

# HOUSING TRUST FUND ADVISORY BOARD

## Meeting of February 16, 2017

The following board members were in attendance: Rick Knuth, Marilyn Pearson, Nick Jackson, David Smoot, Stephanie Jensen and Amy Rowland. Staff members in attendance were Melissa Jensen, Director of Housing & Neighborhood Development, Todd Reeder, Capital Improvement Projects Manager, Housing & Neighborhood Development and Kalli Ruiz, Administrative Secretary, Housing & Neighborhood Development.

Also in attendance were: Mr. Peter Corroon, Corroon Company. Ms. Brandy Farmer and Mr. Chuck Salazar of Centro Civico Mexicano.

Rick Knuth was Acting Chairperson and called the meeting to order at 12:07p.m.

### **Approval of the minutes from the January 19, 2017 meeting.**

Chair Knuth asked if there were any amendments or corrections to the January 19<sup>th</sup> meeting minutes. Ms. Marilyn Pearson motioned to approve the January 19<sup>th</sup> minutes. Mr. Nick Jackson seconded the motion. All voted "Aye." January 19<sup>th</sup> meeting minutes are approved.

### **Centro Civico Request**

Ms. Melissa Jensen introduced the loan request for Centro Civico Mexicano. She stated that Centro Civico had applied for tax credits for three consecutive years demonstrating their dedication to this particular project, and is fortunate to be the only tax credit project awarded to Salt Lake City this year. Ms. Jensen explained that the loan request of 635k for the senior housing component will be the first phase of a much larger development including the redevelopment of the Centro Civico Mexicano Community Center, a key piece in the Salt Lake City Latino Community.

Ms. Melissa Jensen noted that the Olene Walker Trust Fund had approved an \$868k loan for Centro Civico Mexicano, and that the Salt Lake City Housing Trust Fund was being asked to fund the gap.

Mr. Peter Corroon provided a more detailed look into the 65 unit Senior Housing Complex which will include 30% market rate units with the remaining affordable units available for a mix of incomes, anywhere from 25%-50% area median income (AMI). He added that the lower percentage units will be used to house Refugees and Veterans.

Mr. Peter Corroon stated that Rim Rock has been brought on as the general contractor for the development and that they are working with the estimates provided by Rim Rock, but said he didn't foresee any major adjustments to the costs listed in the loan request. He explained that there has been some contamination found in the soil, but with grant monies from the EPA and Wasatch Brownfields the processes to remedy the issues are underway.

Ms. Brandy Farmer gave some background on the Centro Civico Mexicano Organization. She explained that the property being developed was purchased in 1952, and that the original Center has significant meaning to the Hispanic Community. Ms. Farmer added that the facilities do not discriminate and are open to all of the public, including the proposed Senior Housing Development.

Ms. Marilyn Pearson made a motion to approve the 635k loan request at 2% interest provided that the Olene Walker Trust Fund would sit in pari passu with the Salt Lake City Housing Trust Fund or allow the trust fund to sit in 2<sup>nd</sup> position. Ms. Stephanie Jensen seconded the motion. All voted "Aye". The motion passed. Mr. David Smoot did not participate in the vote.

### **Adjusted Cornell Street Request**

Ms. Melissa Jensen stated that due to regulations set by HUD, the funding needs for the Cornell Street Apartments had changed. She explained that the City would have to provide a HUD221D4 loan to comply with HUD and advised the Board to evaluate the factors and decide the terms. Ms. Jensen also reminded the Board that the HTF sits in 3<sup>rd</sup> position as a lender for this project.

Mr. Nick Jackson asked what would happen to the project if the board decided not to fund. Mr. Corroon stated that it would be an extended delay as the Developer would have to look at possible alternatives. He said he hoped it would not kill the project as a whole.

Mr. David Smoot made motion to go forward with the fixed cashflow to conform to the HUD requirement provided that the HTF do an addendum with the Olene Walker Trust Fund agreeing to share 2<sup>nd</sup> position and share the cash flow distribution at an equal rate. Mr. Nick Jackson seconded the motion. The motion passed.

### **Review of Board Needs & Roles**

Ms. Melissa Jensen announced that Mr. Nick Jackson has moved out of the Salt Lake City boundaries and that after the Fiscal Year end his position on the Board would be vacant in addition to the District 5 at large position that Chairperson Knuth currently holds, and a representative that makes less than 80% or area median income that was discussed in the prior meeting.

### **Other Business**

There being no further business, the meeting adjourned at 1:05p.m.