



Meeting Location: Electronic Video or Phone Conference

SPECIAL MEETING:

Wednesday, February 21, 2024

4:00 pm – 5:00 pm

WEB OPTIONS:

<https://us06web.zoom.us/j/84647756881?pwd=pwDNNBWYarzi5aP89Z0PJXRu8BJ1RD.1>

Meeting ID: 846 4775 6881

Password: 1776

PHONE OPTION:

Dial 1-253-205-0468, then meeting ID: 846 4775 6881# and follow prompts

If you need assistance connecting to the meeting remotely call 801-608-3394 during the scheduled time. Please call 801-428-0600 for more information or to request a meeting recording

BOARD MEMBERS

Mike A. Pazzi, Board Chair

Bill Davis, Vice Chair

Brenda Koga Board Member

Palmer DePaulis, Board Member

Phil Bernal, Board Member

Tess Clark, Board Member

One or more Board Members of HAME may participate via telephonic conference originated by the President and within the meanings accorded by Utah law, the Meeting may be an Electronic Meeting, and the Anchor Location shall be located at 1776 S. West Temple, Salt Lake City, Utah. In compliance with the Americans with Disabilities Act, persons requesting special accommodations during the meeting should notify HASLC not less than 24 hours prior to the meeting. If language assistance is needed, please call 801.428.0600.

BOARD MEETING AGENDA

- 1) Roll Call

2) New Business

- 1) **SUNDAY ANDERSON PROJECT UPDATE AND AUTHORIZATION FOR THE PRESIDENT TO (1) RESPOND TO A SALT LAKE COUNTY RFP FOR DEVELOPMENT OF SUCH PROJECT, (2) EXECUTE RELATED RFP DOCUMENTS, (3) NEGOTIATE WITH THE COUNTY IF SELECTED, AND (4) EXECUTE OTHER AGREEMENTS WITH THE COUNTY MATERIALLY WITHIN THE SCOPE OF THE RFP RESPONSE.** (attachments).
Vice President Real Estate Development, Jonathan Olson and President, Daniel Nackerman / 30 minutes

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7) Tentative Closed Session

The Board will consider a motion to enter into Closed Session. A closed meeting may be held for specific purposes including, but not limited to:

- a) **Discuss Strategy with Respect to Purchase/Sale of Real Property**
- b) Discuss the Character, Professional Competence, or Physical or Mental Health of an Individual
- c) Discuss Strategy with Respect to Pending or Reasonably Imminent Litigation

A closed meeting may also be held for attorney-client matters that are privilege pursuant to Utah Code § 78B-1-137, and for other lawful purposes that satisfy the pertinent requirements of the Utah Open and Public Meetings Act.

8) Adjournment.

Housing Assistance Management Enterprise
Staff Report

Report Provided by: Dan Nackerman/Jonathan Olson
Department: Executive



**Item: PROJECT UPDATE AND
AUTHORIZATION TO NEGOTIAT**

Sunday Anderson Senior Center

February 21, 2024

BACKGROUND:

HASLC and HAME have been working to develop a concept and respond to a County-issued RFP for the Sunday Anderson Senior Center development site. The site, located at 868 West 900 South, is just to the North and East of the International Peace Gardens and currently houses an aging senior center that serves the surrounding neighborhood. The goal of the County RFP is to foster a public/private partnership that will better utilize the site for the public benefit. To accomplish this goal, the County has requested a mixed-use development that will rebuild the current 15,000 sq. ft senior center with a minimum 24,000 square ft. center and add critical, affordable, senior housing to the site. The County also requested a plan and design that will activate the property focusing on senior focused mixed-uses associated with a senior center, including residential, recreational, and restaurant uses that would engage the community.

PROJECT DESCRIPTION AND STATUS:

A brief PowerPoint of the planned project will be presented to the HASLC Board of Commissioners today.

The plans for the site include the following:

- A 25,000 sq ft. senior center that includes a café-style eatery that can be accessed by the public and surrounding neighborhood. The Senior center space will also include spaces for current County programming including art and craft classes (both wet and dry), exercise classes, recreational uses, community kitchen, multipurpose space, a conference room, and active outdoor spaces. The Senior Center would continue to be operated by the County Department of Aging Services and our deal structure would require them to pay the associated operations costs on that portion of the building.
- A 4450 sq. ft commercial space
- One level of underground parking that includes 108 stall to serve the Senior Center and the housing
- 65 total units. (51) one-bedroom units, (14) studio units
 - 2 transitional units
 - 10 units at 30% AMI
 - 23 units at 45% AMI
 - 10 units at 60% AMI
 - 10 units at 80% AMI
 - 10 market rate units

- Acquisition of the land from the County based on a long-term (99 yr.) ground lease for \$1. Under this structure, the County would receive an equity share in the ownership of the project based on the appraised value of the land.
- 33 project-based vouchers would be requested to ensure affordability requirements could be met.
- Total project costs are estimated at \$29,689,591

Financing

Total Sources

OWHLF (HOME)	\$	1,000,000
OWHLF (HTF)	\$	1,000,000
SLC RDA	\$	2,000,000
County Contribution	\$	5,600,000
Conventional loan	\$	6,500,000
Utility Rebates	\$	225,157
Deferred Developer Fee	\$	763,494
FHLB	\$	500,000
Salt Lake County	\$	1,500,000
LIHTC	\$	10,600,940
Total Uses	\$	29,689,591

Total Uses

Hard Costs	\$	24,654,861
Soft Costs	\$	807,150
Developer Fee	\$	1,908,735
Financing Expense	\$	1,118,274
Contingency	\$	1,031,194
Reserves	\$	169,377
Total Uses	\$	29,689,591

The County Contribution and the RDA funding are already committed as part of the RFP. However, it should be noted that the County has already withdrawn an additional \$3.4 Million that was previously committed as part of the RFP.

Key Terms

The County has requested an affirmative designation of an individual to negotiate the final terms of the deal with the County upon selection See the attached "Letter of Authority". HASLC Counsel has recommended that we seek Board approval for the Executive Director to be designated and authorized to negotiate on behalf of the agency, should we be successful in winning the RFP.

Analysis

This project fits well within our agency's mission and goals for affordable housing targeted to individuals with lower incomes and particularly seniors. Additionally, this project represents a unique opportunity to deepen our relationship with the County in a public/private partnership that will provide a significant community benefit.

ACTION RECOMMENDED:

Authorize the execution of the "Letter of Authority" attached, authorizing the Executive Director to negotiate with the County on a final deal structure upon successfully securing the RFP.



1776 S. West Temple
Salt Lake City, UT 84115
www.haslcutah.org

MAIN 801-487-2161
FAX 801-487-3641
EMAIL contact@hasclutah.org

February 15, 2024

Salt Lake County
Department of Administrative Services - Aging & Adult Services
2001 South State Street S1-600
Salt Lake City, UT 84190-4575

Re: Letter of Authority to Submit an Offer and Act for Housing Authority of Salt Lake City
RFP #AGS 104279 - Sunday Anderson Site Development

Please be advised that Daniel Nackerman, Executive Director of the Housing Authority of Salt Lake City, acting in that capacity, is hereby authorized to submit an offer in response to RFP #AGS 104279 – Sunday Anderson Site Development – and to negotiate with the County if selected, and to bind the Housing Authority of Salt Lake City (HASLC) as the developer of said project. Mr. Nackerman may be contacted at

1776 S. West Temple
Salt Lake City, UT 84115
p: 801-428-0560
c: 801-403-8357
f: 801-487-3641
dnackerman@haslcutah.org

In the event that Mr. Nackerman becomes unavailable to act, Kim Wilford, in her capacity as Deputy Executive Director of the Housing Authority of Salt Lake City, is hereby authorized to act in his stead, with the same authority granted above. You may contact Ms. Wilford at:

1776 S. West Temple
Salt Lake City, UT 84115
p: 801-428-0541
c: 801-403-7742
f: 801-487-3641
kwilford@haslcutah.org

I affirm that I am duly authorized to sign this Letter of Authority on behalf of HASLC.

Yours sincerely,

Daniel Nackman
Executive Director
Housing Authority of Salt Lake City



ATTACHMENT A

Request for Proposals

Legal Name			
Doing Business As (if applicable)			
Address	City	State	Zip Code
Contact Person after contract award		Telephone Number	
E-mail Contact			
I certify that to the best of my knowledge the information contained in this proposal is accurate and complete and that I have the legal authority to commit this organization to a contractual agreement. I realize the final funding for any service is based upon funding levels and the approval of the Mayor for Salt Lake County.			
Proposer Authorized Representative Type or Print Name		Date	
		Position or Title	
Signature required when submitting hard copy. Electronic signature acceptable if an electronic proposal is allowed.			
X	Proposer _____		

Please include one or two e-mail address for notification of an interview.	
	Name, telephone number, E-mail address

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