



HOUSING TRUST FUND ADVISORY BOARD Salt Lake City, Utah

Meeting of December 8, 2005

The following board members were in attendance: Curtis Anderson, William Dalton, John Francis, Daniel Greenwood, Cara Lingstuyt, Kent Moore, Peter Morgan, Nancy Pace and Faina Raik. Staff members in attendance were LuAnn Clark, Director of Housing and Neighborhood Development, Sandi Marler, CD Programs Administrator, Jan Davis, Administrative Secretary and City Council staff Janice Jardine.

Chairperson Kent Moore called the meeting to order at 12:18 p.m.

Cara Lingstuyt motioned to approve the September 15th minutes. John Francis seconded the motion. All voted "Aye." The motion passed.

Review Housing Opportunities for Persons with Aids (HOPWA) applications

The Board was reminded that the City Council has requested that the HTF Board be the citizen review committee responsible for the allocation of HOPWA funds. Sandi Marler advised the Board that if any of the housing applicant's funding was cut from what was received last year, it would eliminate individual housing. Ms. Marler stated that HOPWA is anticipating an 8% increase above last year's funding but explained that exact funding amounts were not available at this time. Total estimated funds available for 2006-2007 was discussed as well as the projected 8% increase. It was agreed to use last year's funding level of \$354,000 as their target for the allocation and if the 8% increase is awarded it will provide extra funding.

The amount of funding for each applicant was discussed and the applications below represent the Board's recommendation for 2006-2007.

Cara Lingstuyt motioned to approve the following funding. Peter Morgan seconded the motion. All voted "Aye." The motion passed.

- 1) Housing Authority of Salt Lake City application for \$154,080 to maintain housing assistance for 25 families/individuals living with HIV/AIDS through a housing choice voucher program. Approved funding \$146,467.
- 2) Housing Authority of Salt Lake County application for \$38,500 to maintain housing assistance for 9 families/individuals living with HIV/AIDS through a housing choice voucher program. Approved funding \$38,500.

- 3) Kenyon Consulting application for \$7,000 for Housing Coordinator for all HOPWA activities in the Salt Lake, Tooele and Summit County areas. Approved funding \$5,000.
- 4) Multi-Ethnic Development Corp. application for \$7,500 for one year of project based rental assistance for two set aside studio units for clients with HIV/AIDS at the Wendell Apts. and one studio or 1 bedroom apartment at the Second West Apts. Approved funding \$5,000.
- 5) Robert Willey Apartments application for \$19,500 for project based rental subsidies for 4 units of HIV/AIDS housing for 12 months, 4-6 persons living with HIV/AIDS. Approved funding \$19,500.
- 6) Salt Lake Community Action Program application for \$150,000 for short-term rental and mortgage subsidies, support services including non-refundable deposits, emergency utility payments, and tenant based rental assistance for up to 350 persons with HIV/AIDS. Approved funding \$100,000.
- 7) West Valley Housing Authority application for \$51,360 to maintain housing assistance for 10 families/individuals living with HIV/AIDS through a housing choice voucher program. Approved funding \$30,600.
- 8) Administration/SL Housing and Neighborhood Development application requesting \$10,620 which is 3% of the grant amount to be used toward salary and benefits of HOPWA Program Coordinator for management, coordination and monitoring the HOPWA grant. Approved funding \$10,620.

The Board voted to award \$15,000 to the Utah Aids Foundation if the 8% increase occurs and any remaining funding be awarded to the Salt Lake Community Action Program.

Review HOME Investment Partnerships Program

Sandi Marler advised the Board that the funding for 2006-2007 will be lower at approximately \$1,305,000. Ms. Marler stated that \$52,000 needed to be cut if funding is at the same level as last year. Ms. Marler suggested that other funding sources as the Housing Trust Fund or Community Development Block Grant funding might be more appropriate for the applications submitted by Utah Nonprofit and Turn Community Services. Cara Lingstuyll said she had planned to make that same suggestion.

A discussion on the distribution of funds followed and the applications below represent the Board's recommendation for 2006-2007 HOME funds.

Cara Lingstuyll motioned to approve the following funding. Peter Morgan seconded the motion. All voted "Aye." The motion passed. The Board agreed that if the grant amount changed, the Neighborhood Housing Services allocation would change to reflect the new amount.

- 1) Salt Lake Community Action Program application requesting \$70,000 to provide tenant rental assistance and supportive services to homeless, special needs and other at-risk populations in order to transition them into permanent housing. They anticipate providing services to 150 people. Approved funding \$70,000.
- 2) Salt Lake Community Development Corp. application requesting \$175,000 to provide a loan/grant for 35 to 75 low/mod first time home buyers for down payment assistance or closing costs. Approved funding \$89,000.
- 3) Salt Lake City Housing & Neighborhood Development application requesting \$570,000 for homeowner rehabilitation, First Time Home Buyer Assistance, and financial services programs. Approved funding \$570,000.

- 4) Neighborhood Housing Services application requesting \$510,000 to acquire boarded and/or vacant properties in Glendale, Poplar Grove, Fairpark, Westpointe, Rosepark, Jordan Meadows and West Capitol Hill neighborhoods and develop them into affordable housing. They anticipate providing services to 300 people. Approved funding \$370,640.
- 5) The Road Home application requesting \$75,000 to provide tenant based rental assistance and supportive services to homeless, special needs and other at-risk populations in order to transition them into permanent housing. They anticipate servicing 40 households. Approved funding \$75,000.
- 6) Salt Lake Housing & Neighborhood Development application requesting \$130,516 for administration costs to support the HOME program (10% of total HOME allocation). Approved funding \$130,516.

Review American Dream Downpayment Initiative (ADDI) applications.

Sandi Marler explained each applicant's available funding from last year's grant.

John Francis made a recommendation for the allocation of the funds. A discussion followed as the Board requested clarification pertaining to the program. LuAnn Clark explained how the three applicants network together to utilize the funds in promoting down payment assistance, closing costs and rehabilitation with home purchases for eligible first-time home buyers.

John Francis motioned to approve funding for the Housing Authority of Salt Lake City in the amount of \$3,425, Salt Lake City Housing and Neighborhood Development in the amount of \$10,275, and Salt Lake Neighborhood Housing Services in the amount of \$13,700. Daniel Greenwood seconded the motion. All voted "Aye." Cara Lingstuyl abstained. The motion passed.

Discuss Salt Lake City Housing Policy Statements

The Housing Policies are designed to enhance, maintain and sustain neighborhoods that offer a wide range of housing choices for all income levels for the vitality of the City.

A lengthy discussion examining the changes to the Salt Lake City's Housing Policies that had been made since the Board had first reviewed them was discussed as indicated by the colored printing from the distributed Salt Lake City Housing Policy Statements, a copy of which is filed with the minutes. Each policy change in the draft was explained by LuAnn Clark, and a discussion followed on evaluating future housing projects to make certain they will meet the City's Housing Policy goals. Ms. Clark informed the Board that the Council will be having a public hearing on the Housing Policies on December 13.

Schedule next meeting

The next HTF Advisory Board meeting is scheduled for Thursday, January 12, 2006.

There being no further business, the meeting adjourned at 1:55 p.m.