MINUTES

FROM THE

HOUSING TRUST FUND

BOARD MEETING (HTF)

Monday, January 7, 2019

451 South State Street, **Room 126**

City & County Building

Salt Lake City, Utah

***12:00 p.m.***

1. **Board Members Board Members Not Present**

Irena Edwards Edward Makowski

Todd Erksine Robert Rendon

Terry Lake

Ali Oliver

Ryan Parker

Amy Rowland

David Smoot

Sean Umipig

**Staff Present**

Baylee White, HAND

Jen Schumann, HAND

Don Sparks, HAND

Marion Barnhill, HAND

Kat Vuong, HAND

1. **Staff Updates**

Addressed in Other Business.

1. **Approval of the minutes of the December 5, 2018 meeting.**

Mrs. Edwards asked for a motion to approve the minutes for December 5, 2019. Mr. Smoot

moved to approve the minutes of December 5, 2018 as presented. Mr. Parker

seconded the motion. Motion carried unanimously.

1. **Business**
   1. Welcome

Ms. Edwards welcomed the Board and opened the meeting at 12:00 PM.

* 1. Presentation of Lincoln Tower Request

Mr. Tyson O’Connell from Wishcamper Partners, presented the application for Lincoln Tower to the Board. Wishcamper Partners specializes in the preservation of existing affordable housing across the United States. For this project, they have requested funding from Olene Walker Housing Loan Fund (OWHLF) and Salt Lake County HOME. He discussed the funding requests to the other funders and the status of those requests, which are both still in the process and pending approval. Mr. O’Connell discussed that the original application had been for $1.1M, but he had been informed by his contractor earlier that day of additional asbestos and lead-paint that would need remediation. This increased costs by roughly $200k, reflected in the increase from $1.1M to $1.3M. Mr. O’Connell stated that the property runs at 100% occupancy typically, but will need 3 vacant units to begin the phased renovations; if 3 vacancies do not naturally occur, tenants will be offered temporary housing in line with their HUD-approved relocation plan.

There was discussion regarding the age range of tenants, the relocation plan, and a potential increase in rents due to the HAP voucher rate increasing. Ms. Rowland asked a few questions about the project’s ability to support a higher interest rate with its surplus cash in lieu of an equity share. Mr. O’Connell expressed that the project could support and was willing to accept a higher interest rate, if it could be demonstrated feasible through underwriting. He noted that the set price of vouchers and tenants paying no more than 30% of income in rent limited the project’s ability to support debt. Ms. Edwards asked how the interest rate at closing on the Fannie Mae funding would impact the other funding sources, as it would allow the project to receive more Fannie funding. Mr. O’Connell stated it had not been determined how funding sources would be impacted if rates were favorable to allow a higher Fannie loan.

Ms. Rowland made a motion to fund up to $1.3 Million with a 3% interest rate with payments from surplus cash flow, with the loan amount to decrease if: 1) Fannie Mae interest rates were favorable and allowed a larger Fannie loan; or 2) if the OWHLF increased how much the project received. Mr. Umipig seconded the motion. Ms. Edwards asked if everyone was in favor. The motion carried unanimously.

* 1. Other Business

Ms. Schumann stated that Baylee has been working on administrative documents and additional guidance, and matrix for scoring. The March meeting will be heavily administrative, and it is important to get feedback from each Board Member for this process, as the City Council and the Mayor’s Office are interested in the methodology and processes for this Board.

**5. Adjournment**

There being no further business. The meeting was adjourned at 1:11 PM.

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                                                                   HTF Board Chair

This document along with the digital recording constitute the official minutes of the HTF Board meeting held January 07, 2019.