

119th Convention of the Episcopal Church in Utah
Report of the Episcopal Management Corporation of Utah,
Episcopal Housing Services Corporation of Utah (EHSU)

A. Board of Directors

Rt. Rev. Phyllis Spiegel
Ric Tanner, President
Barbara Greenlee, Vice President
David Lingo, Treasurer
Jean Norman, Secretary
Jenni Barber
Rev. Cannon Terri Heyduk
Rev. Suzanne Miller
Susan Poulsen

- B. Mandate:** The Episcopal Management Corporation (EMC) is a not-for-profit corporation; associated with the Diocese of Utah; engaged in providing excellent quality, safe housing facilities for low-income senior citizens. At present, EMC owns five apartment complexes totaling 278 units. The facilities are located in Brigham City, Kaysville, Ogden, Salt Lake City, and South Salt Lake City. The operations are supported by the U.S. Department of Housing and Urban Development. The five complexes were managed by Danville Development Corporation of Midvale, UT under agreement with the EMC Board of Directors.

The Constitution and Bylaws of Episcopal Housing Services of Utah (EHSU) and the Episcopal Management Corporation (EMC) are the same. When EMC was reorganized, EHSU was created as a financial “umbrella” to allow the board to move money efficiently across the five properties that provide low-cost housing to seniors. Each of the properties are individually incorporated as 501c3’s. Two of them have subsidiaries that are “for-profit” which allows the board to access equity and operating profit out of them. The funds flow up to EHSU for investment and organizational funding.

- C. Goals:** Our sustained objective is to maximize the ability of our properties to dignified, safe, comfortable housing for persons who qualify as “low income” based on federal standards (reconfirmed annually).
- D. E. F. Action Items, Analysis, Conclusions:** 2023 concluded the first full year of operation under the corporate reorganizations that were accomplished in 2021 and 2022. These changes allowed flexibility to withdraw equity and a modest operating surplus in two of our five facilities and move those resources to conservative investment accounts to fund resident service and enrichment activities in all five of the facilities. It is hoped that these resources will also support the expansion of our ministry.

In the past, Episcopal Community Services (ECS) has provided part-time Chaplain support for our residents. For much of that time, these services have been provided by ECS on a pro bono or partially compensated basis. In 2023, we worked with ECS to develop the framework for a codified, compensated relationship that went into effect in two of the facilities as of January 2024. Based on the anticipated success of this relationship, we hope to expand it to all five facilities in the future.

A major transition was initiated in the third quarter of 2023 with the announcement of the retirement of Lisa Jones, President of Danville Development. Since the incorporation of the Episcopal Management Corporation in 1978, our facilities have been managed by Danville. The late Art Woolston, founder of Danville worked closely with Rt. Rev. Otis Charles to create EMC as a ministry to address the housing needs of low-income seniors within the Diocese. Having spent her professional career working at Danville, Lisa succeeded Mr. Woolston as President of Danville upon his retirement in 2000. She has our profound gratitude for the excellence of the staffing, operation, financial controls, and physical upkeep of our facilities as well as the primary liaison in our relationship with HUD.

Due to Lisa Jones' retirement, it was proposed that management of our properties be assumed by Community Housing Services, Inc. (CHS) of Salt Lake City. CHS is a well-established and highly regarded owner and manager of facilities like our own. Like Lisa Jones, Mr. Phil Carroll, the President of CHS, has devoted his career to subsidized housing facilities. His business philosophies are an excellent match with EMC's. In November of 2023, the EMC Board finalized the new management agreements with CHS; effective January 1, 2024. Lisa Jones has been retained by CHS for a substantial period to ensure a smooth transition. There is no change in EMC's ownership or Board structure.

- G. Recommendations:** The Board continues deliberating and long-range planning for the allocation of resources between resident program enhancements, diversification of the ministry, and long-term growth opportunities.
- H. Mission:** We are all committed by scripture and faith to provide housing, food, comfort, and aid to the poor and we believe that the work of EMC contributes to that obligation. Many of our residents have no alternative to subsidized housing and we maintain lengthy waiting lists at each of our buildings for seniors who are actively (some desperately) seeking a place to live in safety and dignity.

Respectfully submitted:

Ric Tanner
President
Episcopal Management Corporation
Episcopal Housing Services Corporation of Utah