

HOME RFA MEETING MINUTES

Date/Time	Location	Attendees
March 31, 2017 11:30 a.m.	Salt Lake County Rm S-2950	Present: Tacy Hartman, Jim Wood, Mike Wilcox, Jake Warner, Heather Royall, Gary Ladle Staff: Randy Jepperson, Jay Simmons, Carol Dyksman, Michael Gallegos
Agenda		
<p>Agenda</p> <ol style="list-style-type: none"> 1. Lunch 11:30 2. Approval of March 8th Minutes 3. Review any Conflicts of Interest 4. Panel review and recommendations 5. Public Meeting-April 19, 3:00-5:00 		
Topics	Discussion	Motions
Lunch	Introductions were made around the room identifying each committee member	
Approval of Minutes	Minutes from the March 8, 2017 were offered for approval.	Heather Royall made a motion to approve the minutes; Jim Wood seconded the motion. Motion approved unanimously.
Review Conflicts of Interest	<p>Jim Wood reported a conflict of interest regarding the Cornel Street project, the Opportunity HUB (Columbus) and Salt Lake Neighborhood Services. Jim will abstain from voting on allocations for all three.</p> <p>Tacy Hartman disclosed that Columbus had listed her client as a <i>potential future lender</i>; Committee agreed this would not be a conflict.</p>	
Panel Review, Discussion, Scoring	<p>At the time of this meeting, four members had scored projects using ZOOM Grants.</p> <p>Randy provided a review of the feasibility and HUD requirements for each project including capacity and material issues. The first group of 12 had no material issues. Of note: Since NeighborWorks' move to Murray several years ago, they have received CHDO operating funds to assist with capacity; there is no time limit on the assistance; expansion could be a condition for continued funding.</p> <p>RE: Field of Dreams II, Habitat for Humanity, Magna; zoning for this project has not been secured (currently zoned A1) and the expectation of a zoning change was not presented. From a feasibility standpoint this project does not fit the definition and is unfeasible.</p>	

	<p>Second group (six applicants): All applicants meet feasibility.</p> <p>Of note: Although this RFP was understood to be specifically for development not for TBRA, extenuating circumstances have been taken into account and Utah CAP has been allowed to apply.</p> <p>RFA has been left open so additional developers can apply as soon as next week. Committee meeting will be called if the need arises.</p> <p>Development fees: All in the second group had reasonable developer fees; Randy reviewed each project fees.</p> <p>Funding available: \$400,000 is set aside for CHDO set aside projects. NeighborWorks of Provo is the only applicant for the funding. Rehab is not CHDO eligible (Habitat for Humanity). Total amount available: \$3,000,000. There is a cap of \$200,000 for down payment assistance programs.</p> <p>Scores/Rankings/Committee Discussion: Options for funding were discussed and numbers put into the spreadsheet. (Both RFAs include the same priorities therefore lists were combined for scoring.) Members gave individual input and collaborated on what the funding amounts should be coming to a decision as to the final amounts recommendations.</p>	
<p>Committee Recommendations</p>		<p>Tacy Hartman: I move that we fund \$150,000 to CDC for DPA, \$300,000 to CDC for Green & Healthy Homes and \$150,000 to CDC for the Idea Houses. Mike Wilcox: second; none opposed, motion passed.</p> <p>Tacy Hartman: I move that we fund Salt Lake Neighborhood Services nothing for their CHDO operating money and \$96,000 for their Green & Healthy Homes. Mike Wilcox: second; none opposed, motion passed. (Jim Wood abstained.)</p> <p>Tacy Hartman: I move that we fund Salt Lake Valley Habitat for Humanity zero for the subdivision, \$331,200 for Green & Healthy Homes and zero for the dollar fifty house; Mike Wilcox: second; none opposed, motion passed.</p>

		<p>Tacy Hartman: I move that we award \$282,800 to the Housing Authority of the County of Salt Lake Mike Wilcox: second; none opposed, motion passed.</p> <p>Tacy Hartman: I move that we award \$300,000 to the Road Home TBRA. Mike Wilcox: second; none opposed, motion passed.</p> <p>Tacy Hartman: I move that we recommend \$74,000 to Utah Nonprofit, for the Justin C Stewart Renovation and \$45,000 for the Utah Nonprofit Sedona Renovation; Mike Wilcox: second; none opposed, motion passed.</p> <p>Tacy Hartman: I recommend that we award \$400,000 to Columbus for the Opportunity HUB. Mike Wilcox: second; none opposed, motion passed. (Jim Woods abstained)</p> <p>Tacy Hartman: I recommend that we award to \$200,000 to the Corroon brothers for Cornel Street. Mike Wilcox: second; none opposed, motion passed. (Jim Woods abstained.)</p> <p>Tacy Hartman: I recommend that we award \$100,000 to the Hi Grade Project. Mike Wilcox: second; none opposed; motion passed.</p>
		<p>Tacy Hartman: I recommend that we award \$400,000 to Neighborhood Housing Services, Provo-Assisted Living. Mike Wilcox: second; none opposed; motion passed.</p> <p>Tacy Hartman: I recommend that we award \$75,000 to the Oquirrh Flats Project. Mike Wilcox: second; none opposed; motion passed.</p> <p>Tacy Hartman: I recommend that we award \$96,000 to Utah CAP for TBRA. Mike Wilcox: second; none opposed; motion passed.</p>
Adjournment		<p>Heather Royall made a motion to adjourn, Gary Ladle seconded the</p>

		motion; Committee approved unanimously.
Next Meeting		
Date/Time	Location	Action Items
Public Meeting – April 19 th 3:00- 5:00	County Government Center 2001 South State Street North Building, Council Chambers 1 st floor	Attendance to the Public Meeting is voluntary.