



# *Utah Paiute Tribal Housing Authority*

*565 North 100 East • Cedar City, Utah 84721 • (435) 586-1122*

**UTAH PAIUTE TRIBAL HOUSING AUTHORITY  
REGULAR BOARD MEETING  
FRIDAY, APRIL 15, 2016  
10:16 a.m.**

**OPENING:**

Betty Cuch, Board Chairperson-Cedar Band, Present  
Travis Duran, Board Vice-Chairperson-Shivwits, Present  
Toni Pikyavit, Board Secretary-Koosharem Band, Excused Absent  
Halena Blandford, Board Member-Kanosh, Present  
Jeanine Borchardt, Fill-in-Indian Peaks Band, Present

**OTHERS PRESENT:**

James Emery, Executive Director  
Jack Sawyers, Project Coordinator  
Rose Black, Office Manager/Occupancy Specialist  
James Jensen, Housing Attorney  
Angela Broadhead, Fee Accountant  
Rebecca Gatrell, ROSS Coordinator  
Michelle Lefebvre, PITU- Health Director  
Laurel Yellowhorse, PITU-Health Dept.  
Liz Anderson, PITU-Health Dept.

**ADOPTION OF AGENDA:**

The April 15, 2016 agenda was accepted with a change in order.  
Motion was made by Travis Duran and seconded by Halena Blandford, all in favor, with 1 excused absent, motion carries.  
Jeanine Borchardt-yes; Travis Duran-yes; Halena Blandford-yes; Toni Pikyavit-absent; Betty Cuch-yes

**MINUTES:**

Minutes for March 18, 2016 was tabled.  
Motion was made by Halena Blandford and seconded by Travis Duran, all in favor with 1 excused absent, motion carries.  
Jeanine Borchardt-yes; Travis Duran-yes; Halena Blandford-yes; Toni Pikyavit-absent; Betty Cuch-yes

Jessie Laggis – Housing Consultant, will oversee the housing office on May 9 through May 13, 2016 while the Board and Staff are attending the Annual Amerind/NAIHC Conference in Hawaii.

New Income Limits under the Native American Housing Assistance and Self-Determination Act of 1996. No. 2016-02(R)-April 2016.

The Housing Board of Commissioners and Tribal Council have a Retreat scheduled for May 3 and 4, 2016 in Casa Blanca Hotel & Casino in Mesquite, NV. The topic will be IHP and APR.

Housing will have an information booth at the Annual Meeting which will be held on Friday, April 22, 2016.

**PROJECT COORDINATOR'S REPORT:**

UNAHA Trip to Denver, Co on April 4 – 7, 2016.

The Board of Commissioners was recognized and received a certificate for Excellence. 2013 ICDBG is not ready to close out. 2 more homes can be completed with the funding.

Animal policy will be enforced. People have 2 or more pets in their homes and they are in violation of the Pet Policy. Violation letters will be sent.

Shivwits street lights was addressed.

2016 ROSS Grant application is due on May 15, 2016. The grant has been approved for \$270,000 and is in the process of getting awarded.

Next UNAHA Meeting: August 1, 2016 in North Dakota.

Governor's Summit will be held on August 8 – 9, 2016 in Orem, Utah. Topic will be Housing Matters.

Utah Coalition will be held on October 18 – 19, 2016 in Salt Lake City, Utah. The meeting will be sponsored by the Utah Native American Council.

**UNFINISHED BUSINESS:**

Motion to approve Resolution 2016-05 – Homeownership Opportunity Program Policy. Motion was made by Travis Duran and seconded by Halena Blandford, all in favor with 1 excused absent, motion carries.

Jeanine Borchardt-yes; Travis Duran-yes; Halena Blandford-yes; Toni Pikyavit-absent; Betty Cuch-yes

DEP 2016 Budget: Kanosh DEP Coordinator, Halena Blandford presented her Budget.

**CLOSED SESSION: 10:21 AM -11:02 AM.** Jeanine Borchardt was excused from the session.

**HOUSING ATTORNEY:**

Mr. Jensen updated the board on Indian Peaks lawsuit and he also presented a follow-up report on a letter from Tsosie Law PLLC Re: Utah Paiute Tribal Housing Authority Indian Peaks Band Drug Elimination Program. Mr. Jensen will write a follow-up letter and send a copy to Tsosie Law PLLC.

**REGULAR MEETING BACK IN SESSION: 11:02 AM.**

**FEE ACCOUNTANT REPORT: Angela Broadhead**

Housing is half way through the FY 15/16. Housing is in good standing with the budget with a reserve account that would last for year without a grant.

2016 INDIAN HOUSING BLOCK GRANT (IHBG) ALLOCATION amount for UPTHA:  
\$1,733,363.00.

**RENTAL ASSISTANCE PROGRAM REPORT:**

There are 28 Tribal members on the program.

Waiting list: 28 total including 5 Tribal members. All 5 Tribal members were issued Certificates. There were 2 move ins in Cedar City. There were 2 move outs, one was over the income limit and the other was terminated from the program for non-compliance. The total RAP payment was \$29,610.00.

**LOW RENT PROGRAM REPORT:**

Annual Inspections for March 2016 were in Ivins and Shivwits area. There were a total of 10 homes, seven homes were in excellent condition, 1 in good condition and two in fair condition. All homes passed the inspection for March. The annual inspections for April 2016 were on April 12 and 14 in Fillmore and Joseph area.

Meth test on homes: Unit 67-06 in Cedar was a move out and tested negative. Unit 108-06 in St George tested positive and was a transfer. Unit 51-02 in St George was a move out and tested negative. Unit 116-06 in Cedar City was a new move in and tested negative.

The Annual Spring Pest Spraying for St George area was completed on March 29, 30, and 31, 2016. The next pest spraying will be in October 2016.

The board would also like the DEP trailers sprayed and the Cedar Band Building with cost to be reimburse to Housing.

**EXECUTIVE DIRECTOR'S REPORT:**

Reported his UNAHA Trip to Denver CO on April 4 – 7, 2016.

Goldie Wall was hired on April 11, 2016 and is the new Housing Receptionist.

The 2015 501-C Tax Return is completed by Bruce Hughes & Associates.

James and Jack will be attending Emergency Management Training on April 25 – 28, 2016 at the Paiute Indian Tribe building.

The Tribal Health representative from the Paiute Indian Tribe of Utah introduced a program "Rez Café". The program is new and hopefully will give the youth some opportunity to connect with the community and talk about their lives and what they can do together to create a healthy community.

Indian Peaks DEP trailer issue: Jeanine submitted her DEP budget to James the day after the March 18<sup>th</sup> regular Board Meeting. All documents concerning the DEP was turned in to the attorney.

A meeting is scheduled on June 7, 2016 at housing to revise the whole Drug Elimination Program (DEP).

Motion to approve to a stipend to the Indian Peaks DEP Coordinator for the Month of April thru May 2016.

Motion was made by Halena Blandford and seconded by Betty Cuch, all in favor, with 1 excused absent and 1 abstain, motion carries.

Jeanine Borchardt-abstain; Travis Duran-yes; Halena Blandford-yes; Toni Pikyavit-absent; Betty Cuch-yes

#### **NEW BUSINESS REPORT:**

Motion was made to approve Resolution 2016-03 Tribal Council and Board of Commissioners to hold a retreat in Mesquite, NV on May 3 – 4, 2016 with corrections to Halena Blandford's name, from Helana to Halena, motion was made by Travis Duran and seconded by Halena Blandford, with 1 excused absent, motion carries.

Jeanine Borchardt-yes; Travis Duran-yes; Halena Blandford-yes; Toni Pikyavit-absent; Betty Cuch-yes

Low Rent Tenants: Simon and Natalie Pikyavit provided a letter to the Board requesting a Down Payment Assistance of \$25,000. Board is concerned about Meth in the home they purchased. The Seller provided information on the Real Estate Purchase Contract that the property has Meth. Based on this information, Able-Bio will go in and test the home. The house must pass all Housing Quality Standard. The Board made a decision to invite the Pikyavits to the next regular board meeting on May 20, 2016 to discuss the concern. The board would like to revise and add to the Down Payment Assistance Grant Program Policy: "before approval of funding, the home must be tested for illegal substances".

Motion to approve a Down Payment Assistance of \$25,000 for Simon and Natalie Pikyavit with the exception that the Meth test is below the Utah State level when the housing contractor Able-Bio completes the test.

Motion was made by Travis Duran and seconded by Halena Blandford, all in favor with 1 excused absent, motion carries.

Jeanine Borchardt-yes; Travis Duran-yes; Halena Blandford-yes; Toni Pikyavit-absent; Betty Cuch-yes

**COMMISSIONERS REPORTS AND DRUG PREVENTION PROGRAM REPORTS:**

**Cedar Band DEP – Betty Cuch**

Band meeting was held on April 4, 2016.

Next band meeting will be on May 7, 2016

The Cedar Band DEP will be changing their hours to 2 days during the summer and planning the year end trip to Lagoon this year in June 2016 but will present it at the next meeting with budget and a list of students that will be going.

**Shivwits Band DEP – Travis Duran**

Band meeting was held on April 7, 2016.

Next meeting will be on May 7, 2016.

On June 25<sup>th</sup>, 2016, Shivwits DEP program is sponsoring a Boxing Tournament and the Coordinator is requesting some funding to help with the event.

Motion to approve a funding request by the Shivwits DEP for a Boxing Tournament on June 25, 2016.

Motion was put on hold until the program Coordinator can submit an accurate amount of expense to approve the request.

On May 31<sup>st</sup> to June 1<sup>st</sup>, 2016, they will be going on a camping trip to Boulder, Utah.

Motion to approve the trip for the Shivwits DEP to Boulder, Utah on May 31, 2016 to June 1, 2016.

Motion was approved with the exception that the Shivwits DEP Coordinator to provide the expense sheet on Monday, April 18, 2016.

Motion was made by Halena Blandford and seconded by Jeanine Borchardt, all in favor with 1 excused absent, 1 abstained, motioned carries.

Jeanine Borchardt-yes; Travis Duran-yes; Halena Blandford-yes; Toni Pikyavit-absent; Betty Cuch-yes

**Kanosh Band DEP – Halena Blandford**

Band meeting was held on April 10, 2016.

Next band meeting will be on May 15, 2016.

The locks on the building need to be changed. Housing will change the locks. Hiring for tutors will be posted at the local stores in the area. Does the tutors need to get CPR and food handlers permit?

**Indian Peaks DEP – Jeanine Borchardt**

Band meeting was held on April 7, 2016.

Next meeting will be on May 12, 2016.

They are working on the calendar and budget.

**Koosharem Band DEP – Toni Pikyavit - Absent**

**Meeting adjourned at 3:07p.m.**

**Next meeting will be on May 20, 2016.**

**ROSS COMMITTEE QUARTERLY MEETING:**

**Open at 3:07 p.m.**

**ROSS REPORT: REBECCA GATRELL**

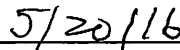
Rebecca Gatrell presented her monthly report. Work with clients on Financial Literacy goals. DEP administration in place, completed quarterly newsletter and filled in for Keith while recovering from surgery.

Work in Progress: Continued Networking with Community Partners. Plans: Attend a training on Sustainable Homeownership on April 29, 2016 in Salt Lake City, Utah and working on the Annual Tenant Appreciation and the Back 2 School events.


The Ross Committee (Board of Commissioners) went over the Back 2 School event. The event will take place in two places this year, one in Shivwits and the other in Cedar City. They discussed their ideas along with a plan. The tentative dates are July 27 in Shivwits and July 29 in Cedar.

**Meeting adjourned at 3:50 p.m.**

  
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Betty Cuch, Board Chair

  
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Date

  
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Toni Pikyavit, Board Secretary

  
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Date