eric Bunderson, City Attorney  
Jim Welch, Finance Director  
Russell Willardson, Public Works Director  
Kevin Astill, Parks and Recreation Director  
Layne Morris, CPD Director  
John Evans, Fire Chief  
Sam Johnson, Strategic Communications Director  
Anita Schwemmer, Acting Police Chief  
Jake Arslanian, Public Works Department

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**OPENING CEREMONY**

The Opening Ceremony was previously conducted by Steve Buhler who stated that many good things were happening in West Valley City. He showed a video regarding being pro-active and prepared to keep peace in our lives and expressed appreciation to those who served to protect our freedoms.

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**APPROVAL OF MINUTES OF ANNUAL MEETING HELD FEBRUARY 3, 2015**

The Board read and considered Minutes of the Annual Meeting held February 3, 2015. There were no changes, corrections or deletions.

**MINUTES OF HOUSING AUTHORITY MEETING – MARCH 3, 2015**

**-2-**

After discussion, Mr. Nordfelt moved to approve the Minutes of the Annual Meeting held February 3, 2015, as written. Mr. Buhler seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Bigelow	Yes
Mr. Rushton	Yes
Mr. Nordfelt	Yes
Chairman Huynh	Yes

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE HOUSING AUTHORITY OF WEST VALLEY CITY, THE REGULAR MEETING OF TUESDAY, MARCH 3, 2015, WAS ADJOURNED AT 6:57 P.M., BY CHAIRMAN HUYNH.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the West Valley City Housing Authority held Tuesday, March 3, 2015.

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Sheri McKendrick, MMC  
Secretary

**Item:** \_\_\_\_\_  
**Fiscal Impact:** \_\_\_\_\_ N/A  
**Funding Source:** \_\_\_\_\_ N/A  
**Account #:** \_\_\_\_\_ N/A  
**Budget Opening Required:**

**ISSUE:**

A Resolution to re-open the fiscal year 2014-2015 budget for the purpose of making amendments to reflect changes in actual revenues and expenditures.

**SYNOPSIS:**

State Statute Title 10, Chapter 6, Utah Code Annotated 1953, as amended, allows the Housing Authority to amend its budget during the year. The West Valley City Housing Authority holds public hearings on budget amendments quarterly.

**BACKGROUND:**

A Public Notice was posted March 19, 2015 in (the Salt Lake Tribune and the Deseret Morning News) general circulation to the general public. Notice was given that a public hearing is to be held April 7, 2015 at 6:30 p.m., West Valley City Hall, 3600 Constitution Blvd., West Valley City, Utah.

**RECOMMENDATION:**

City staff recommends approval of the Resolution amending the budget of the West Valley City Housing Authority for the fiscal year beginning July 1, 2014 and ending June 30, 2015, to reflect changes in the budget from increased revenues and authorize the disbursement of funds.

**HOUSING AUTHORITY OF WEST VALLEY CITY**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION AMENDING THE BUDGET OF WEST VALLEY CITY HOUSING AUTHORITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2014 AND ENDING JUNE 30, 2015 TO REFLECT CHANGES IN THE BUDGET FROM INCREASED REVENUES AND AUTHORIZE THE DISBURSEMENT OF FUNDS.**

**WHEREAS**, on June 3, 2014 the West Valley City Housing Authority adopted a resolution approving the Housing Authority budget for the fiscal year beginning July 1, 2014 and ending June 30, 2015, in accordance with the requirements of Title 10, Chapter 6, Utah Code Annotated 1953, as amended; and

**WHEREAS**, the Treasurer of the West Valley City Housing Authority has prepared and filed with the Secretary proposed amendments to said duly-adopted budget for consideration by the Board of Directors and inspection by the public; and

**WHEREAS**, said proposed amendments reflect changes in the budget from increased revenues and transfers as reflected; and

**WHEREAS**, notice was duly given of a public hearing to be held on April 7, 2015, to consider the proposed amendments; and

**WHEREAS**, a public hearing to consider the proposed amendments was held on April 7, 2015 in accordance with said notice, at which hearing all interested parties were afforded an opportunity to be heard for or against said proposed amendments; and

**WHEREAS**, all conditions precedent to the amendment of the budget have been accomplished;

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

**Section 1.** The budget amendments attached hereto and made a part of this Resolution are hereby adopted and incorporated into the budget of the Housing Authority of West Valley City for the fiscal year beginning July 1, 2014 and ending June 30, 2015, in accordance with the requirements of Title 10, Chapter 6, Utah Code Annotated 1953, as amended.

**Section 2.** The Secretary is directed to have this Resolution certified by the Treasurer and filed with the State Auditor, as required by law.

**Section 3.** The Resolution takes effect upon passage.

**PASSED and APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

HOUSING AUTHORITY  
OF WEST VALLEY CITY

\_\_\_\_\_  
CHAIR

ATTEST:

\_\_\_\_\_  
SECRETARY

**HOUSING AUTHORITY - FUND 26  
REVENUE STATEMENT**

	Actual 2010-2011	Actual 2011-2012	Actual 2012-2013	Adopted 2013-2014	Adopted 2014-2015	April 2015 Openings
<b>OPERATING REVENUES</b>						
<b>HOPWA:</b>						
Salt Lake City	29,612	47,484	40,058	40,000	52,000	52,000
State of Utah	0	0	20,720	0	0	0
<b>Total HOPWA</b>	<b>29,612</b>	<b>47,484</b>	<b>60,778</b>	<b>40,000</b>	<b>52,000</b>	<b>52,000</b>
<b>VOUCHERS:</b>						
Interest Income	2,760	3,855	2,670	0	0	0
Fraud Receivables	33,825	2,601	0	0	0	0
Misc. Revenue	0	1,174	605	0	0	0
Administrative Subsidy	334,308	304,098	281,966	0	0	0
Portability Payments	111,227	102,677	96,184	0	0	0
Housing Payments	3,171,045	2,661,194	2,682,868	3,000,000	2,974,600	2,974,600
<b>Total Vouchers</b>	<b>3,653,165</b>	<b>3,075,599</b>	<b>3,064,293</b>	<b>3,000,000</b>	<b>2,974,600</b>	<b>2,974,600</b>
<b>PUBLIC HOUSING:</b>						
HUD Operating Subsidy	67,618	68,152	17,874	0	0	0
HUD Capital Funds	15,638	0	0	0	0	0
Rental Income	40,259	(1,704)	0	0	0	0
Misc. Revenue	6,186	(14,925)	497	0	0	0
Sale of Assets	0	487,929	613,226	0	0	0
<b>Total Public Housing</b>	<b>129,701</b>	<b>539,452</b>	<b>631,597</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>HOME:</b>						
Salt Lake County	149,167	92,071	41,954	350,000	0	0
<b>Total Home</b>	<b>149,167</b>	<b>92,071</b>	<b>41,954</b>	<b>350,000</b>	<b>0</b>	<b>0</b>
<b>SHELTER CARE:</b>						
Shelter Plus Care - SL County	178,522	227,922	189,615	288,000	190,000	190,000
Special Shelter Care	0	0	134,427	0	135,000	135,000
<b>Total Shelter Plus</b>	<b>178,522</b>	<b>227,922</b>	<b>324,042</b>	<b>288,000</b>	<b>325,000</b>	<b>325,000</b>
<b>Total Operating Revenue</b>	<b>4,140,167</b>	<b>3,982,528</b>	<b>4,122,664</b>	<b>3,678,000</b>	<b>3,351,600</b>	<b>3,351,600</b>

**HOUSING AUTHORITY - FUND 26  
EXPENSE STATEMENT**

	Actual 2010-2011	Actual 2011-2012	Actual 2012-2013	Adopted 2013-2014	Adopted 2014-2015	April 2015 Openings
<b>OPERATING EXPENSES</b>						
<b>GENERAL</b>						
General Admin/Proj Cost	(9,390)	(39,904)	(2,881)	211,587	199,498	199,498 1
Cost: Acctg, etc.	0	(1,215)	0	161,201	0	0
HOPWA	0	0	0	(2,142)	(3,640)	(3,640)
Vouchers	0	0	0	(299,317)	(175,808)	(175,808)
Shelter Plus	0	0	0	(10,500)	(13,300)	(13,300)
Special Shelter	0	0	0	(12,000)	(6,750)	(6,750)
Public Housing	0	0	0	(56,050)	0	0
<b>General Subtotal</b>	<b>(9,390)</b>	<b>(41,119)</b>	<b>(2,881)</b>	<b>(7,221)</b>	<b>0</b>	<b>0</b>
<b>HOPWA</b>						
Administration	1,937	3,500	2,643	2,900	3,640	3,640
Housing Assistance	27,675	43,984	37,415	37,100	48,360	48,360
<b>HOPWA Subtotal</b>	<b>29,612</b>	<b>47,484</b>	<b>40,058</b>	<b>40,000</b>	<b>52,000</b>	<b>52,000</b>
<b>STATE HOPWA</b>						
Administration	0	0	1,885	0	0	0
Housing Assistance	0	0	18,835	0	0	0
<b>ST HOPWA Subtotal</b>	<b>0</b>	<b>0</b>	<b>20,720</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>VOUCHERS</b>						
Depreciation	4,894	4,894	4,894	4,894	0	0
Administration	340,906	317,227	351,756	332,327	295,460	295,460
Vouchers - Regular	2,902,679	2,919,962	2,859,380	2,778,916	2,679,140	2,679,140
<b>Vouchers Subtotal</b>	<b>3,248,479</b>	<b>3,242,083</b>	<b>3,216,030</b>	<b>3,116,137</b>	<b>2,974,600</b>	<b>2,974,600</b>
<b>PUBLIC HOUSING</b>						
Administration	28,917	98,648	55,191	60,821	0	0
Depreciation	31,374	19,475	796	4,894	0	0
Utilities	22,516	12,186	470	10,903	0	0
Building Maintenance	39,970	12,000	8,611	4,466	0	0
<b>Public Housing Subtotal</b>	<b>122,777</b>	<b>142,309</b>	<b>65,068</b>	<b>81,084</b>	<b>0</b>	<b>0</b>
<b>HOME</b>						
Administration	13,925	8,864	0	16,000	0	0
Home Projects	135,242	83,207	41,954	144,000	0	0
<b>HOME subtotal</b>	<b>149,167</b>	<b>92,071</b>	<b>41,954</b>	<b>160,000</b>	<b>0</b>	<b>0</b>
<b>SHELTER PLUS</b>						
Administration	13,619	14,989	13,095	17,288	13,300	13,300
Housing Assistance	164,903	212,933	176,520	270,712	176,700	176,700
<b>Shelter Plus subtotal</b>	<b>178,522</b>	<b>227,922</b>	<b>189,615</b>	<b>288,000</b>	<b>190,000</b>	<b>190,000</b>
<b>SPECIAL SHELTER CARE</b>						
Administration	0	0	6,892	0	6,750	6,750
Housing Assistance	0	0	127,535	0	128,250	128,250
<b>Spec Shelter Care subtotal</b>	<b>0</b>	<b>0</b>	<b>134,427</b>	<b>0</b>	<b>135,000</b>	<b>135,000</b>
<b>Total Operating Expenses</b>	<b>3,719,167</b>	<b>3,710,750</b>	<b>3,704,991</b>	<b>3,678,000</b>	<b>3,351,600</b>	<b>3,351,600</b>

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BUDGET OPENING  
JANUARY 2015 - MARCH 2015  
HOUSING AUTHORITY  
FISCAL YEAR 2014-2015

No.	Description:	To Account:	From Account	Source:	Amount:
1*	SALARY INCREASE FY 2014-15	26-6091-40110, 40130	26-6091-40920-00000-0000	TRANSFER FORM GENERAL FUND	\$3,252.46

\* Operational transfers no change in overall budget.