



HOUSING AUTHORITY OF SALT LAKE CITY

Meeting Location: 1776 S. West Temple, Salt Lake City, Utah
REGULAR BOARD MEETING Monday, March 27, 2017

11:00 a.m. – 2:00 p.m.

Please call 801-428-0600 for more information or to request a meeting recording.

Board of Commission Members

Palmer De Paulis, Board Chair

Dave Mansell, Vice Chair

Phil Bernal, Commissioner

Cindy Gust-Jenson, Commissioner

David Litvack, Commissioner

Alfonsa Price, Commissioner

Vacant, Commissioner

One or more Commissioners of HASLC may participate via telephonic 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.

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

To provide affordable housing opportunities for our community

BOARD MEETING AGENDA

1. Roll Call
2. Motion to Approve HASLC Open Meeting Minutes of February 27, 2017 (attachment) Board Chair / 2 minutes *Page 1*
3. Public Comment (*each participant will be allowed 3 minutes for comment*)
4. New Business
 - A) **Discussion** regarding upcoming conferences and training for 2017. (attachment) – Executive Director and Board Chair / 9 minutes *Page 11*
 - B) **Motion** to consider and accept consolidated year-end financial statement reports for 2016. (attachment) – Finance Director and Executive Director / 20 minutes *Page 18*
 - C) **Motion** to approve an update to the Administrative Plan of the Housing Choice Voucher (Section 8) program changing criminal background policies. (attachment) – Executive Director / 8 min. *Page 26*
 - D) **Motion** to approve changes to the Admissions and Continued Occupancy Policy (ACOP) guiding the HUD ‘Public Housing’ programs including waiting list practices. (attachment) – Executive Director / 12 minutes *Page 28*
 - E) **Discussion** of upcoming federal budget formation for 2017 and 2018. (attachment) – Executive Director and Finance Director / 15 minutes *Page 31*
 - F) **Motion** to approve a new position at HASLC for Director of Property Management. (attachment) – Executive Director and Finance Director / 8 minutes *Page 39*
 - G) **Motion** to direct staff to budget, from replacement reserves, new partition remodeling work at the Freedom Landing homeless Veterans property within 45 units at an approximate cost of \$30,075. (attachment) – Executive Director and Finance Director / 8 minutes *Page 42*
5. Unfinished Business
6. (Break for Lunch/ 20 minutes)
7. Communications
 - a) Executive Director Report (attachment) – Daniel Nackerman / 15 minutes *Page 44*

- b) Project Report: 9th Street Lofts (attachment) – Daniel Nackerman / 5 minutes *Page 46*
- c) Project Report: City Plaza Balcony Repairs (attachment) – Daniel Nackerman / 2 minutes *Page 48*
- d) Outreach Report (attachment) – Daniel Nackerman / 3 minutes *Page 50*
- e) Training and Education Report (attachment) – Daniel Nackerman / 3 minutes *Page 51*
- f) Board of Commissioner’s Report (verbal) – Palmer DePaulis / 5 minutes
- g) Resident Advisory Board (RAB) Report (verbal) – Alfonsa Price / 5 minutes

8. Closed Session – If Needed

The Board will 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.

9. Other Business

10. Adjournment

HOUSING ASSISTANCE MANAGEMENT ENTERPRISE

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

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meeting recording**

Board Members

Palmer DePaulis, Chair

***Dave Mansell, Vice Chair
Phil Bernal, Commissioner
Cindy Gust-Jenson, Commissioner***

***David Litvack, Commissioner
Alfonsa Price, Commissioner
Daniel Nackerman, President***

BOARD MEETING AGENDA

1. **Roll Call**
2. **Motion to Approve HAME Open Meeting Minutes of February 27, 2017 (attachment)**
3. **Public Comment** – *each participant will be allowed 3 minutes for comment*
4. **New Business**
 - a) Project Report – 9th East Lofts (attachment) – Joe Post
5. **Unfinished Business** (none)
6. **Tentative Closed Session**

The Board will 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.

One or more Commissioners of (HAME/HDC) may participate via telephonic conference originated by the President and within the meanings accorded to Utah law, the Meeting may be an Electronic Meeting, and the Anchor Location shall be located at 1776 South West Temple, Salt Lake City, Utah. In compliance with the Americans with Disabilities Act, persons requesting special accommodations during the meeting should notify (HAME/HDC) not less than 24 hours prior to the meeting.

7. **Adjournment**

HOUSING DEVELOPMENT CORPORATION

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

Monday, March 27, 2017

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Board Members

Palmer DePaulis, Chair

Dave Mansell, Vice Chair

Phil Bernal, Commissioner

Cindy Gust-Jenson, Commissioner

David Litvack, Commissioner

Alfonsa Price, Commissioner

Daniel Nackerman, President

BOARD MEETING AGENDA

1. Roll Call
2. Motion to Approve HDC Open Meeting Minutes of February 27, 2017 (attachment)
3. Public Comment – *each participant will be allowed 3 minutes for comment*
4. New Business
 - a) Project Report – 9th East Lofts (attachment) – Joe Post
5. Unfinished Business (none)
6. Tentative Closed Session

The Board will 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
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7. Adjournment