

## **HOUSING TRUST FUND ADVISORY BOARD**

### **Meeting of December 15, 2008**

The following board members were in attendance: Curtis Anderson, Paula Carl, Joe Gallegos, Rick Knuth, Kent Moore, Elly Muth, Nancy Pace, Faina Raik and Shawn Teigen. Staff members in attendance were LuAnn Clark, Director of Housing and Neighborhood Development, Sandi Marler, CD Programs Administrator, City Council staff Janice Jardine and Jan Davis, Administrative Secretary.

Chairperson Kent Moore called the meeting to order at 12:17 p.m.

Kent Moore welcomed the Board members to the meeting and everyone introduced themselves.

Rick Knuth motioned to approve the May 22nd minutes. Faina Raik seconded the motion. All voted "Aye." The motion passed.

**Consider a request from the Young Women's Christian Association (YWCA) for a \$500,000 cash flow loan at zero percent interest per annum over thirty years. Their proposed project will replace and expand the current YWVA shelter and residence and will consist of two buildings, a crisis shelter and an extended shelter. The project will provide 24 units of short term crisis shelter and 12 units of extended shelter (up to six months) for women with dependent children, as well as 12 units of transitional housing (up to two years) for single, homeless women.**

Ms. Anne Burkholder, Chief Executive Officer and Ms. Carrie Romano, Campaign and Special Projects Manager of the Young Women's Christian Association (YWCA) were present to provide details and answer questions pertaining to the request.

Ms. Burkholder described the history of the YWCA and how their service reaches thousands of Utah women, teens, and children each year providing shelter and transitional housing. Ms. Burkholder said that family violence is a serious problem in Salt Lake City and that there has been a significant increase for domestic violence shelter services. Ms. Burkholder said that last year the YWCA's downtown shelter could not meet all the requests. Ms. Burkholder said that in 2004, the YWCA Board developed a long-term strategic plan committed to expanding and enriching programs and services in the area of family violence.

Ms. Burkholder explained that as part of the YWCA's Centennial Capital Campaign, the new residence will replace and expand the current shelter. Ms. Burkholder described in detail the new crisis shelter and extended shelter construction. Ms. Burkholder said that the requested funds will help with the construction hard costs. Ms. Burkholder stated that during the construction phase, homeless women and children now residing in the main building will not be displaced.

Ms. Burkholder said that the YWCA has raised \$15.2 million in capital funding and that \$14.2 million is from private sources such as individuals, foundations and corporations. Ms. Burkholder said that they have been working with the State of Utah for three years to obtain the State's parking lot that is adjacent to the YWCA. Ms. Burkholder said that the legislature appropriated \$1 million to help purchase the land. Ms. Burkholder indicated that they are pursuing new markets tax credits and the support of Salt Lake City to become a partner in the project.

The Board asked about the phased-in construction and the impact on the current residents. Ms. Burkholder explained that no one will be displaced during construction. Residents will move to the new buildings after construction and that the new buildings will increase bed capacities and offer better living space.

The Board inquired about the financial security of the project considering the current economy and that so many projects are on hold. Ms. Burkholder responded that the project has been long in planning and that the financials and donors have been subjected to intense examination by all the partners. Carrie Romano indicated that they have updated pledge payment commitments from the donors and that they are looking to public partners and new markets for funding.

Chair Kent Moore commented to the Board that the requested \$500,000 is a cash flow loan with the potential of no funds being repaid back into the project. Ms. LuAnn Clark explained to the Board cash flow notes and agreed that there is that possibility of no monies coming back. Ms. Clark discussed the types of available funding and the current balance in the HTF. Ms. Sandi Marler reminded the Board that the HTF is for affordable housing, as well as special needs housing, and that this project is special needs housing.

Curtis Anderson motioned to approve the loan request for a \$500,000 cash flow loan at zero percent interest per annum over 30 years. Nancy Pace seconded the motion. All voted "Aye." The motion passed.

**Review 2009-10 Housing Opportunities for Persons with Aids (HOPWA) applications and make funding recommendations.**

Mr. Bob Gore, HOPWA Administrator for Housing and Neighborhood Development was present to answer questions pertaining to the applications.

Mr. Gore presented to the Board the recommended funding from the HIV Aids and Entitlement Committee. Mr. Gore said that it was recommended by the HIV AIDS and Entitlement Committee that the Utah AIDS Foundation receive funding of \$10,000 instead of the requested \$20,000. Mr. Gore said that the State Health Department also funds the Utah AIDS Foundation and that the Utah AIDS Foundation did not draw down all of its money for case management. Mr. Gore said that last year, the Housing Authority of Salt Lake City missed the application deadline and with the second round of applications, the HASLC received \$98,752. The Housing Authority of the County of Salt Lake was approved funding of \$38,500 and had received an additional \$25,000 from the second round of applications. Mr. Gore said that the rest of the applicants' funding requests are the same amounts as last year.

New Board member Paula Carl declared that she is on the Board of the Multi-Ethnic Development Corporation. Ms. Sandi Marler reminded the Board of Shawn Teigen's affiliation with Salt Lake Community Action Program (CAP). After a short discussion, Chair Kent Moore and the Board was in agreement to allow Ms. Carl and Mr. Teigen the right to express an opinion on those funding requests but would not be allowed to vote.

A short discussion followed regarding the role of the HIV Aids and Entitlement Committee and prior year allocated money that had not been spent. Mr. Gore said that the committee made the recommendation that if there is additional HOPWA funding that \$50,000 go to the Housing Authority of Salt Lake City and if there is less funding, the decrease would be divided between the two housing authorities. Ms. Clark indicated that Congress has not validated the funding or the exact dollar amount available.

The amount of funding for each application was discussed and the applications below represent the Board's recommendation for 2009-2010 HOPWA funds.

Curtis Anderson motioned to allocate funds as per the HIV Aids and Entitlement Committee recommendation as presented and any additional funding to go to the Housing Authority of Salt Lake

City. Should there be less funding, it is to be divided between the Housing Authority of Salt Lake City and the Housing Authority of the County of Salt Lake. This motion excludes the Multi-Ethnic Development Corporation application and the Salt Lake Community Action Program application. Shawn Teigen seconded the motion. All voted "Aye." The motion passed.

Curtis Anderson motioned to allocate funds to the Multi-Ethnic Development Corporation application as per the HIV Aids and Entitlement Committee recommendation as presented. Rick Knuth seconded the motion. All voted "Aye." Shawn Teigen and Paula Carl abstained from the vote. The motion passed.

Curtis Anderson motioned to allocate funds to the Salt Lake Community Action Program application as per the HIV Aids and Entitlement Committee recommendation as presented. Joe Gallegos seconded the motion. All voted "Aye." Shawn Teigen abstained from the vote. The motion passed.

- 1) Housing Authority of Salt Lake City application requesting \$159,742 for tenant-based rental assistance to 33 low-income households with HIV/AIDS. Approved funding \$110,001.
- 2) Housing Authority of the County of Salt Lake application requesting \$63,500 for tenant-based rental assistance to 10 low-income households with HIV/AIDS. Approved funding \$63,500.
- 3) West Valley City Housing Authority application requesting \$32,100 for tenant-based rental assistance to 6 low-income households with HIV/AIDS. Approved funding \$32,100.
- 4) Multi-Ethnic Development Corporation application requesting \$7,500 for project-based rental assistance to 3-5 low-income households with HIV/AIDS. Approved funding \$7,500.
- 5) Robert A. Willey Apartments application requesting \$19,000 for project-based rental assistance to 4-6 low-income households with HIV/AIDS. Approved funding \$19,000.
- 6) Salt Lake Community Action Program application requesting \$117,000 to provide housing information and referral services to 120 households (STRMU). Approved funding \$117,000.
- 7) Utah AIDS Foundation application requesting \$20,000 for case management including assistance with housing-related issues to 92 persons living with HIV/AIDS. Approved funding \$10,000.
- 8) Kenyon Consulting application requesting \$4,500 to serve as the HOPWA Housing Coordinator for Salt Lake, Summit and Tooele counties. Approved funding \$4,500.
- 9) Administration/Salt Lake Housing and Neighborhood Development application requesting \$10,000 for management oversight and monitoring of the HOPWA program. Approved funding \$10,000.

**Review the 2009-10 American Dream Down Payment Initiative (ADDI) applications and make funding recommendations.**

The Board asked for clarification on the total estimated amount of funding. With only \$11,000 in estimated funding, the Board agreed to divide the funds equally to both applicants. The applications below represent the Board's recommendation for 2009-2010 ADDI funds.

Rick Knuth motioned to equally divide the funding to both applicants. Elly Muth seconded the motion. All voted "Aye." The motion passed.

- 1) NeighborWorks Salt Lake application requesting \$50,000 to provide down payment and closing cost assistance, or first mortgage interest subsidies, or rehabilitation in conjunction with housing purchase for approximately 7 low-moderate income first time homebuyers purchasing homes in west side neighborhoods. Approved funding \$5,524.
- 2) Salt Lake City Housing Division, Housing & Neighborhood Development application requesting \$70,000 to provide down payment assistance to approximately 7 low-moderate income first time homebuyers. Approved funding \$5,523.

**Review the 2009-10 HOME Investment Partnerships Program and make funding recommendations.**

Estimated grant amount for HOME funds is \$2,281,646. The Board inquired about the applicants who have not spent their prior approved funds. Ms. Sandi Marler provided details on the applicants that have not used all of their prior funding and that have extended their contract.

Each application was discussed in detail and the applications below represent the Board's recommendation for 2009-2010 HOME funds.

A short discussion followed regarding the Crossroads Urban Center application for land acquisition and site preparation for one to two 40-foot shipping container model homes. The Board recommended zero funding for this application. Rick Knuth motioned to eliminate the Crossroads Urban Center application for \$98,000 for consideration. Elly Muth seconded the motion. All voted "Aye" with the exception of Nancy Pace and Shawn Teigen who opposed. The motion passed.

Curtis Anderson motioned to approve application #1 from Salt Lake Community Action Program for \$70,000. Rick Knuth seconded the motion. All voted "Aye" with the exception of Shawn Teigen who abstained from the vote. The motion passed.

Curtis Anderson motioned to approve the following funding for applications #2 through #9. Rick Knuth seconded the motion. All voted "Aye." The motion passed. The Board agreed that if the grant amount changed Salt Lake Community Development Corporation allocation would change to reflect the new amount.

- 1) Salt Lake Community Action Program application requesting \$70,000 to provide tenant based rental assistance to 80 homeless clients, residents of mobile homes in parks targeted for relocation, special needs clients, and other at-risk populations. Approved funding \$70,000.
- 2) Salt Lake Community Development Corporation application requesting \$250,000 to provide a loan/grant for 25-30 low/mod first time home buyers for down payment assistance or closing costs. Approved funding \$103,591.
- 3) Salt Lake Community Development Corporation application requesting \$300,000 for acquisition and/or new construction of 3-5 properties to provide affordable housing for low and moderate income households. CDC is also requesting flexibility to write off costs and/or provide recapturable soft second mortgages. Approved funding \$0.
- 4) Crossroads Urban Center application requesting \$98,000 for land acquisition, site preparation and associated soft and hard costs to develop one to two demonstration model homes out of 40-foot shipping containers. Approved funding \$0.

- 5) NeighborWorks Salt Lake application requesting \$500,000 to target and acquire boarded and/or vacant properties in the Glendale, Poplar Grove, Fair Park, Rose Park, Jordan Meadows, West Pointe and West Capitol Hill areas and develop them into affordable housing for first time home buyers earning 80% of the median income or less. Approved funding \$500,000.
- 6) The Road Home application requesting \$100,000 to provide tenant based rental assistance to homeless, special needs and other at-risk populations in order to transition them into permanent housing and maximize stability. Approved funding \$100,000.
- 7) Salt Lake City Housing & Neighborhood Development application requesting \$690,000 for homeowner rehabilitation program, First Time Home Buyer Assistance, emergency repair program, acquisition, new construction, and financial services programs. Approved funding \$690,000.
- 8) Utah Nonprofit Housing Corporation application requesting \$150,000 for rehabilitation of the Riverwood Cove Apartment project located at 528 North Riverside Drive to include reroofing and insulation costs. Approved funding \$150,000.
- 9) Administrative Costs/Salt Lake City Housing & Neighborhood Development application requesting \$123,646 to administer the HOME program (10% of the total HOME allocation). Approved funding \$123,646.

#### **Update by LuAnn Clark**

LuAnn Clark said that Ben Logue of Raasay Properties will be presenting a rehab application for the Smith Apartments for review for the next Housing Trust Fund meeting.

There being no further business, the meeting adjourned at 2:03 p.m.