

-MINUTES
FROM THE
COMMUNITY DEVELOPMENT & CAPITAL IMPROVEMENT PROJECTS
BOARD MEETING (CDCIP)
Monday, November 10th, 2025
5:00pm

1. **Board Members**

Brad Christensen
Joseph Murphy (Jurphy)
Devon Schechinger (online)
Dallin Jones
Cooper Fankhauser
Sean Weeks
Jenny Bonk

Board Members Not Present

Staff Present

Kerry Thomas
Dennis Rutledge
Sarah Neilsen
Alexandra Hall
Tyler Durfee
Tony Milner (Online)

Also Present

Parviz Faiz
Jackie Rodabough – WCG
Katie Dwyer – WCG
Jonathan Storrs – HomeInn
Rio Grande
Leesa Garner – HomeInn
Rio Grande
Cliff Sperondeo HomeInn
Rio Grande
Sasha Harvey (online) –
SLDDS
Kern Konwise – Spy Hop
Adam White – Spy Hop
Larissa Trout – Spy Hop
Maya Hardie – Spy Hop
Beth Branson (online) –
Odyssey House
Rob Roake (online) – SVS
Saige Palsson (online) –
IRC
Jill Sundstrom – BBBSU

2. Terms

CDBG PS – Community Development Block Grant Public Services

CDBG NHI – Community Development Block Grant Neighborhood Housing and Improvements.

SNAP

SLC – Salt Lake City

3. Welcome and Introductions

Ms. Thomas begins the board meeting at 5:00 P.M.

4. Approval of Minutes

Mr. Murphy motions to approve the minutes as written. Mr. Jones seconds. The minutes pass unanimously.

5. Application Review: CDBG PS

Ms. Thomas introduces the PS application review.

i. Wasatch Community Gardens (WCG)

Ms. Katie Dwyer introduces herself and her colleague, Ms. Rodabough. They explain how they use gardening and food to provide healthy food, a green space, job training, etc. to combat homelessness. They plan to provide \$700 of housing assistance per participant to their clients using this funding, as well as covering a part of the program director's salary.

Q. Mr. Christensen notes that the program has expanded in scope since previous years and asks them to talk about the changes for this year's application.

A. Ms. Rodabough responds that their organization is looking to make their job training program more accessible to people and to pay their clients for their gardening work. Their aim is to show that they care about their clients, and with the introduction of their emergency housing assistance, they hope to add to the pool of organizations individuals can look toward finding stable housing since the demand is so high.

Q. Mr. Weeks asks how they allocate their funds and what the eligibility criteria are.

A. Ms. Rodabough responds that they allocate funds to consistent and goal-oriented clients. They aim to offer long term support with these parameters.

Q. Mr. Jones asks how clients are selected for their program.

A. Ms. Rodabough says that they accept individuals who identify as women and qualify for the program.

ii. A Tall Order HomeInn – Reentry

Mr. Storrs introduces himself and his colleague, Ms. Garner. He says that this is their

first year submitting an application to SLC, but their organization has been around for 26 years. They offer affordable housing for up to 18 months as well as behavioral health case management for both homeless individuals and individuals transitioning out of incarceration. They also act as a liaison between their clients and other local organizations.

Q. Mr. Murphy asks whether this application would qualify for ESG funding.

A. Mr. Storr says he communicated with city staff to find what application best fit their services. Ms. Garner adds that they've worked a long time with transitional housing, but they have found that their clients also need case managers to assist with reintegration, and that is why they applied to CDBG.

Q. Mr. Weeks asks about what other services they offer.

A. Mr. Storr answers that they focus on walking their clients through every step of using necessary tools and filling out applications. Ms. Garner adds that they have an outreach office where homeless individuals can walk in. Additionally, they work with a lot of clergy and they don't do credit or background checks which increases their programs accessibility but maintain strict rules of conduct.

Q. Mr. Jones asks if they work with the prison or probation offices.

A. Mr. Storr answers that they do, as well as any provider that the client needs. Ms. Garner adds that they also work with the social worker at the local police department.

Q. Mr. Murphy comments that CDBG PS is one of the most competitive funding streams and asks whether they would be able to use partial funding.

A. Mr. Storr answers that they are currently operating with limited funding and still expect to be able to increase their services with partial funding. He says that they have proven results after 20 years and that behavioral case-management is their next step no matter whether they get partial or full funding.

iii. A Tall Order HomeInn – Employment Initiative

Mr. Storr introduces the Employment Initiative which works with homeless and incarcerated individuals who may have no or a fragmented work history. It is a 90-day (maximum) program where employment priorities and needs are assessed with a specialist to help build the clients' skillset.

Q. Mr. Murphy asks which application they would prioritize.

A. Mr. S answers the Reentry program is their priority. He comments that the Reentry program also aligns with all of SLC's consolidated plan goals. Though, they are still very passionate about the Employment Initiative program.

Q. Mr. Murphy asks what the average amount of time one of their clients is incarcerated.

A. Mr. Storr answers that 5-10 years of incarceration is the average and homelessness individuals average about 2 years of homelessness. Most come to them with essentially no documentation.

Q. Mr. Murphy asks for clarification on what they mean by ‘printed literature’ on their application.

A. Mr. Storr answers that literature is connected to the employment initiative and includes assistance with technological literacy and other vocational rehab supplies. Ms. Garner adds that staff are also included.

Q. Mr. Weeks asks how their program is different than traditional vocational rehab.

A. Mr. Storr answers that the employment initiative helps direct clients more efficiently to the appropriate avenues for their needs and streamlines reintegration.

Q. Mr. Weeks asks if the employment training builds or relies on the Reentry plan.

A. Mr. Storr answers that they work in tandem. He adds an anecdote of how they assisted a client in need of employment as an example. Mr. Storr also talks about how he contacted some organizations about what it would take for them to hire a client, and often employers had requests for specific skills.

Q. Mr. Weeks asks if they do the training themselves or contract out.

A. Mr. Storr answers that they handle the training themselves. Ms. Garner adds that they welcome anyone to visit them and that most of the organization’s current employees have lived in the building at some point.

iv. Salt Lake Donated Dental Services (SLDDS)

Ms. Harvey introduces herself and the SLDDS which provides free dental procedures for homeless individuals. The procedures are provided by volunteer dentists, and all services are no-cost to the patient. They intend to use the CDBG funds for staffing, supplies, and lab fees.

Q. Mr. Christensen asks if the Utah Medicaid dental expansion will impact their role in community dental services.

A. Ms. Harvey answers that there are conversations within the organization about expanding into accepting Medicaid but will remain a no-cost clinic for the time being. However, the expansion statute has helped lower demand for their services and allows them to help those uninsured or under-insured.

Q. Mr. Christensen asks if there is a process to determine eligibility and refer those eligible for Medicaid to other services.

A. Ms. Harvey answers that often they determine a client’s eligibility via the first phone call. Their organization is well-versed in triaging patients to ensure they find the best and cheapest options available to them. They also get referrals from community partners for patients who need more specialized treatments that they cannot afford otherwise. She also invites the board to visit their clinic.

v. Spy Hop

Ms. Larissa Trout introduces herself and their organization which provides young professionals, ages 8-25, training in the media arts. Mr. Konwise adds that they hire young media professionals on productions through their apprenticeship program. He

mentions that they are endorsed by the Utah film commission and there has been close to 2,000 new jobs in this field between the years 2021-2022.

Q. Ms. Nielsen asks how many beneficiaries they estimate to serve with CDBG funds.

A. Mr. Konwise answers that they currently serve 18 individuals, and expect to have 30 certified participants a year starting in 2026.

Q. Ms. Bonk asks what the economic bracket their target population is within.

A. Ms. Trout answers that Spy Hop aims to balance who they serve. Spy Hop Phase 2 serves underprivileged communities and disadvantaged households, but they also accept students from higher income brackets.

Q. Mr. Christensen asks how long the training program lasts

A. Ms. Hardie answers that the program is currently 10 weeks and they look to expand to 15 weeks and there are 4 programs per-year split into semesters. Ms. Trout adds that upon graduation, clients continue to be part of the Spy Hop community.

Q. Mr. Murphy asks what other funding sources Spy Hop has.

A. Ms. Trout answers they receive both private and public funding. They also mention some of their services are paid which brings in some funding.

Q. Mr. Jones asks how their students find them.

A. Mr. Konwise says that many students have been with Spy Hop since a young age (12-18). Ms. Hardie answers that they do tabling events and outreach. Ms. Trout adds that schools are also a major part of their marketing strategy. Mr. Jones clarifies whether they reach out through both private and public schools, Ms. Trout says this is correct and adds that they visit public schools more often.

Q. Mr. Weeks asks if they have outcome data for graduates.

A. Ms. Trout says she does not have hard data but estimates that many students go on to find a career pathway in media production. And since Spy Hop has been around for so long, there are some confirmed cases of sustained careers in the field. She expands that Spy Hop also has a positive emotional outcome on their students. Mr. Konwise adds that they are currently serving a growing market.

vi. Odyssey House – Transitional Housing (TH)

Ms. Branson introduces herself and their transitional housing program which helps clients – many of which are leaving treatment, homeless, or recently released from incarceration and do not yet have a safe space to live – find housing.

Q. Ms. Nielsen asks what the requirements of their program is for clients who have no housing vouchers.

A. Ms. Branson answers that they attempt to provide 3-months of rent and a deposit, but 3 months is the maximum they can support those clients, and the vouchers are generally for 6 – months.

vii. Odyssey House – Bus Passes

Ms. Branson expands on their program to provide bus passes for clients to assist with reintegration. These passes are often used for transportation to medical appointments, job interviews, court appearances, etc.

Q. Mr. Murphy asks which application would be more beneficial for Odyssey House
A. Ms. Branson answers that Transitional Housing is critical for their clients.

Q. Mr. Murphy asks to clarify why they've decreased their funding request from the previous year.

A. Ms. Branson answers that they lowered their ask due to being denied funding last year.

Q. Mr. Jones asks about their predicted beneficiaries of 2500 individuals.

A. Ms. Branson answers it reflects the number of clients that will potentially have access to their passes.

Q. Mr. Murphy asks if they are paying market price for the passes.

A. Ms. Branson answers she would need to double-check, but she believes they are paying full price for the passes.

Q. Mr. Faiz asks what kind of bus pass is the most common for clients to request and how frequently they are used.

A. Ms. Branson clarifies that the monthly passes are checked out and used by the entire facility.

viii. Big Brothers Big Sisters Utah (BBBSU)

Ms. Sundstrom introduces herself and her program which provides mentoring for youth. Their organization found kids that were matched with a mentor in the mid-90s closed their socioeconomic gap by 2/3rds and they earned 20-30% more during the ages of 20 – 30 than their peers.

Q. Mr. Murphy asks for more information about where their schools are located and what communities they serve.

A. Ms. Sundstrom answers that most of their schools are on the Westside but will also go where their services are requested.

Q. Mr. Murphy asks about the diversification of their funding sources.

A. Ms. Sundstrom answers they haven't received CDBG funding in many years. 29% of their funding comes from the Office of Juvenile Justice and Delinquency Prevention's Youth Mentoring Grant. They also have a clothing donation center that funds around 30% of their programs, and events as well as individual donations fund around 25% while corporations and foundations make up another 25%

Q. Mr. Weeks asks about how long children are mentored or stay within the

program.

A. Ms. Sundstrom answers that they ask for a 12-month commitment, but most matches last around 30 months. The main reason for matches being dropped is due to a student changing schools where their organization cannot follow.

Q. Mr. Christensen asks what the biggest limiting factor for getting matches is.

A. Ms. Sundstrom answers that they have a waitlist of female volunteers but struggle to find male volunteers.

Q. Mr. Jones asks what the age range for the program is and what financial literacy they provide.

A. Ms. Sundstrom answers they provide services for ages 6-14 and that they have a curriculum and financial literacy with community partners and schools.

ix. **South Valley Sanctuary (SVS)**

Mr. Roake introduces himself and their program which provides assistance to domestic violence survivors. They intend to use these funds to support the salaries of two case management staff and essential services.

Q. Mr. Christensen asks how SVS determines whether they are spending their funds on SLC residents.

A. Mr. Roake answers that they keep track of demographic information upon intake. They also estimate their number of SLC beneficiaries based on previous years' outcomes.

Q. Mr. Murphy asks about the diversification of their funding streams.

A. Mr. Roake answers that they are only paying these staff with CDBG funding and have strategies for where they implement different funds. They are also talking about seeking more from private sources so that they are not reliant on government and state funding.

Q. Mr. Christensen asks about the changing political environment pertaining to grants and how SVS has been affected and how they respond to these changes.

A. Mr. Roake answers that their population has historically relied on SNAP which currently impacts what the organization supplies to clients who come to their facilities. They find that they often have to pivot funding structures and maintain flexibility to do so. Additionally, they prepare for worst case scenarios and have some set-aside funding for the tightest years because, regardless of the political climate, they are impacted by what funding they can or cannot gain.

Q. Mr. Jones confirms that part of their funding is private.

A. Mr. Roake answers that this is correct and adds that they also receive independent donations.

x. **International Rescue Committee (IRC)**

Mr. Palsson introduces himself and the IRC's ESL and Financial Readiness program which aims to assist refugees and asylees in learning English, finding employment,

and teaching financial literacy. He further expands on their program's services and community partners. They estimate to assist 50 low-income refugees and asylees residing in SLC.

A. Mr. Jones asks about their percentage of unspent funds from previous years.

Q. Mr. Palsson answers that the high percentage is likely due to funding shifts, cuts, and time limitations. They have allocated CDBG funds as a supplementary fund to fill funding gaps and mainly use CDBG as salaries,

Q. Mr. Jones asks city staff what happens to the remaining funds.

A. Mr. Rutledge answers that the remaining funds would go into CDBG NHI, not CDBG PS. The reallocation of program income cannot go into PS.

Q. Mr. Murphy asks if there would be any issues with spenddown for the coming year.

A. Mr. Palsson answers that with the reduced resettlement cap, the IRC will have reduced arrivals which can affect spending. They are mitigating that by expanding outreach.

Q. Mr. Jones asks why the Admin score is so low.

A. Ms. Nielsen answers that spenddown may be a factor in the low score. Mr. Murphy adds that the score is middling rather than low.

Q. Mr. Christensen asks what percentage of their clientele engage with this program.

A. Mr. Palsson answers that all resettled individuals are assessed for their English skills level and introduced to the course.

6. Other Business

Ms. Thomas asks board members, Ms. Schechinger and Mr. Faiz, to score their applications.

Mr. Murphy asks if NHI and PS are separate funding programs. Ms. Thomas answers they are both part of CDBG, but PS has a cap of 15% the total CDBG allocation. Mr. Murphy asks if the board can shift money between the two. Ms. Thomas clarifies that they would not be able to shift any funds into Public Services, but could do so from PS to NHI.

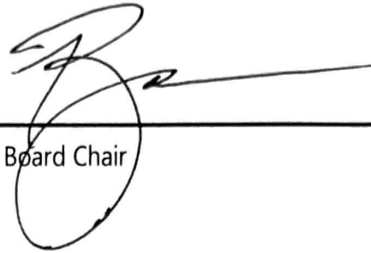
Ms. Thomas mentions that the next mini-funding night will be on the 8th of December.

Mr. Rutledge says that Mr. Jack Markman will be coming to the next couple board meeting to give some guidance on reviewing the Funding Our Future applicants.

7. Adjourn

Meeting is adjourned at 6:31 P.M.

X

A handwritten signature in black ink, consisting of a large, stylized capital 'R' followed by a horizontal line extending to the right.

CDCIP Board Chair

This document along with the digital recording constitute the official minutes of the CDCIP Board meeting held November 10th, 2025.