



The Regular Electronic Meeting of the West Valley City Housing Authority will be held on Tuesday, May 4, 2021, at 6:30 PM, or as soon thereafter as the Redevelopment Agency Meeting is completed.

Pursuant to Utah Code Ann. § 52-4-207(4), West Valley City has determined that this meeting will be held electronically without an anchor location given the ongoing Novel Coronavirus (COVID-19) pandemic. West Valley City has determined the pandemic presents a substantial risk to the health and safety of those who may be present at an anchor location. This meeting will be held electronically.

Members of the press and public are invited to view this meeting live on YouTube at

<https://www.youtube.com/user/WVCTV>.

TOM HUYNH, CHAIR
LARS NORDFELT, VICE CHAIR

A G E N D A

1. Call to Order- Chair Tom Huynh
2. Opening Ceremony
3. Roll Call
4. Approval of Minutes:
 - A. January 5, 2021 (Annual Meeting)
5. Report of Executive Director
6. Resolutions:
 - A. 21-01: Adopt a Tentative Budget and Set Forth Proposed Appropriations for the Support of the Housing Authority for the Fiscal Year Commencing July 1, 2021 and Ending June 30, 2022 and Set June 1, 2021 as the Date for the Public Hearing
7. Adjourn

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

MINUTES OF HOUSING AUTHORITY ANNUAL MEETING – JANUARY 5, 2021

THE WEST VALLEY CITY HOUSING AUTHORITY MET IN REGULAR SESSION FOR THE ANNUAL MEETING ON TUESDAY, JANUARY 5, 2021, AT 7:02 P.M. THE MEETING WAS CALLED TO ORDER BY CHAIR STEVE BUHLER.

THIS MEETING WAS HELD ELECTRONICALLY.

THE FOLLOWING MEMBERS WERE PRESENT:

Steve Buhler- Chair
Don Christensen
Lars Nordfelt
Ron Bigelow
Karen Lang
Jake Fitisemanu

ABSENT:

Tom Huynh

STAFF PRESENT:

Wayne T Pyle, Executive Director
Nichole Camac, Secretary

Paul Isaac, Assistant City Manager/HR Director
Steve Pastorik, Assistant CED Director/Planning and Zoning Director
Eric Bunderson, City Attorney
Layne Morris, CPD Director
Colleen Jacobs, Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Nancy Day, Parks and Recreation Director
Russ Willardson, Public Works Director
Sam Johnson, Strategic Communications Director

APPROVAL OF MINUTES OF SPECIAL MEETING HELD JUNE 16, 2020

The Board considered Minutes of the Special Meeting held June 16, 2020. There were no changes, corrections or deletions.

Mr. Christensen moved to approve the Minutes of the Special Meeting held June 16, 2020.
Ms. Lang seconded the motion.

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

MINUTES OF HOUSING AUTHORITY ANNUAL MEETING – JANUARY 5, 2021

PUBLIC HEARINGS

A. ACCEPT PUBLIC INPUT REGARDING RE-OPENING THE FY 2020-2021 BUDGET

Chairman Buhler informed a public hearing had been advertised for the Regular Housing Authority Meeting scheduled January 5, 2021, in order for the Authority to hear and consider public comments regarding re-opening the FY 2020-2021 Budget.

Written documentation previously provided to the City Council included information as follows:

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

A Public Notice was posted December 10, 2020 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 January 5, 2021 at 6:30 p.m., West Valley City Hall, 3600 Constitution Blvd., West Valley City, Utah.

Chairman Buhler opened the Public Hearing. There being no one to speak in favor or opposition, Chairman Buhler closed the Public Hearing.

ACTION: CONSIDER RESOLUTION 20-06, AMEND THE BUDGET OF WEST VALLEY CITY HOUSING AUTHORITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2020 AND ENDING JUNE 30, 2021 TO REFLECT CHANGES IN THE BUDGET FROM INCREASED REVENUES AND AUTHORIZE THE DISBURSEMENT OF FUNDS

The Housing Authority previously held a public hearing regarding proposed Resolution 20-06 that would amend the budget of West Valley City Housing Authority for the fiscal year beginning July 1, 2020 and ending June 30, 2021 to reflect changes in the budget from increased revenues and authorize the disbursement of funds.

Upon inquiry by Chairman Buhler there were no further questions from members of the Authority, and he called for a motion.

Mr. Christensen moved to approve Resolution 20-06.

Ms. Lang seconded the motion.

MINUTES OF HOUSING AUTHORITY ANNUAL MEETING – JANUARY 5, 2021

A roll call vote was taken:

Mr. Fitisemanu	Yes
Ms. Lang	Yes
Mr. Bigelow	Yes
Mr. Nordfelt	Yes
Mr. Christensen	Yes
Chair Buhler	Yes

Unanimous.

ELECT CHAIRPERSON AND VICE CHAIRPERSON FOR 2021

Chair Buhler stated election of a Chairperson and Vice Chairperson for 2021 had been scheduled for consideration by the Board. He advised a rotation schedule had been used in the past to elect a Chair and Vice Chair, however this was an option for the Board and not mandatory.

Chair Buhler called for a motion.

Ms. Lang moved to elect Tom Huynh as Chair of the Housing Authority for 2021 and Lars Nordfelt as Vice Chair of the Housing Authority for 2021. Mr. Christensen seconded the motion.

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

MOTION TO ADJOURN

Mr. Christensen moved to adjourn at 7:06 PM.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY HOUSING AUTHORITY THE ANNUAL MEETING OF TUESDAY, JANUARY 5, 2021, WAS ADJOURNED AT 7:06 P.M. BY CHAIR BUHLER.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the West Valley City Housing Authority held Tuesday, January 5, 2021.

MINUTES OF HOUSING AUTHORITY ANNUAL MEETING – JANUARY 5, 2021

Nichole Camac
Secretary

DRAFT

Item: _____

Fiscal Impact: _____

Funding Source: _____

Account #: _____

Budget Opening Required: _____

ISSUE:

A Resolution adopting a tentative budget for the Housing Authority of West Valley City for the Fiscal Year commencing July 1, 2021 and ending June 30, 2022.

SYNOPSIS:

This resolution adopts the tentative budget for the Housing Authority of West Valley City for the 2021-2022 fiscal year and sets a date for public comment at a hearing on June 1, 2021.

BACKGROUND:

The Housing Authority will adopt a tentative budget that will be made available for public inspection during regular office hours in the City's Recorder's office and gave notice of a hearing to receive public comment, before the final adoption of this tentative budget for FY 2021-2022.

RECOMMENDATION:

City staff recommends approval of the Resolution

WEST VALLEY CITY HOUSING AUTHORITY

RESOLUTION NO. _____

A RESOLUTION OF THE WEST VALLEY CITY HOUSING AUTHORITY ADOPTING A TENTATIVE BUDGET FOR THE SUPPORT OF THE HOUSING AUTHORITY FOR THE FISCAL YEAR COMMENCING JULY 1, 2021 AND ENDING JUNE 30, 2022 AND SETTING JUNE 1, 2021, AS THE DATE FOR PUBLIC HEARING.

WHEREAS, the West Valley City Housing Authority has filed with the Board of Commissioners a tentative budget for the Housing Authority (the "Tentative Budget") for the fiscal year commencing July 1, 2021 and ending June 30, 2022; and

WHEREAS, the Housing Authority desires to adopt the Tentative Budget for the support of the Housing Authority for the 2021-2022 fiscal year; and

WHEREAS, the Board of Commissioners of the Housing Authority has determined that it is in the best interests of the citizens of West Valley City to adopt the Tentative Budget for the 2021-2022 fiscal year;

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

1. The tentative budget attached hereto is hereby adopted as the Tentative Budget for the Housing Authority for the fiscal year commencing July 1, 2021 and ending June 30, 2022.
2. A public hearing to consider the Tentative Budget shall be held on June 1, 2021, at 6:30 p.m., in the West Valley City Council Chambers located at 3600 Constitution Boulevard, West Valley City, Utah. This hearing may also be conducted electronically. The City Recorder is hereby directed to give notice of said hearing as required by state law.

PASSED, APPROVED, and MADE EFFECTIVE this _____ day of _____, 2021.

WEST VALLEY CITY
HOUSING AUTHORITY

CHAIR

ATTEST:

SECRETARY

**HOUSING AUTHORITY - FUND 26
REVENUE STATEMENT**

	Actual 2017-2018	Actual 2018-2019	Actual 2019-2020	Adopted 2020-2021	Tentative 2021-2022	Percent Change
OPERATING REVENUES						
VOUCHERS:						
Interest Income	5,181	46,143	39,068	0	0	
Fraud Receivables	7,592	7,108	15,749	0	0	
Misc. Revenue	14	59,490	352,761	0	0	
Administrative Subsidy	320,463	314,698	379,600	0	0	
Portability Payments	36,970	1,677	0	0	0	
Campbell Court	221,332	239,874	485,188	0	350,000	
Housing Payments	3,153,966	3,093,891	3,484,285	3,300,000	3,500,000	
Total Vouchers	3,745,518	3,762,881	4,756,651	3,300,000	3,850,000	16.7%
PUBLIC HOUSING:						
HUD Operating Subsidy	0	0	0	0	0	
Misc. Revenue	0	0	0	0	0	
Sale of Assets	17,962	0	0	0	0	
Total Public Housing	17,962	0	0	0	0	0.0%
Total Operating Revenue	3,763,480	3,762,881	4,756,651	3,300,000	3,850,000	16.7%

**HOUSING AUTHORITY - FUND 26
EXPENSE STATEMENT**

	Actual 2017-2018	Actual 2018-2019	Actual 2019-2020	Adopted 2020-2021	Tentative 2021-2022	Percent Change
OPERATING EXPENSES						
GENERAL						
General Admin/Proj Cost	319,560	59,761	12,064	309,908	316,400	
Vouchers	0	0	0	(309,908)	(316,400)	
Campbell Court	0	336,718	648,326	0	350,000	
Transfer Out	0	0	0	0	0	
General Subtotal	319,560	396,479	660,390	0	350,000	100.0%
VOUCHERS						
Depreciation	0	0	0	0	0	
Administration	387,574	416,748	452,828	330,000	350,000	
Vouchers - Regular	3,255,552	3,174,391	3,409,196	2,970,000	3,150,000	
Vouchers Subtotal	3,643,126	3,591,139	3,862,024	3,300,000	3,500,000	6.1%
PUBLIC HOUSING						
Administration	6,172	0	0	0	0	
Public Housing Subtotal	6,172	0	0	0	0	0.0%
Total Operating Expenses	3,968,858	3,987,618	4,522,414	3,300,000	3,850,000	16.7%