



Meeting Location: 1776 S. West Temple, Salt Lake City, Utah or
Electronic Video or Phone Conference

BOARD MEETING:

Monday, February 23, 2026

11:00 am – 2:00 pm

WEB OPTIONS:

<https://housingauthorityofsaltlakecity.my.webex.com/housingauthorityofsaltlakecity.my/j.php?MTID=me2a6af46d0033a02cd0b86462627efdd>

OR

<https://signin.webex.com/join> Then enter

Meeting number: 2553 070 2328

Password: 1776

PHONE OPTION:

Dial 1-650-479-3208 Access Code: 2553 070 2328 Password: 1776

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

Bill Davis, Chair

*Darin Mano, Vice Chair
Phil Bernal, Board Member
Palmer DePaulis, Board Member
Dave Mansell, Board Member*

*Tess Clark, Resident Board Member
Brenda Koga, Board Member
Fraser Nelson, 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. Public Comment – *each participant will be allowed 3 minutes for comment.*

3. Motion to Approve HAME Open Meeting Minutes of January 26, 2026, and Special Meeting Minutes of February 12, 2026. (attachment) *Board Chair / 3 minutes.*

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4. **STATUS UPDATE ON GENERAL CONTRACTOR AGREEMENT WITH PENTALON CONSTRUCTION INC. AND DRAFT PROPERTY MANAGEMENT AGREEMENT FOR ERMA'S AT FAIRMONT APARTMENT DEVELOPMENT PHASE I AND II.** *President, Daniel Nackerman, and Development Manager, Siah Siabi / 15 minutes*

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5. **CONSIDER AND ACCEPT FISCAL YEAR 2025 FINANCIAL STATEMENTS THROUGH DECEMBER.** (attachments) *Deputy Executive Director, Kim Wilford and CFO, Jennifer Nakao / 8 minutes.*

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6. **PRESENTATION OF THE REAL ESTATE DEVELOPMENT REPORT.** (attachments). *President, Daniel Nackerman/ 10 minutes.*

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Reports

- A) **Key Performance Indicator Report, Property Mgmt.:** Zac Pau'u, Deputy Director

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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 privileged 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

Report Provided by: Board Chair
Department: Commission



**Item: Meeting Minutes of January 26, 2026, and Special Meeting
Minutes of February 12, 2026**

February 23, 2026

BACKGROUND:

Review and revise/approve meeting minutes from Open Meeting of January 26, 2026, and Special Meeting Minutes of February 12, 2026.

(Attached)

RECOMMENDATION:

Approve the meeting minutes of January 26, 2026, and Special Meeting Minutes of February 12, 2026.

DRAFT

HOUSING ASSISTANCE MANAGEMENT ENTERPRISE

(HAME)

BOARD MEETING MINUTES

Housing Authority of Salt Lake City

Salt Lake City, UT

Monday, January 26 ,2026

10:59 a.m. – 1:15 p.m.

Board Members in Attendance

Michael Pazzi, Chair

Bill Davis, Vice Chair

Tess Clark, Board Member

Brenda Koga, Board Member

Darin Mano, Board Member

Palmer DePaulis, Board Member

Fraser Nelson, Board Member

Dave Mansell, Board Member

Board Members Excused

Phil Bernal, Board Member

Staff in Attendance

Daniel Nackerman, Executive Director

Kim Wilford, Deputy Executive Director

Britnee Dabb, Deputy Director

Paul Edwards, Agency Attorney

Jennifer Nakao, Chief Financial Officer

Zac Pau'u, Deputy Director

Jackie Rojas, Section 8 Director

Vicci Jenkins, Deputy Director of Property Management

Siah Siabi, Development Manager (via Webex)

Kelly Walsh, Senior Housing Analyst (via Webex)

Angel Myers, Administrative Executive

Legal Counsel in Attendance

Clay Hardman, Gilmore & Bell

Guest(s)

Catherine Wyffels

Annie Christensen

Lincoln Grevengoed

Leigh Anderson

Board Chair Pazzi convened the regular meeting of the Housing Assistance Management Enterprise (HAME) of Salt Lake City.

Roll Call of the Board Members present.

Public Comment

None

MOTION FOR THE APPROVAL OF THE HAME OPEN MEETING MINUTES OF HAME Open Meeting Minutes of November 24, 2025, and Special Meeting Minutes of December 18, 2025.

The President of HAME has provided each Board Member with a copy of the written minutes of the November 24, 2025, and Special Meeting minutes of December 18, 2025. The Board Members acknowledged they had sufficient time to review these minutes.

Board Chair Pazzi called for a motion.

Motion

Board Member DePaulis made a motion to **approve HAME Meeting Minutes of November 24, 2025, and Special Meeting Minutes for December 18, 2025.** Commissioner Clark seconded. The motion passed unanimously with Board Members, Pazzi, Davis, Mano, Clark, Nelson, DePaulis, Mansell and Koga all voting in favor. There were no objections or abstentions.

- 1) Staff Recognition/ *President, Daniel Nackerman / 5 minutes*

Dan: Yes, commissioners, I'd like to bring some staff up in the front here. Now we haven't talked much about the last couple of years of emergency resident assistance stuff, and just as background both the city and the county couldn't seem to spend all of their COVID funds and as such, they gave them to us to spend because we do such a good job of helping not only prevent homelessness, but if somebody's rent is too much fast due and they're going to get evicted or they're recently out on the street and need people to really help drive them around and find a unit, pay the deposit, pay a few months' rent, et cetera. So, we have two different kinds of

ERAP programs that they were called, and in that year and a half or two years, these people to my right spent \$3,000,607, 607 households they rescued or housed just in a year and a half and a half and a half. That was so impressive to one of our authorizing environments that being the county of Salt Lake. they just gave us another chunk of how much Zac?

Zac: 3.6 million.

Fraser: Wow.

Palmer: All right.

Dan: So, I wanted to recognize Brent Mower who is the boss of this under Zac's leadership. He was promoted to program manager in 2001. He also runs the TANF program assist with and very successfully, very similar although in that case you kind of have-to-have children in the household. And we're awarded our 3rd ten of grant. There's not a housing authority in the country that has TANF grants. That's usually a city or county, so in that award in July 2025 was for 2.3 million. Zulay, who's hired as an urgent needs housing coordinator, Britnee and I made up that name. It just fits; urgent needs housing coordinator and assisted these at least 163 thousand, that grant ended in December 2024.

And Lizabeth Reyes was hired as an ERAP eligibility specialist of 2025, used to be a receptionist here so we promoted her. Zulay, now kind of come back to the more standard section eight side, at least for today, we'll see. But I just wanted to let you know all this miraculous work that has been happening that you don't read up about them much in our board packages and it's just so real to help these families and if each of you would like to say a little something that'd be wonderful.

Brent: Well, you guys have to pay into money up front and we just get reimbursed by the county and city, so you know, and Jen over in County really hates us sometimes when we're spending \$300,000 past due rent and waiting to get a check back. So, it's been nice to have support of the agency and due to some programs, that have helped out, you know, 607 people in the last two years that's where part of the TANF program, so a lot of eviction prevention and in housing, so you guys want to say anything?

Zulay: No, I think this was a great program because most of the families, they were not eligible in any other programs and IRA was very good with this. So, we were trying, we were able to help people so that they were not able to get help anywhere. So that was great.

Lizabeth: Yeah, I'm very happy I was part of the organization and got the opportunity to really help people that were in really difficult positions and so I can help you.

Dan: Yeah, and all three of these staff, their careers are going like this since they got here. Don't take that to the bank. We sure appreciate it, and as you know, there's special gift coming for you. So, thank you.

Fraser: Dan, I wonder if we've done an analysis of how much, in addition to the wonderful human impact that you've had, how much money keeping people in their housing and not getting evicted and like how much money we're really saving in terms of hardship.

Dan: Yeah, we, we do have a lot of data as you might expect. We have to report that to the providers, but as an example, we've helped 244 people through the TANAF grant or households, 313 through the next TANF grant, 163 through the county ERAP, 444 through the city ERAP. But yeah, there probably are some national numbers available on the kind of rebound effect that has on social services, emergencies, hospitals, broken families, the result of lack of.

Darin: It may be impossible to know, but I'm sure it's ok. It's really nice to put a face to this program cause I, you know, said on the other side where we said, ok, a housing authority go do this, but we didn't really know how it was being done. So, it's nice to see your faces. Thank you for that hard work that you've been doing. Can you talk to us a little bit, like why, why have you been so successful at this? Is it that you're out like how are you finding the clients and are they existing housing authority clients? Like I've been really impressed that how fast housing authorities have been able to use that money when NO one else was able to.

Brent: You know when you have free money available it spreads like wildfire in the community, so everyone comes to you. The hard part is, you know how to prioritize, you know which families to help 1st and get the people that are going to be successful in the program.

So, a lot of that's, you know, we've been doing in our application processes, you know, you know, given that score and, and trying to get, you know, people who are at the most at risk help 1st and then slowly go down. So, I mean we help 607 families with ERAP, but I mean there's like 1200 applications that we went through, so not everybody got something, but some people may have not, you know, met all the eligibility requirements at the time so...

Dan: Tell them to which partners kind of used us to help as well?

Palmer: Yeah.

Dan: How did they get or the typical partners?

OPEN MEETING MINUTES
HAME
JANUARY 26, 2026

Brent: Right, you get your Workforce Services, you get Housing Connect, you get the Road Home, you get some...

Tess: VOA?

Brent: VOA, 211 most all the homeless ending referrals. Once the landlords find out we have some money, they'll usually refer people to us because they don't want to evict any months, they get paid for the rent that someone's there for, so

Zac: We've also been doing this for a number of years from one of our original TANF award, as Dan kind of pointed out, has escalated over the years, we're in seven years of TANF now and are now the largest provider in the state, so it's well known that if you need that rapid rehousing branches the main things.

Darin: Thank you so much for the work you're doing.

Dan: We did have another family self-sufficiency participant planned to come here today, but she had to work. Her check is going to be \$21,000, and she does plan on pursuing homeownership.

Dave: Is it required they use it for that?

Dan: No, NO, they can use it for pretty much anything. Some people buy vehicles, pay, pay tuition and you know one out of 15 has a big party for a couple of months. Well, I'm just being real about it.

Dave: Are you invited?

Dan: No.

Mike: We have done meeting minutes, whether we want to toggle over to the election.

Dan: So, we'll hold this meeting and open the housing authority meeting.

Palmer: Or do we need to have a motion to do that?

Mike: I think so.

Palmer: Yeah, I think we do, okay so I will make a motion that we pause the HAME meeting and move to the housing authority Agenda for today.

Darin: Second.

NEW BUSINESS

- 1) **AUTHORIZE THE PRESIDENT TO RATIFY A DEMOLITION CONTRACT WITH PENTALON CONSTRUCTION, INC.** for the Hazmat abatement, building demolition, electrical infrastructure relocation, soils remediation and basic site preparation at the Erma's at Fairmont senior housing development site. The Guaranteed Maximum cost is \$733,512. *President, Daniel Nackerman, and Senior Development Director Siah Siabi / 15 minutes*

Dan: Item eight is the authorization for the president to ratify a demolition contract with Pentalon Construction with the hazmat abatement dealing demolition, electrical infrastructure, relocations, soils remediation, etc. Late fall of last year, we with our partner Lincoln Avenue communities. We had already selected on a very competitive basis Pentalon as the general contractor, and we thought it would be prudent to get the hazmat and soils and other areas demolition of the brick building that stands there now going, so we executed a contract for \$733,000, and we're, just recommending that the board ratify that execution of that contract. It was analyzed profusely by all of us, including our partner in Lincoln Avenue, and it will save us a lot of time and the fact that we've already started interior demolition and hazmat...

Darin: And they've already been awarded the contract for the full control.

Dan: No, they haven't, that's coming to you at the next board meeting. But we just thought this prudent to to get it started.

Darin: So there's a chance that there could be a separate general doing it, but they have also bid on the or I don't know if that's public or not.

Dan: Yeah, the, yeah, this is this is some subcontractors of Pentalon or that will be on the master code. Pentalon, I guess is...

Tess: Dan?

Darin: Pentalon

Tess: Dan, So, we do not have a set date then for a groundbreaking.

Dan: No, in fact, we're gonna get into that later too in the meeting on the Grove project.

Tess: Okay. Oh.

Darin: I moved that we ratify that demolition contract with Pentalon.

Palmer: I second.

Bill: All in favor.

Palmer: I have one question though.

Bill: Yeah

Palmer: I went by the site. And I was just looking at the site itself. The construction that's going on to the south of it, that huge building, they've closed the road into that portion.

Fraser: They have.

Palmer: And is that going. How is that going to? I just want to know if the contractor that we're doing for the demolition and how are they gonna operate around that other construction?

Dan: Well, that other construction's nearing completion and it has been a total headache for the neighborhood and for the council members over that area we're gonna have to be much more careful about blocking the road and construction parking than that particular contractor was. Vicci's been coordinating with that contractor next door. They're leaving the roads open most of the time these days. They temporarily close them when it cranes comes out but it's much better than it was six months ago, let's say.

Tess: I was I was over there yesterday, and I talked with a foreman, I pulled up my house. Yes, and I talked with him and they do, they are only closing it when they are moving heavy equipment, but they do have a fence off because they are emptying out the inside of the building, our building, so they can do our demolition. But, but other than that. And there, there is that there is because they have, they also are keeping it because in case of emergency vehicles having to come in and out of that area, the only time that they said that they are closing it is for their heavy equipment coming in and out, but that's it.

Palmer: Okay.

Dan: And there's a well-used dog park there and the entry of that dog park is in that corner, that lot of complaints came from that over the years, so we're just gonna be a lot better I mean our project's not as that eight story...

Fraser: Yeah, they have had three cranes there too at once.

Palmer: I know I've seen I've been following along cause I think this is a spectacular project. Darin, do you know if, from the city's point of view, who takes care of the Fairmont Park. Is that a city park?

Darin: It's a city park. And to close the road, they're supposed to get us permit from the city, but there was a project in my district where they didn't get a perm or they had a permit and it expired and it just continued to be closed so I don't think the city's great at enforcing that unless there's complaints on it, so it is something that we're a contractor's supposed to have for each day pay a fine to go through the street.

Palmer: Do you know how the water flows through there to that pond?

Darin: I don't. Public utilities probably does, I'm sure it's part of the storm sewer.

Palmer: Okay. The reason I bring that up is because at some point with this project and how it looks over the park, and it's a real advantage I think for seniors living in this project that somehow that water and that pond, I hope will either be more accessible or cleaned up. That corner of it is not in great shape, right?

Fraser: It hasn't been for a long time.

Palmer: Yeah, I know.

Dan: Yeah, there's between the construction and there's been homeless...

Palmer: Yeah, that's been a problem too.

Dan: Yeah, but yeah, we're we'll, we'll have a chance to get very involved in.

Palmer: Okay, I just wondered if...

Darin: Testing some improvements to the park so that it's more accessible to our community residents.

Palmer: That corner, that corner there's we're sided across it's a...

Dan: Huge improvements coming to the park. Our timing is perfect.

Darin: We should engage with public lands right now because there was of the 85 million 805I think million-dollar geo bond that was approved by voters. Yeah, there was money earmarked for Fairmount Park that they're figuring out to spend right now.

Dan And it's coming fast.

Palmer: Yeah, so that would now be ok. I would propose we do that in engagement because this is a real important part of this project is that park.

Fraser: My understanding is that that the planning for that is occurring now and that the changes will be made in either late 2027 into 2028. So, we can think about our construction timeline in relation to when they'll be doing those improvements because obviously that'll be critical to them if they need to push them off. If we should let them know now or if we will be ready to let them know.

Dan: Yeah.

Palmer: Yeah...

Darin: Sounds like some things to coordinate with...

Palmer: Okay...

Dan: And there's money

Fraser: Yeah, there's quite a bit...

Darin: Yeah, there's lot, it was added in last minute so...

Fraser: I was keeping a close eye on that money...

Bill: If they run out of money, and that's not included that somebody can apply for a CIP grant.

Fraser: I don't think it was a CIP grant.

Darin: It wasn't.

Fraser: But it is set aside for the park. In the buddy, the buddy's there.

Darin: Right.

Bill: What I'm saying is that they, ok, they lay out their plans we're gonna do, but it doesn't include that money is tight...

Darin: There's another we can do it.

Fraser: We can go to CIP...

Dan: Is that half a million max?

Fraser: Yeah, I believe so,

Bill: yeah. Well, I know it's \$50,000 minimum.

Fraser: I think it's half million.

Bill: I don't think there's a max actually. There's NO max on it.

Dari: Although the VIP program funds projects at much bigger than half a million, but I don't know if there's a half a million max on like residents submitted or public submitted.

Dan: Well, that's the one I'm thinking about.

Darin: There might be I.. I don't think there...

Dan: Tess and I are working on one for the road in front of Pamela's.

Fraser: Well, who whose job would it be to follow up then with public lands?

Dan: This guy right here.

Fraser: Okay, great.

Dan: Siah Siabi. Could you stand up, please? Siah has been performing miracles for a year without being very visible. He's got some kind of lofty title of senior executive development director chief.

Darin: That's a lot of words.

Dan: But Siah has a degree in real estate development and architecture. He's been a professor of architecture. Don't hold that against him too much Darin.

Darin: Hey...

Dan: He's got a lot of real-world experience. He leads our kind of s small group of, we call it the red team, the real estate development team and you'll hear from them a little bit more later, but Siah would be great following up on things just like that. In fact, he knows a lot about the Asbestos approach the Grove building, probably more than the city would. That's really our project. We're just having to apply through the city.

Palmer: So how do you spell your name? Is it Cia H S I A H

Siah: S I A H? Like see you, I guess...

Palmer: Sorry, I didn't look at it. Cia. Okay.

Siah: Yeah.

Palmer: No, we want you. See you.

Siah: See you later I guess.

Bill: What is the eight-story building that's next to...

Dan: Luxury apartment?

Bill: Okay, item nine... Authorize the President to Ratify a general contractor contract with Wadman Corporation...

Motion

Vice Chair Mano made a motion to **AUTHORIZE THE PRESIDENT TO RATIFY A DEMOLITION CONTRACT WITH PENTALON CONSTRUCTION, INC.** for the Hazmat abatement, building demolition, electrical infrastructure relocation, soils remediation and basic site preparation at the Erma's at Fairmont senior housing development site. Commissioner DePaulis seconded. The motion passed unanimously with Board Members, Davis, Mano, Clark, Nelson, DePaulis, and Koga all voting in favor. There were no objections or abstentions.

- 2) **AUTHORIZE THE PRESIDENT TO RATIFY A GENERAL CONTRACTOR CONTRACT WITH WADMAN CORPORATION** for the construction of the Atkinson Stacks portion of the Sunrise Metro/Atkinson Stacks Permanent Supportive Housing project of 100 units. (218 total with Sunrise). The Guaranteed Maximum cost is \$25,809,897. *President, Daniel Nackerman, and Senior Development Director, Siah Siabi / 15 minutes*

Bill: Okay, next thing is the ratified general contractor.

Dan: This is similar with the last item was only at a much larger scale, you may recall on sunrise/at those were funded as one 9 % project by the state. But it really is two projects, the rehab of Sunrise Metro plus adding 18 new units to Sunrise Metro plus building a hundred new units all through the previously unhoused. So, we're well into construct of renovation of sunrise and the construction of the new units.

In order to financially close on December 23, I'll just mention that date since it ruined all my holiday plans, we did sign the phase two construction contract \$25,809,897. That's with Wadman construction that has been part of this project for two and a half years. So, there was kind of came on board as part of the original team. So, we're again just to be thorough, as to the board ratified the general contractor contract with Wadman, that 1st contract they had was \$11,982,111 which this board did approve for the renovation and the new construction. They've done a great job, they, you know, we're never happy with the schedule of these days on some of the progress, but Sunrise picked up the pace dramatically in the last couple months. In fact, we're moving people into the newly renovated units already.

Fraser: Beautiful.

Dan: There have been a little over \$600,000 in change orders out of a \$12 million contract. Those change orders primarily came from, owner directed changes at the beginning of the project that will save us and costs later, but also some issues with the plans and specifications Of that we're working with, but we're recommending ratifying the \$25,809.897 in is the AIA 'A102" format and we're going to be glad that we did execute that because we're already cost a lot of money to flow too as well since the holidays. The state \$9 million grant is now flowing; we were worried that that was just sitting there untouched. We got reimbursed for a lot of our predevelopment costs. We were reimbursed for some of the out-of-pocket costs where we paid for some of the construction. I'm looking at Kim because we're both at one better sleep after that financial closing.

Bill: Any questions? Comments. Alright moving to number ten, which is considering and accept fiscal year 2025 financial statements through November.

Motion

Commissioner Koga made a motion to **AUTHORIZE THE PRESIDENT TO RATIFY A GENERAL CONTRACTOR CONTRACT WITH WADMAN CORPORATION** for the construction of the Atkinson Stacks portion of the Sunrise Metro/Atkinson Stacks Permanent Supportive Housing project of 100 units. (218 total with Sunrise).
Commissioner Clark seconded. The motion passed unanimously with Board Members,

Davis, Mano, Clark, Nelson, DePaulis, and Koga all voting in favor. There were no objections or abstentions.

3) CONSIDER AND ACCEPT FISCAL YEAR 2025 FINANCIAL STATEMENTS THROUGH NOVEMBER. (attachments) *Deputy Executive Director, Kim Wilford and CFO, Jennifer Nakao / 8 minutes.*

Dan: This is a reminder that this is through November for 2025 and I believe we had some very last minute changes on this. Is that true Kim?

Kim: There was a correction. I think they were replaced in the packets.

Dan: Okay, good.

Kim: Everyone should have accurate.

Dan: Good. No, so just to give a quick overview, the trends for HAME are struggling near the end of 2025. We were doing pretty good most of the year and compared to our projected budgets. Oh, thank you. But the trends have suddenly turned since last September or October and November. Both on the revenue side and on the expense side. So, as you can see, overall, there's still a net residual income for HAME properties and programs of year end of a positive \$680,225; however, that's significantly less than what we had projected. There's some, we're still really digging into it. The Jefferson School properties, which changed managers, got kind of hurt on that.

And there are, of course, on the revenue side the spreadsheets attached kind of explain these differences the units themselves as properties have a net residual income of \$1,238,359 through November. But again, that's quite a bit less than we had projected for the year. The other funds are, well the management fund is actually a positive \$67,255 from what we projected. And then the homeless properties have also lost significantly more funding than we had projected. Some of that you've heard about over and over the sunrise metro vacancies that we had to create in order to do the instruction you know caused NO rent being paid as an example. But, but we're very concerned and we'll keep reporting on what is happening, in certain you know the overall expenses are within 7 % of the budget and the overall revenue is 6 % less than planned.

But really there's two things that can be happening. One is for reporting before September, October, and November. And of course, the other option being expenses suddenly rising and revenues suddenly waiting. So, I thought I'd give the report instead of Jennifer who's, she just gets to find the money and report on it but when it's bad news, I think it's my role too.

Ill: When I did glance at this, I said wow, that's a lot of reading, but upon reading it, it's though.

Dan: Yeah, I would encourage board members to read the notes to connect it to the spreadsheets which are fairly detailed as to why there's differences. We could go through those today if it really is but it's disappointing the trend towards the end of the year is disappointing and it will end up of course our year end close we'll solidify all this through December. And the other good news is that the housing authority's portion is not nearly as alarming.

Fraser: I'd like to dive in if, if I could on the Jefferson school house. You know we've heard from the city police department about the increased number of calls to the Jefferson schoolhouse. It was like the hot spot, seemed to have calmed down for a little while, it's back up again. And I'm wondering how the, how these financial numbers relate to the property management relate to the, to the amount of crime that was occurring there. Can you kind of help give us a little texture about all of that?

Dan: Well, there, there would be a lot more expense there because we've done a whole lot of crime prevention through environmental design there. So, what you'll see is more capital improvements than normal at that site because of automatic gates, cameras, lighting, and things that we've done there. We're still, we've reanalyzed a lot of the data and so we're still working hard. One of the big issues was that automatic gate had stayed open for a couple of months and allowed people to loiter there an automatic vehicular gate. But another one was that our new property manager is calling the police much more often. Which the neighborhood construes as a big rise crime.

Fraser: But this property manager which when you say that the property manager, I'm just trying to follow this along with that there's a new 3rd party property manager, so that's a new one as of you and it replaced the one that was not doing a good job.

Dan: Right.

Fraser: Okay.

Dan: So, it's not a new new one, but we're still paying a price of that old manager, not that we're blaming them completely. The one we fired didn't help those projects budgets at all.

Fraser: This is not a brand-new new property management.

Dan: Right.

Fraser: Okay.

Bill: Okay, any other comments, questions? It doesn't look like it. Oksy, we'll move on to item eleven, which is approved plan review fee for phase two.

Motion

No motion needed, just consider and accept the report.

- 4) **APPROVE PLAN REVIEW FEE FOR GROVE PHASE 2. (NEW CONSTRUCTION).** (attachments). *President, Daniel Nackerman/ 5*

Dan: Okay this is a relatively perfunctory item. I can't spend more than a hundred thousand without you guys. I wish I had a similar arrangement with my significant other, but this is the planning plan review fee for grove phase two. We've actually submitted plans now for the entire grove site, both the historic building and grove phase two, and the fees are \$125,000 and we are asking to approve that payment.

Bill: Any discussion? At some point we decided we're gonna develop new construction and the rehabilitation of the public safety if the asbestos remediation takes longer than expected and we just go forward with site?

Dan: I didn't want to say in front of the city, but we have a general contractor now and they have subcontractors now, and we'll, you know, we're gonna be able to start the abatement once we get control of the site and we may delay getting control if it looks positive to get that grant. So, we're just sort of chasing the money after the schedule. So, oh, the other thing is we do anticipate, and I know this is a public meeting and it's recorded, we anticipate continued savings on the asbestos as we dig further into the actual scope of work.

Bill: What I was implying was the remediation we ran into the roadblocks and the safety building. We can continue to make progress.

Dan: Yes.

Bill: Okay. Do I have a motion?

Motion

Commissioner DePaulis made a motion to **APPROVE PLAN REVIEW FEE FOR GROVE PHASE 2. (NEW CONSTRUCTION).** Commissioner Clark seconded. The

motion passed unanimously with Board Members, Davis, Mano, Clark, Nelson, DePaulis, and Koga all voting in favor. There were no objections or abstentions.

5) PRESENTATION OF THE REAL ESTATE DEVELOPMENT REPORT. (attachments). *President, Daniel Nackerman/ 10 minutes.*

Dan: Board members I passed out kind of our overall master list of projects. Some of them have that have had related starts, but as we're here today. We have four projects under construction. Yeah, I'll just give you a moment to kind of look at the whole pictures. This very, very simple. Schedule really just looks at the ultimate milestones, one being the groundbreaking, the other being the ribbon cutting. Predevelopment and financing and procurement and design and are all within those, but those become kind of the omnipresent milestones.

Fraser: Okay. This was the thing we originally did have on paper, right?

Dan: Yeah.

Fraser: Ok. Is there a way to know, I'm sorry, I just jumped in. Is there a way to know which of these is late and by how late?

Dan: Yeah, from this moment from now on we're gonna show exactly what's lagging and what's moving even on this chart. I thought I'd also give a little more detail primarily on the ones that are under construction. And we're about to do an interview with Build Salt Lake, so some of this will be hitting the press in the next week, I would say. We're going to kind of meter them out with the press as well as with the ground breakings, commissioner Tess mentioned.

If you look on page 51 in your package, I've got too many things at once. This we'll just breeze through these fairly quickly. Starting with the Northwest Pipeline building, as you know, it's at 321 east 200 south, we're planning 63 units. I just thought I'd give you an example of the rental rates at the end of this our big milestone here is to go to the city in the next two to three weeks. And I think it's public knowledge now, we're hoping to buy the problem from the city for \$1 million, even though it's worth a lot more. We just leave it at that.

Bill: At some point, where are we gonna like buy for a dollar I think. Well, there's maybe that was aspiration yeah.

Dan We are anticipating applying for the primary funding with a 4 % max credit application. We have, I admit I explained that we did already apply for the building permit quite a while ago. We've selected Big D construction as the contractor. We're in final negotiations with them; all of this is public knowledge so and if they don't work out

the very closely ranked number two firm of Bonnaville construction will be negotiated with.

As you can see, the hard costs at the bottom are 28 million, we share that developer fee of 3.6 with a couple of partners. They take up I believe 35 % of the fee. So, the groundbreaking for this project will likely be November of this coming year. But I thought I'd give you a little taste of what the ranks might be like. This would be about half housing choice vouchers and about half, well with tax credits kind of underneath the vouchers. There's not much difference between the two, but just as an example on two bedrooms.

The two-bedroom rents for about half of the project will be 1000 01:50 to 1400. However, some of those will be as low as \$828 for two-bedrooms.

Fraser: Wow That's nice.

Dan: Yeah, And then on the other half. The average rent will be 87, but some of those will be as low as \$600 to \$800 because those are more percentage of income type rents. So, the average incomes of the two-bedroom households, which sometimes will have three people in them obviously. There will be around \$50,000 to \$55,000 on the low end and \$78,000 to \$880000 on the high end. So, these are not extremely poor people that we are housing.

Although we do have some targeted units for the some low, very low income, and it's hard for us. We're as a staff trying to stop talking about AMI. And stop talking about, you know, payment standards and section eight FMRS. We're gonna start talking in average rents and average incomes. Just because, there's so many public presentations and we've done a lot the last couple months. It's just, you know, it's a complicated field because household sizes are different, programs are different, but I think we're just gonna really we've been trying for the last month or two to speak in rent and income instead of technical.

Fraser: Forgive me if I'm if I'm misremembering, but have we abandoned the homeownership component of this project?

Dan: We have not abandoned it by any means, but we are not building units on site that will be sold on site. We've got kind of a two-level program, our family cells sufficiency program. We've committed to at least 16 units being where the families that live in those will be educated and helped towards homeownership using our FSS program. I'm pointing like this similar to some of the FSS families we've sent here. We've also committed to a level of services for all the tenants at these buildings that is geared towards homeownership and financial literacy, et cetera. So, we weren't able to really have an onsite for sale program, but we have kind of a software version lining up residents for homeownership.

By the way, we think those homeownerships, they'll arrive much faster than some of the existing home ownership programs you're hearing and reading about or rent to own type programs.

Fraser: And what's the reason, was it just that it didn't pencil or?

Dan: Yeah, we just really couldn't find the financing at the time that matched. Especially at a dense level and I think today might be different. If we started over, we might be able to squeeze in 1st time condominiums because the state set aside \$300 million of which they have about \$2800000.

Fraser: Well, I'd like us to just see what learning came about that we could apply to mansell manner and other projects going forward because I know that's been a commitment of this boards. And housing authority to increase home ownership with neighborhood.

Dan: Thank you.

Palmer: So theoretically, and we were reporting on that later today too. So theoretically, if, if I'm renting in this facility, and I'm in the homeownership plan and I, that ramps up, I can take that and go to a unit.

Dan: Yes, go somewhere else

Palmer: so that would be over here Mansell

Dan: Yeah, or really even anywhere.

Fraser: It's through that other program as opposed to a building based in the building, which was the original plan.

Plamer: Okay, got it.

Bill: I wanted to make a comment based on, oh, Dave, go ahead.

Dave: Compared to what we did today earlier and giving people money for their housing, but we don't require him to buy housing with it. Does that sound strange? I mean here's my housing, but you don't need to buy a house.

Dan: Yeah, most of the graduates and family self-sufficiency are on their way to a much better financial and quality of life et cetera. Seven of them last year bought a house. But any aspired by that housing, Britnee could probably speak to that.

Britnee: 60 % of the graduates last year bought houses or had bought houses by the time they had graduated. We know of three more that have since bought, but they the goal is the financial stability of their life. So, we had other start businesses get rid of debt so they could move forward and we're able to get off the program.

Dave: Okay. All right, so the idea then is to help them get in a position to buy even if this money isn't used for it.

Britnee: Correct.

Dan: They might buy it two years after they graduate, you know, they're better.

Bill: I was gonna make a quick comment based on our chart with the blue and green and salmon. It's when I joined this board three years ago that one of my personal goals and board concurred was to do more I'll just you know and looking at this in 2026, I'm gonna have however many which means in 2027 that I think we have done more.

Commissioners: Yeah, yeah...

Dan: Yeah, and our development committee has been very helpful too in guiding us. The next page is the new construction portion of the Grove 133 total units. This one way up 86 parking stalls. The other one is very tight by the way. This one will have the groundbreaking again likely October or November of this year with the complete project done in mid-2018 hard cost.

And a similar, we do have Bonnaville construction on board with sort of consulting on engineering or value engineering, you know, what should we but that will be out on the street soon for a general contractor the new constructions. Sunrise metro, well under construction, a hundred units plus the 18 add on units, all one bedrooms, all for the previously unhoused. We think this portion of this project will be done in another two months. We've been very, very lucky whether we declare the top on for the new construction 18 units been very lucky on NO precipitation. I should probably mention our partnership with Wadman has still gone well, but we've had a few UPS and downs on schedule issues, I guess primarily, so we're gonna have some strategic meetings in the next week or so to make sure we're on the same page.

Palmer: When did you say that this will likely start wrapping up?

Dan: It's going to be dried in, very soon...

Plamer: And but you said people were moving into units.

Dan: Yeah, there's parts that I'm asking about because of our rent situation.

Dan: Yeah. We're gonna we're starting to gain rent again

Dave: Yeah, the rehabs part, right?

Dan: Yeah, the new rehab part. Yeah.

Palmer: Okay.

Dan: And then the 18, there's 18 new units blobbed onto the rehab part, a big mistake probably but those will be done in a couple months as well and somewhere I have on here when we're sort of having the ground breakings in March, April and May, a lot of these spreading them out a little bit. The next is Atkinson's tax. That's the new 100 units for the previously unhoused. Construction technically started right at the end of December. We did close on a very difficult financing. We've signed our lease with sacred circle, the health center that's gonna be on the ground floor again similar to Pamela's. The building permit obviously has been issued. But this one we are considering a ribbon cutting, I'm sorry a groundbreaking in my notes were in April of 2026. That's again Wadman construction.

Books cliff lodge, I just had déjà vu all over again. We've been talking about here for months and months, years and years. Yes. Is that time years and years. Yeah, on Book Cliffs I wanted to specifically mention some fantastic work from Siah. We're getting ready obviously to put you don't have this, but I can pass it out if you'd like. Yeah, I will pass it out. So we're ready to put construction signs on each of these projects. Some will be four by eight, and some will be larger.

Fraser: There already up. There are big signs all over it.

Dan: Yeah, but they're mostly the contractor. In fact, they are. So, on this one, we'd like to kind of have your permission since it took so long, we'd like to put your names on the sign by alphabetical order.

Dave: Yeah, NO.

Fraser: Not all my neighbors are really excited that this is blocking their view of the mountains. Yeah, I might be forced to be on my HOA board if you put my name on that.

Darin: You'd be forced onto the HOA...

Fraser: Yes, might be forced on the HOA board if...

Dan: Okay, well I just wanted to mention that. we won't it just some have waited so long, and this is well under construction in case you have been driven by.

Darin: I need to drive by.

Bill: You can't there is so much construction.

Dan: This is Headwaters construction, which...

Tess: Nice.

Dan: And you can see we've, reconnected with the Urban Indian Center.

Palmer: That's good.

Fraser: That's good. Really good. Can you dive a little more into the relationship with Urban Indian Center?

Dan: Well so far, we've met with them several times. They haven't come up with any money to help us they do have the money to do a large mural on the side of one of the buildings, maybe even in more than one place. And we've also agreed to affirmatively market to that population, meaning, you know, you can't hold units or anything, but you can aggressively market towards the native American population. But we're continuing to meet too, as an example. There's some creative ideas on their own expansion on their site, that we might be able to help with and so we're, we're pretty excited about what they plan to do on their own sites, and then maybe even what we can both be commonly in the immediate neighborhood, you know, as an example, build, build more units on that parcel that nobody seems to care about, et cetera.

So far, the actual we might work with them as an example to pressure these 7-eleven. If we could get a state bill passed, I think that allows condition...

Darin: Allows housing authorities to have the con power of condition?

Dan: They do, by the way they do in many other states, I used it frequently in California.

Dave: really?

Dan: Yeah.

Dave: We don't want to be California...

Fraser: So, I just think that if there are amenities or changes to book close lodge that were private donations would be helpful. I know I've had conversations with one bank about this project, and you know maybe if it's just like an art they I mean, not millions of dollars, but an art thing or something that, you know, internally could be placed, I think we have at least one bank interested. They also fund the urban Indian center but if it came through, it wouldn't touch the urban Indian centers funding with them if it came through our organization. So, they want to see like plans and ideas not just like vague...

Darin: What would they be funding?

Fraser: Like if there's something on the interior or anything along or something like that. I've just been waiting to have a conversation about if there was something physical that I could bring to Kate and said this is we need \$40,000 for this, you know, I think we could get it.

Darin: Is that something that the I mean that's if we're doing something to honor the sort of the American community here, like having them design yet and tell us what they want.

Fraser: Design it and then because They're a big funder of urban Indian Center and we don't want to get in the middle of that relationship, but we could come, they could give more money if it came through this group.

Darin: So, you mentioned that there's a mural that they are already interested in funding. Is that, so that conversation's happening, it sounds like that?

Dan: Yeah, and they said If you can, you know, work with us but take the lead in finding the artist as an example...

Darin: So it sounds like from what Board member Nelson is saying is that there might be some additional funding available. Yeah, so I think whoever's having that conversation with Matt Foss, let's say share with them that we may be able to help with some additional things beyond the mural if they have ideas. Yeah, I'd like to hear that. I'm really excited about that project, just I know we keep talking about how long it's been taking, and it has taken a long time. But it, yeah, it's one that I've just only forwarded waiting for groundbreaking for a long time so yeah

Dan: You know there was a false narrative that there was some problem with the financing etc. It just came this close to being financed about five times. You know, they have tie breaker points and.

Darin: Yeah.

Fraser: So, we're NO on the names, right?

Dan: Well, it sounds like Darin wants his on there so...

Darin: NO, I didn't say that. No, I don't think we should put some of the names. So, I think if there's commissioners that don't want their names.

Fraser: I'm fine with it. I just think it's kind of silly.

Dan: I mean it's the only one we're proposing, the others were not proposing. But I was more like look at Dave Mansell's working on it since we bought the parcel.

Dave: We thought we were gonna build on it like the same year it's been a while.

Dan: Then you can touch base with you once more before...

Darin: We print the sign.

Dan: Yeah.

Bill: Why do you want the names on it?

Dave: We've never done it.

Dan: Just as you, you've invested so much of your time in it.

Fraser: I don't know if it's good

Dan: There might be some commissioners working on it that are deceased for all I know...

Dave: If it keeps going the way it is, they will be.

Dan: But make sure you drive by there.

Bill: I think like when the city does projects that the mayor's name is on it...

Palmer: Put the chair's name...

Bill: The city council, yeah, I don't care because no one knows me.

Dan: Headwaters is the contractor. You approved their contract quite a while ago. So far, they've held their pricing is another big up some downs. Next one is Erma's at Fairmont Phase 1. That's 55 of the hundred and ten units Pentalon, as I mentioned earlier, is the contractor. Again, we're, as an example on the construction sign for that one, we're really emphasizing "The City," because "The City," helped us with that \$6,640,000. We're expecting the building permit around Valentine's Day, so the groundbreaking there might be May, April May.

Again, the \$3 million developer fee, we're only getting 40 % of that because Lincoln Avenue communities is our partner 5050 1 % on some parts of that so we can make the hard decisions

Tess: Dan.

Dan: Yes.

Tess: We're gonna since that's all done, we're gonna do phase one and two together.

Dan: We're trying to do them; they were two different 9 % applications and they have two different sets of lenders in a way. Goldman Sachs is on one...

Tess: Fannie Mae, Wasn't it? Or was it Goldman,

Dan: Goldman and Key Bank, so we're trying to compress them into one project as soon as possible.

Tess: Okay.

Dan: The 2nd phase is again we're speeding that up quite a bit Pentalon will be the contractor on that as well.

Tess: Okay.

Dan: Developer fee is a little bit smaller on 2nd phase because a lot of garages and that type of construction is going into 1st. Then last but not least, we also, I have a handout for Graney Junction, which is our joint venture with Brinshore the Fleet blocks. I'll have a separate handout on that. But we're making huge progress. I want to give Siah a lot of credit for this on Mansell Manner, which took a really long time to launch. We've now really narrowed it down. We've selected an architect for the 1st portion called Think Architecture. Are you familiar with them Darin?

Darin: Yeah.

Fraser: Where are they out of?

Dan: I believe Sandy.

Darin: They're like, well, last they knew they were in the old mill area, Cottonwood Heights, I think. But they may have moved to Sandy, but it's all that's all the same area. JSA, John Shirley, and then they merged with. Anyway. All right.

Dan: Who's the principle we're dealing with?

Siah: Tyler, I believe, is it?

Dan: Tyler or somebody? We have a significant issue here the rezoning of these properties around here have been a real hodgepodge of confusion, including by the Salt Lake City planning department look at you anymore for that...

Darin: Like I had any...

Dan: Darin had promised to fix the plan. The, there's a hodgepodge of zoning and parcels. We were trying to get it under a more logical couple different types and the other benefit to that was it dissolved a lot of space that would have been unbuildable but the long and short of it is we're going to the planning commission, Wednesday night to try to basically downzone the property, I bet NO one's ever heard that

Darin: Not very often.

Dan: Well, it doesn't appear that way in many venues and agendas, but we're basically proposing density and building height, that is less than allowed in many cases. Not on purpose, just the kind of designs we're working on, you know, the construction cost of the heights of buildings etc. But it looks like it's going to be to Fraser's comment, a mix of apartments, townhomes and condos, and we're going to try to force feed homeownership into the townhomes and condos. So it could end up being a fairly significant 1st time homeownership campus, which would be appropriate since the Mansell family has been doing single family for years.

Dave: I don't have any comments.

Bill: They need to know we'll put your name on that on that sign for sure.

Dave: And my phone number and address...

Dan: That might bring out a lawsuit...

Bill: I have a question. You presented this to the Ballpark community Council last month, or was it? We talked about how some people showed their name was didn't like it, but did they make a formal recommendation that they supported it?

Dan: Yeah, I, it was a mixed bag, there was some confusion I'd say because of all this, we were really going there to talk the rezoning is just about half of the site that will be there. We weren't talking about the other half that already is properly zoned for what we want to do. But the, I think the chair did say they would support it at the end.

Bill: Yeah.

Dan: With a letter or email or something. Ironically the time for public comment passed 19 January. So, we're, we're respecting the fact that we're still getting input, but...

Fraser: Mr. Chair, I think it raises a general issue in the ballpark neighborhood that people are getting pretty concerned about how much affordable and deeply affordable housing there is in the neighborhood is related to, you know, home ownership opportunities and more market rate housing. And there's been, you know, recently First Step house announced that they're trying to do a 60 plus bed unit on 200 West that wasn't announced to the community and they can just build it cause it's zoned. So, I think there's generally, we're hearing a lot of this at the ballpark action team like at what point does the neighborhood have enough deeply affordable and affordable housing and we won't get the kinds of amenity.

The feedback we're getting from developers is we won't get the kinds of amenities we need in the neighborhood like a grocery store, et cetera, et cetera, if, if there isn't a mix of incomes. So, I think some of the pushbacks about this project or, you know any project is coming forward. And then I think it was also, there were some people on the call and in other meetings that the concern is that Jefferson schoolhouse was such a problem for a while that now we're gonna have another large, very large facility run by the housing authority and they're not doing a good job with another large unit. So, I think there's quite a bit of reputational issue going on that I think we really need to take seriously.

I mean both in terms of what makes a healthy neighborhood, in terms of mix of incomes and homeownership and what the housing the authorities do ensure that the you know the units that does manage are well managed and because of the proximity of Jefferson schoolhouse apartments to the park and the amount of drug dealing and prostitution that was going on in the park, it was not hard and the number of times that the cops were getting called it was not hard to conflate all of those things.

And I think we should just be prepared for more of that and for, and to make sure we're doing the best we can to manage our units well and to provide homeownership opportunities and mix income and other things. And we've talked in the past, and then I'll

be quiet about, you know, what is our public relations? Where's our annual report? What's our strategic plan that we could say to the community, this is what we provide, and I have, you know, I'm just wondering what are we doing around those kinds of critical touch points for the community? Cause otherwise I think it'll just continue probably get worse, frankly.

Dan: Yeah, and that 1st half, I would say do does everyone remember when the people next door were coming here and saying there was a giant crime wave. Did you know that there was not a giant crime wave at all? So, there's a lot of stereotyping going on.

Fraser: Yeah.

Dan: And a lot of people not checking facts as well. I'm not being defensive, but Jefferson school is a very nice place to live right now always was, was six months ago, it was two years ago. There are, there were a few issues there, but it's a, it's a nice place.

Fraser: Well.

Dan: So, I've dealt with those stereotypes for 31 years. People paint with a broad brush. They think if someone in the park is committing crime, they must live at Jefferson.

Fraser: Dan, that's not what I'm suggesting.

Dan: That's what I.

Fraser: The back-and-forth gates were open.

Dan: Yeah, yeah.

Fraser: There was a drug dealing going on in the parking lot of Jefferson school. I was...

Dan: No, NO,

Fraser: I just see every day...

Dan: You need to know that there's a lot of stereotyping going on, and everyone does that. They look for more simple solutions instead of complex solutions which are what are needed. So, it's fine. I agree too on public relations. But so again take that. That came up at the meeting. Somebody drove into that site four years ago and was shot. And in this meeting, it was said, this meeting for the rezoning, it was said that we're gonna create another place where people get shot like they do at Taylor Gardens. Taylor Gardens were two criminals chasing each other one they pulled in there, one shot another and took his

car. There's never been a connection to Taylor Gardens residents. Yet it came up in the rezoning meeting for this project. So that's all. It just there, it's somewhere in the middle.

Fraser: It is people's perception and their concerns, how valid they are or how factually that exists, and so if you're looking at doing a very large project, Bookcliffs coming in this huge reason are just gonna want to be aware and...

Dan: Let's talk about this large project for a minute. It's likely to be mostly homeownership and a mix of rental incomes.

Fraser: See, I think...

Dan: That's a lot different than a big, large project arriving that's going to have crime and, and that type of thing. So, I get it. Perception can be reality as long as we're checking on the reality at the same time.

Fraser: And I think that when this project is presented in that context, these are the kinds of units we're gonna be doing. It was presented, I think what people got off on the wrong foot was, this is a, if you look at it physically, it's a lot of it's a lot of land with a lot of stuff and a lot of people. And so, it's sort of like, oh, what is this gonna do to the neighborhood? You know, it's gonna really change this neighborhood. And so, people are very heightened about that. We've worked hard as a neighborhood to improve the neighborhood and housing authority is an important part of that. I just think we need to be a little bit more proactive in telling a positive story.

Dan I agree...

Fraser: And I don't think that that particularly in the ballpark neighborhood where so much of the construction that's gonna be occurring here is at the heart of the neighborhood and in the single-family home part of the neighborhood, which was down, you know, zoned to keep it single family home. So, I'm just anticipating I'm just telling us this

Dan: it was actually it's been up zoned lately in a lot of places.

Fraser: Yeah, but this part here, thanks to our chair is gonna be able to be retained single family home. So, there's a lot of, there's a lot of, there's a lot of heightened awareness and concern. Yeah, yeah. And I think that given everything that's happening in the ballpark, with the stadium, with everything, there are a lot of, gonna be a lot of eyes on this project and a lot of, just a heightened awareness of the, of the housing authorities role, and I think we need to be prepared for that. I think we've got our stories straight. I think we've got to do better PR and be, you know, just be on top of it because that, that meeting was just a scraping at the top. I mean there's a lot underneath there...

Dan: And so again the facts that meeting were lower building heights and less density. So those are the facts. So, if everyone says they're gonna build really tall buildings and they're gonna have, and of course there's always another layer that I'm aware of for 31 years on stereotypes. It's almost, at the very least, kind of a disrespect for renters in general. 40 % of the United States rents for So it's a stage of life. Well, I used to say raise your hand if you've never rented in your life. But along with that layer, sometimes it is discrimination too you know, people think, oh, more renters, more black and brown people, and I'm seeing some of that frankly.

Fraser: Well, the ballpark is the renter's neighborhood, the ballpark.

Dan: Oh, I know.

Fraser So, I don't think it's anti renter. I just I'm just saying we need to be prepared that there will be some pushbacks about the number of projects going into the neighborhood that...

Dan: We have some data here today on the number of projects going into the neighborhoods compared to others. But I agree especially on my public relations part.

Fraser: Yeah.

Darin: So, Fraser just so I'm understanding your I think I understand your perspective, I understand the neighborhood's perspective, and I know that we've talked had this conversation several times, but you're not proposing that this project be reduced in scale or...

Fraser: No NO I just

Darin: That we're prepared.

Fraser: I just think we need to be prepared because I think some of the feedback at that meeting is about the reputational issues around the housing authority, and I think we need to be proactively promoting the quality of project, the process, the additive nature of these projects to the neighborhood, I think we need to get out in front in a positive way and I I don't know that we've done as good as a job there as we can when you see the pushback that if somebody brings something up from four years ago, it's because this neighborhood as you well known council members is nervous. It's trying to turn the corner, and it wants you know, and so I just think we can say we are part of turning that corner. We're adding all these things. We're doing positive things and I don't think that reputationally we're quite there. And I, that's where I think as a talent, you know, as a group of commissioners especially with a number that have deep understanding of the

ballpark neighborhood, we can be helpful. I don't think it's discrimination against, this is a lower income neighborhood I don't think it's discrimination against low-income people.

Dan: The gentleman who was the only one who voiced real opposition to the reputation of the housing authority out of the seven or eight people that were there. Clearly has race-based issues. He's our neighbor here. This board all knows him.

Fraser: Yeah.

Dan: So, I'll just repeat that. The gentleman who was there, who was the only one who be smerged publicly, the reputation of the housing authority, you know, clearly is a vigilanti strange man with racial motives...

Bill: And nothing we could do is gonna change his mind.

Dan: Well, now it's the whole meeting...

Bill: Right but what I was gonna say to maybe move us along a little bit is I think that we could do that would be really quick and easy. It's kind of like a fact sheet with bullet points, this down zoning

Fraser: The positives...

Bill: you know, so that like if we go to meetings and stuff, we can just pass it up, you know, because I think a lot of people don't understand zoning, you know, have a little explanation and you know various things. I mean there's some people; your example is an example that are never gonna change their minds.

Fraser: And there are lots of things in the comments too that people are like...

Dan: Yeah, and it really does come forgetting those specifics, it kind of comes with the territory. Rentals, affordability, nationwide. There's, you know, hesitation, although some neighbors are lamoring for more housing affordable housing.

Bill: When we submit the package to the planning commission well actually this is just the reason for city council. You know, cause we have to fill out all these forms, can we actually add one that sort of highlights the positive and the down zone blah blah, you know, all the positive points with it. I mean, I think we can we're not...

Darin: Different issue I think well I I'm just I wasn't at the meeting I should have been I'm sorry, but it I think that the city council approving it is a different problem. I don't think it's prop I don't know, my guess is that it's not going to be as big of a problem as the neighborhood percentage. Those are two separate issues, I think. Whether or not the city

council what the city council will vote and what they need to think of the housing authority are two I think separate and, and somewhat isolated things. So, I think you're different things that are both important. Mr. chair, I think we should move forward with the meeting.

Bill: Yeah. Yes, can I ask one more question? I'm jumping back actually to the Grove where it says, and I was gonna direct this specifically Darin, the public benefits analysis, how long do those normally take cause sometimes it seems like they can take forever...

Darin: There really isn't a good standard of what a public benefits analysis we've seen really good ones and really bad ones, but it's usually us that propose it to the city if I'm understanding right.

Dan: Yeah, in this case it's the city staff

Darin: Is writing it.

Dan: Tammy and

Darin: Okay. Yeah, there's not like a set process for who submits it, who writes it, what's it, what it needs to be. Ultimately it's just a piece of paper that the council has to either agree to or disagree to that justifies the land write down.

Bill: It has a date 24 March...

Darin: Has that already been approved?

Bill: It says that's when it's the action date

Darin: Well to be in March, ok?

Britnee: Yeah, they told us.

Dan: We're trying to still push it up a couple weeks,

Darin: Ok.

Fraser: I apologize for taking so much of our time on this, but I want the council to know.

Dan: The next page are the Pharos, which is a little bit pharo. We had a \$3.5 million grant application. We are now considering Pharos for perhaps 1st four sale condos or senior housing. And then finally, here's the Graney. This project is not moving very fast, but we are still, we're 25 % partners with Brinshore. And, and we're starting to coordinate with

Mercy housing, the developer on the block next door, and it's a pretty exciting project so that concludes the development report.

Motion

No motion needed, just consider and accept the report.

REPORTS

A) Key Performance Indicator Report, Property Mgmt.: Deputy Director, Zac Pau'u

Zac: Commissioners, as we expand our commercial portfolio, the Qquiah building and then starting to lease this out, we thought it pertinent to include KPI metrics for that.

part of our portfolio. For HAME, we have four commercial spaces under our stabilized commercial spaces, totaling approximately 2,364 sq ft and that is currently a hundred percent occupied. Our average occupancy for HAME at the close of the month was 95 %. We did fall short on our metric for our days vacant at 25, that was due to three units having some extraordinary unit conditions. Our delinquency rate for the HAME portfolio was 6 %, which I believe is an increase of 1 % from last month, but we do have 17 repayment agreements in place and which are in a 100% compliance.

Board Chair Davis adjourned the HAME meeting at 1:15 p.m.

Bill Davis, Chair

Daniel Nackerman, President

DRAFT

HOUSING ASSISTANCE MANAGEMENT ENTERPRISE **(HAME)**

SPECIAL BOARD MEETING MINUTES

Housing Assistance Management Enterprise

Salt Lake City, UT

Thursday, February 12, 2026

12:21 p.m. – 12:35 p.m.

The special meeting of the Board of Directors of the Housing Assistance Management Enterprise was held via Zoom on Thursday February 12, 2026, from 12:21 p.m. – 12:35 p.m.

Board Members in Attendance via Zoom

Michael Pazzi, Chair

Bill Davis, Vice Chair

Brenda Koga, Board Member

Tess Clark, Resident Board Member

Palmer DePaulis, Board Member

Staff Excused

Darin Mano, Board Member

Fraser Nelson, Board Member

Staff in Attendance via Zoom

Daniel Nackerman, Executive Director

Kim Wilford, Deputy Executive Director

Britnee Dabb, Deputy Director

Siah Siabi, Development Manager

Paul Edwards, Agency Attorney

Zac Pau'u, Deputy Director

Angel Myers, Administrative Executive

Legal Counsel in Attendance via Zoom

Clay Hartman, Gilmore & Bell

Chair Davis convened the special meeting of the Housing Assistance Management Enterprise (HAME) of Salt Lake City.

Roll Call of the Board Members present.

1. APPROVE RESOLUTION # 886-2026; OF THE BOARD OF TRUSTEES OF HOUSING ASSISTANCE MANAGEMENT ENTERPRISE (“HAME”) APPROVING AND AUTHORIZING (I) THE APPLICATION BY HAME FOR 2026 LOW-INCOME HOUSING TAX CREDITS TO THE UTAH HOUSING CORPORATION FOR THE FUNDING OF ONE OR MORE AFFORDABLE HOUSING PROJECTS TO BE LOCATED AT 321 EAST 200 SOUTH, 175 SOUTH 300 EAST, AND 333 EAST 200 SOUTH IN SALT LAKE CITY, UTAH AND TO BE KNOWN AS THE HISTORIC NW PIPELINE BUILDING AND THE LUPINE (THE “PROJECTS”), (II) THE FORMATION AND ENTERING INTO INITIAL OPERATING AGREEMENTS AND ANY AMENDMENTS THERETO BY HAME OF THE HISTORIC PIPELINE BUILDING REDEVELOPMENT, LLC, THE GROVE PROPERTIES, LLC, AND THE GROVE COMMUNITY, LLC (THE “PROJECT ENTITIES”) TO ACQUIRE, DEVELOP, CONSTRUCT, REHABILITATE, FINANCE, OWN, LEASE, AND OPERATE THE PROJECTS, (III) ENTERING INTO OTHER CONTRACTS TO BE EXECUTED AND DELIVERED BY HAME AND THE PROJECT ENTITIES IN RELATION TO THE PROJECTS; (IV) RATIFYING ALL ACTIONS OF HAME AND THE PROJECT ENTITIES IN CONNECTION WITH THE PROJECTS; AND (V) TAKING OF ALL OTHER ACTIONS NECESSARY FOR THE COMPLETION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION AND RELATED MATTERS. *President, Daniel Nackerman, Development Manager, Siah Siabi, and General Counsel, Claymore Hardman. / 10 minutes.*

Dan: This is a similar resolution for HAME approving a application for tax credits approving formation and entering into the operating agreement that we talked about in the other meeting entering into contracts to be executed and delivered by HAME and the project entities in relation to the projects, ratifying all actions we’ve taken to date and taking all other actions necessary for the completion contemplated by the resolution, and Clay I don’t know if you want to add anything, but again were focused a little bit on the operating agreement which was one of five actions within that resolution and again the

distribution of the partnership HAME, Xylem and Common Ground Institute is similar to as described 60, 35 and 5 as far as ownership and 57, 38 and 5 as far as distribution.

Clay: Yeah, so similarly as if the motion can just reflect the correction Dan mentioned and then Angel if we can write this into the resolution both of them before they are signed, we will be good to go.

Phil: Dan, I noticed on that page one I saw 58% I didn't see 57 or 60.

Dan: Yeah, that's the ownership distribution and interest that's what we are correcting with this resolution

Phil: Okay, alright...

Dan: 58, or I'm sorry 60, 35 and 5.

Palmer: Is the floor open for a motion

Bill: Can I get a motion?

Palmer: I would move for approval with the adjustment of the technical language that is mentioned in our chat, changing the ownership or the operating agreement with HAME serving as the managing member and ownership allocated at 60% HAME 35% Xylem and 5% to Common Ground LLC. With the distribution interest allocated at 57% HAME, 38% Xylem and 5% Common Ground Institute LLC.

Bill: Can I get a second?

Tess: I will second.

Motion

Commissioner DePaulis made a motion to **APPROVE RESOLUTION # 886-2026, OPERATING AGREEMENT OF THE GROVE COMMUNITY, LLC**. Board Member Clark seconded. The motion passed unanimously with Board Members, Pazzi, Davis, Bernal, Clark, DePaulis, and Koga all voting in favor. There were no objections or abstentions.

SPECAIL MEETING MINUTES
HAME
FEBRUARY 12, 2026

Board Chair Davis adjourned the HAME special meeting at 12:35 p.m.

Bill Davis, Board Chair

Daniel Nackerman, President

Housing Assistance Management Enterprise (HAME)

Staff Report

Report Provided by: Daniel Nackerman

Department: Executive

Item: Status Update on General Contractor Agreement with Pentalon Construction Inc. and Draft Property Management Agreement for 'Erma's at Fairmont' Apartment Development Phase I and II

February 23, 2026



BACKGROUND:

Pentalon Construction, Inc. (PTI) was competitively selected through a public solicitation process as the General Contractor for Erma's at Fairmont (110 units of new senior housing) through a Board action on January 27, 2025.

Following that selection, and in order to maintain project schedule, HAME and its development partner, Lincoln Avenue Communities (LAC) executed a limited demolition and site preparation contract on December 1, 2025, which was subsequently presented to the Board for ratification at a Guaranteed Maximum Price of \$733,512.

Throughout this time, design development, financing coordination, and pre-construction planning have continued for the full build-out of the project, now known as Erma's at Fairmont, consisting of Phase I and II senior housing development. Staff have been working with Pentalon Construction, project partners, and consultants, to prepare the final form of the General Contract agreement governing full construction services for both phases. (A near-final draft of the agreement may be available at the board meeting).

In addition, staff and project partners have prepared a draft Property Management Agreement between Fairmont Heights Apartments, LP (Owner) and Seldin, LLC to govern the leasing, operations, compliance, and ongoing management of the property.

GENERAL CONTRACTOR AGREEMENT OVERVIEW (PRELIMINARY)

While the final agreement is still being completed, the anticipated General Contractor contract is expected to include, in general:

- Construction of Phase I and Phase II residential buildings and associated site improvements
- Guaranteed Maximum Price structure following completion of construction documents and subcontractor bidding
- Standard provisions for schedule, bonding, insurance, retainage, and change order procedures
- Coordination with project financing sources, regulatory requirements, and partner ownership entities

- Continuation of pre-construction collaboration, value engineering and cost control measures are underway and to continue.

Initial Phase I construction estimates ranged between \$19 million and \$32 million, and current construction cost contracts have been negotiated within the previously approved ranges. Current costs for Phase I and Phase II are expected to be below anticipated LIHTC ranges. Liquidated damages are expected to be included up to \$120 per unit per day. The contract will also include early completion incentive provisions in addition to liquidated damages. Final pricing, schedule milestones, and contract exhibits will be incorporated into the agreement prior to final approval by the Board and contract execution.

PROPERTY MAANGEMENT AGREEMENT (PRELIMINARY)

The draft Property Management Agreement includes standard provisions addressing insurance, indemnification, financial controls, HUD requirements, termination clause, and regulatory compliance applicable to affordable housing and LIHTC Section 42 requirements. Standard leasing responsibility of rent collection, budgeting, maintenance oversight, reporting, staffing and operational management are also addressed.

- Appointment of Seldin, LLC as independent third-party property manager of the 110 units of Phase I and II senior housing property
- Initial twelve-month period with automatic annual renewals
- Monthly management fee of the greater of 4% of Gross Operating Revenue or \$2,500
- Initial Lease-Up fee of \$100 per unit
- Annual LIHTC compliance monitoring fee \$4 per unit per month with 2% annual increase payable from surplus cash.

ANALYSIS:

A competitive public procurement process resulted in six qualified and complete proposals which were evaluated based on established criteria, including relevant experience, project delivery, organizational capacity, and estimated construction cost. Three firms were determined as highly qualified and a second round of interviews resulted in final rankings for negotiation as follows:

- **#1 – Pentalon Construction**
- **#2 – Bonneville Builders**
- **#3 – Kier Construction**

Early demolition and site preparation work was authorized separately in order to preserve project schedule and readiness and has since been completed. Execution of the full General Contractor agreement is the next step toward commencement of construction for both phases of Erma’s at Fairmont. Staff anticipate final negotiations to conclude in the next few weeks with the potential need for a special board meeting to maintain overall project schedule.

Staff anticipate final negotiations for both agreements to conclude within the next few weeks, which may necessitate a special Board meeting to maintain project schedule and financial closing timelines.

RECOMMENDATION:

This item is for information purposes only with no board action at this time.

Upon completion of final contract negotiations, including Guaranteed Maximum Price and final exhibits, staff anticipate returning to the Board for formal approval. If execution is required prior to the next regularly scheduled meeting to maintain construction schedule a special Board meeting may be requested.

Housing Assistance Management Enterprise
Staff Report



Report Provided by: CFO, Jennifer Nakao

Department: Finance 

Item: Fiscal Year 2025 Financial Statements through December

February 23, 2026

BACKGROUND AND METRICS:

This report covers 11 properties (709 units) under Housing Assistance Management Enterprise (“HAME”) and the HAME Management Fund.

HAME is in a solid financial position overall, with year-to-date revenues for the consolidated HAME programs and properties totaling \$10,266,739. Expenses to date stand at \$9,097,945, resulting in **net residual income of \$1,168,794**. This represents a decrease of **\$645,037** over the projected budget figure.

(Note that during 2025, select properties (Jefferson School I/II) transitioned to a new 3rd party property manager. There have been noticeable differences in budgeting and management styles that have affected the current budget-to-actual comparisons. We have noted these fluctuations in the financial statements included.)

- HAME’s “Owned” properties generated a net residual income of **\$1,272,741**, lower than projections by **\$693,972**. Overall revenue was reduced due to lower-than-budgeted dwelling rents for JSA I/II due to lower rent increase limits allowed by UHC and interest income due to declining interest rates. Significant increases in utility expenses (water, sewer and electricity), insurance premiums, and bad debt expenses due to vacancies and evictions also contributed to the decrease.
- The HAME Management Fund is reporting a net profit of **\$509,283**, which is **\$601,506** above expectations. This variance is primarily due to developer fees for Stratford (\$114k) and Atkinson Stacks’ (\$620k) and a 2024 surplus cash disbursement for Pamela’s Place (\$412k). The additional income is partially offset by our turn-key developer fees (\$434k) and increased payroll expenses as the development team has been built to manage the current and upcoming large projects (Atkinson Stacks, Fairmont, Book Cliffs and the Grove).
- The homeless properties under HAME reported a net residual loss of **(\$609,346)**, a **\$548,732** increase over the projected loss of **\$60,614**. Operating income is below budget primarily due to the planned and ongoing redevelopment project at Sunrise causing approximately 50% vacancies. The vacancies also affect the management fee income that is tied directly to dwelling rents. Additionally, there were large expenditures for pest exterminations, landscaping, meth decontamination, heating, and security for both Sunrise and Pamela’s Place during the year.

Overall, the HAME properties are maintaining the year with a positive, but less than planned financial position primarily due to the project at Sunrise causing vacancies, lower rent structures at a few properties, increased operating expenses in key areas, and bad debt.

Overall expenses are within 15% of the budget with a 5% net decrease to total revenue.

Renovated units are coming back online now with additional units added throughout the year. Prior levels of net residual income are therefore expected.

The attached financial statements provide a comparison to the 2025 budget originally approved by the Board in November 2024, including two updates made later in 2025.

Operating costs exclude depreciation, amortization, and capital expenses.

ANALYSIS:

A summary of operating revenues and expenses through December FY25 financials are included in the subsequent pages.

RECOMMENDATION:

Review and accept report. No vote required.

Property = All HAME Combined (Management Fund, Homeless, Owned)

Budget Comparison

Period = Dec 2025

Book = Accrual ; Tree = qtr_bis1

	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000 INCOME					
3190-0000 LEASE RENTAL & NONDWELLING RENTS	66,950.50	59,700.00	7,250.50	12%	59,700.00
3399-9999 OPERATING INCOME	7,716,046.46	8,150,289.00	(434,242.54)	-5%	8,150,289.00
3399-9999 DONATIONS/INSURANCE PROCEEDS	15,000.00	-	15,000.00	100%	-
3699-9999 OPERATING INCOME OTHER	2,467,241.59	1,401,240.00	1,066,001.59	76%	1,401,240.00
3899-9999 GRANT/SUBSIDY INCOME	1,500.00	145,000.00	(143,500.00)	-99%	145,000.00
3999-9999 TOTAL INCOME	10,266,738.55	9,756,229.00	510,509.55	5%	9,756,229.00
4000-0000 EXPENSE					
4112-9999 ADMIN PAYROLL	2,887,418.69	2,704,259.00	(183,159.69)	-7%	2,704,259.00
4299-9999 ADMINISTRATIVE EXPENSE	1,515,788.47	1,097,165.00	(418,623.47)	-38%	1,097,165.00
4339-9999 UTILITIES	890,434.13	715,409.00	(175,025.13)	-24%	715,409.00
4419-9998 MAINT/OPER PAYROLL	517,975.09	495,854.00	(22,121.09)	-4%	495,854.00
4429-9998 MATERIALS-ORD MAINT	189,485.06	158,512.12	(30,972.94)	-20%	158,512.12
4440-9999 CONTRACT COSTS-ORD MAINT	1,071,018.67	963,415.58	(107,603.09)	-11%	963,415.58
4579-9999 OTHER GENERAL EXPENSE	440,774.13	368,321.00	(72,453.13)	-20%	368,321.00
4589-9999 INTEREST EXPENSE	1,065,940.86	1,104,237.00	38,296.14	3%	1,104,237.00
4599-9998 OTHER GENERAL, PROP TAX	172,971.05	157,706.00	(15,265.05)	-10%	157,706.00
4610-9999 EXORD EXPENSES	327,930.79	167,520.00	(160,410.79)	-96%	167,520.00
4969-9999 FEES/DONATIONS	18,207.85	10,000.00	(8,207.85)	-82%	10,000.00
7999-9999 TOTAL EXPENSES	9,097,944.79	7,942,398.70	(1,155,546.09)	-15%	7,942,398.70
8999-9999 NET PROFIT/LOSS	1,168,793.76	1,813,830.30	(645,036.54)	-36%	1,813,830.30

Explanations for variances of \$20,000 and 15% and anything deemed unusual.

- The increase in operating income other relates to the Atkinson Stacks developer fee (\$627k) which is off-set by our payment to our turnkey developer GIV (\$434k) included in administrative expense. Additionally, \$397,801 was received from Pamela's Place as a managing member distribution for 2024.
- The budget includes a replacement grant for the prior Sunrise DWS-OHS grant that was not renewed.
- Administrative expense increased as part of the Sunrise/Atkinson project. HAME hired a turn-key developer (Giv) to manage the project. The majority of the amount represents 70% of the project developer fees earned as of the end of the year. These funds were transferred to GIV just after funding closed December 2025.
- Utilities were over budget for JSA I, JSA II, Capitol Homes and Pacific due to significant rate increases (water and sewer) and higher than expected usage during the summer months. Increases in water and sewer related charges were the primary issues with JSA I (\$20k), JSA II (\$25k), and Pacific (\$34k). The remaining difference was attributed to Capitol Homes's increased electricity and water consumption (\$40k) and Pamela's Place (\$25k).
- Materials expenses were over budget due to higher than anticipated material costs and unplanned maintenance needs during the period.
- Overall other general expenses are higher due to unexpected bad debt levels at JSA II and Capitol Homes. In general, bad debt expense is higher than expected due to higher than anticipated evictions and delinquencies during 2025. The budget for JSA II was prepared by the prior third-party management company. There was also a tenant that had a larger bad debt at JSA II that has been recently been relocated. Insurance costs were also higher than budgeted for all properties.
- Extraordinary expenses primarily exceeded the budget due to water and mold remediation at JSA II (\$73k) for two units and vandalism remediation and related repairs at Capitol Homes (\$25k). The property has filed for insurance reimbursement to help off-set the expenses related to the water damage.

HAME Owned Properties (hameownd)
 Jefferson School I & II, Denver Street, HAME Multifamily (previously Public Housing) & Capitol Homes

Budget Comparison

Period = Dec 2025

Book = Accrual ; Tree = qtr_bis1

	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000					
INCOME					
3190-0000	51,922.36	59,700.00	-7,777.64	-13%	59,700.00
LEASE RENTAL & NONDWELLING RENTS					
3399-9999	5,453,287.62	5,722,637.00	-269,349.38	-5%	5,722,637.00
OPERATING INCOME					
3699-9999	447,967.83	469,450.00	-21,482.17	-5%	469,450.00
OPERATING INCOME OTHER					
3999-9999	5,953,177.81	6,251,787.00	-298,609.19	-5%	6,251,787.00
TOTAL INCOME					
4000-0000					
EXPENSE					
4112-9999	799,663.14	790,005.00	-9,658.14	-1%	790,005.00
ADMIN PAYROLL					
4299-9999	642,195.86	658,476.00	16,280.14	2%	658,476.00
ADMINISTRATIVE EXPENSE					
4339-9999	633,630.51	484,621.00	-149,009.51	-31%	484,621.00
UTILITIES					
4419-9998	287,822.94	281,976.00	-5,846.94	-2%	281,976.00
MAINT/OPER PAYROLL					
4429-9998	138,913.14	119,098.12	-19,815.02	-17%	119,098.12
MATERIALS-ORD MAINT					
4440-9999	474,162.04	477,437.77	3,275.73	1%	477,437.77
CONTRACT COSTS-ORD MAINT					
4579-9999	325,363.98	214,060.00	-111,303.98	-52%	214,060.00
OTHER GENERAL EXPENSE					
4589-9999	946,842.04	948,199.00	1,356.96	0%	948,199.00
INTEREST EXPENSE					
4599-9998	136,411.07	150,681.00	14,269.93	9%	150,681.00
OTHER GENERAL, PROP TAX					
4610-9999	290,325.78	160,520.00	-129,805.78	-81%	160,520.00
EXORD EXPENSES					
4969-9999	5,105.92	0.00	-5,105.92	100%	0.00
FEES/DONATIONS					
7999-9999	4,680,436.42	4,285,073.89	-395,362.53	-9%	4,285,073.89
TOTAL EXPENSES					
8999-9999	1,272,741.39	1,966,713.11	-693,971.72	-35%	1,966,713.11
NET PROFIT/LOSS					

Explanations for variances of \$20,000 and 15% and anything deemed unusual.

- Utilities were over budget for JSA I, JSA II, Capitol Homes and Pacific due to significant rate increases (water and sewer) and higher than expected usage during the summer months. The budgets for JSA I and JSA II were prepared by the former third-party property management company and underbudgeted by approximately \$45,000. The remaining overages were reported at Capitol Homes (\$50k) and Pacific (\$32k).
- Overall other general expenses are higher due to unexpected bad debt levels at JSA I, JSA II and Capitol Homes (\$44k). In general, bad debt expense is higher than expected due to higher than anticipated vacancies, evictions and delinquencies during 2025. JSA I and JSA II budgets were prepared by the prior third-party management company. There was also a tenant that had a larger bad debt at JSA II that has been recently relocated. Insurance costs were also higher than budgeted for all properties especially Capitol Homes (\$23k).
- Extraordinary expenses exceeded the budgets for JSA II for HVAC replacements and interior remodeling due to water and mold for multiple units. The property received insurance proceeds to help off-set the expenses.

Hame Management Fund ONLY (-.250)

Budget Comparison

Period = Dec 2025

Book = Accrual ; Tree = qtr_bis1

	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000					
INCOME					
3190-0000	14,212.01	-	14,212.01	100%	-
LEASE RENTAL & NONDWELLING RENTS					
3399-9999	40,000.00	-	40,000.00	100%	862,813.00
OPERATING INCOME					1
3499-9999	15,000.00	-	15,000.00	100%	-
DONATIONS					
3699-9999	1,974,795.78	862,813.00	1,111,982.78	129%	-
OPERATING INCOME OTHER					2
3899-9999	1,500.00	-	1,500.00	100%	-
GRANT/SUBSIDY INCOME					
3999-9999	2,045,507.79	862,813.00	1,182,694.79	137%	862,813.00
TOTAL INCOME					
4000-0000					
EXPENSE					
4112-9999	805,090.78	693,521.00	(111,569.78)	-16%	693,521.00
ADMIN PAYROLL					3
4299-9999	603,371.61	149,619.00	(453,752.61)	-303%	149,619.00
ADMINISTRATIVE EXPENSE					4
4339-9999	279.79	-	(279.79)	-100%	-
UTILITIES					
4429-9998	42.17	-	(42.17)	-100%	-
MATERIALS-ORD MAINT					
4440-9999	4,605.22	2,738.00	(1,867.22)	-68%	2,738.00
CONTRACT COSTS-ORD MAINT					
4579-9999	9,686.94	8,900.00	(786.94)	-9%	8,900.00
OTHER GENERAL EXPENSE					
4589-9999	90,202.39	90,304.00	101.61	0%	90,304.00
INTEREST EXPENSE					
4599-9998	13,548.11	-	(13,548.11)	-100%	-
OTHER GENERAL, PROP TAX					
4969-9999	9,443.53	10,000.00	556.47	6%	10,000.00
FEES/DONATIONS					
7999-9999	1,536,270.54	955,082.00	(581,188.54)	-61%	955,082.00
TOTAL EXPENSES					
8999-9999	509,283.31	(92,269.00)	601,506.25	-652%	(92,269.00)
NET PROFIT/LOSS					

Explanations for variances of \$20,000 and 15% and anything deemed unusual.

1. The variance relates to lease income from an existing tenant at Fairmont Heights prior to the purchase of the property.
2. Other operating income exceeded the budget primarily due to developer fees for Stratford (\$114k) and Atkinson Stacks (\$620k).
3. Administrative payroll includes approximately \$48,000 in severance payments for the development team. The remaining difference is due to additional costs associated with hiring experienced development team members to manage the upcoming projects with Irma's @ Fairmont, Atkinson Stacks and Book Cliffs Lodge in 2026 and future years.
4. As part of the Sunrise/Atkinson project, HAME hired a turn-key developer (Giv) to manage the project. This amount represents 70% of the project developer fees earned as of the end of the year. These funds were transferred to GIV just after funding closed December 2025.

HAME Homeless Properties (hamehome)

Sunrise Metro, Faultline & Pamela's Place

Budget Comparison

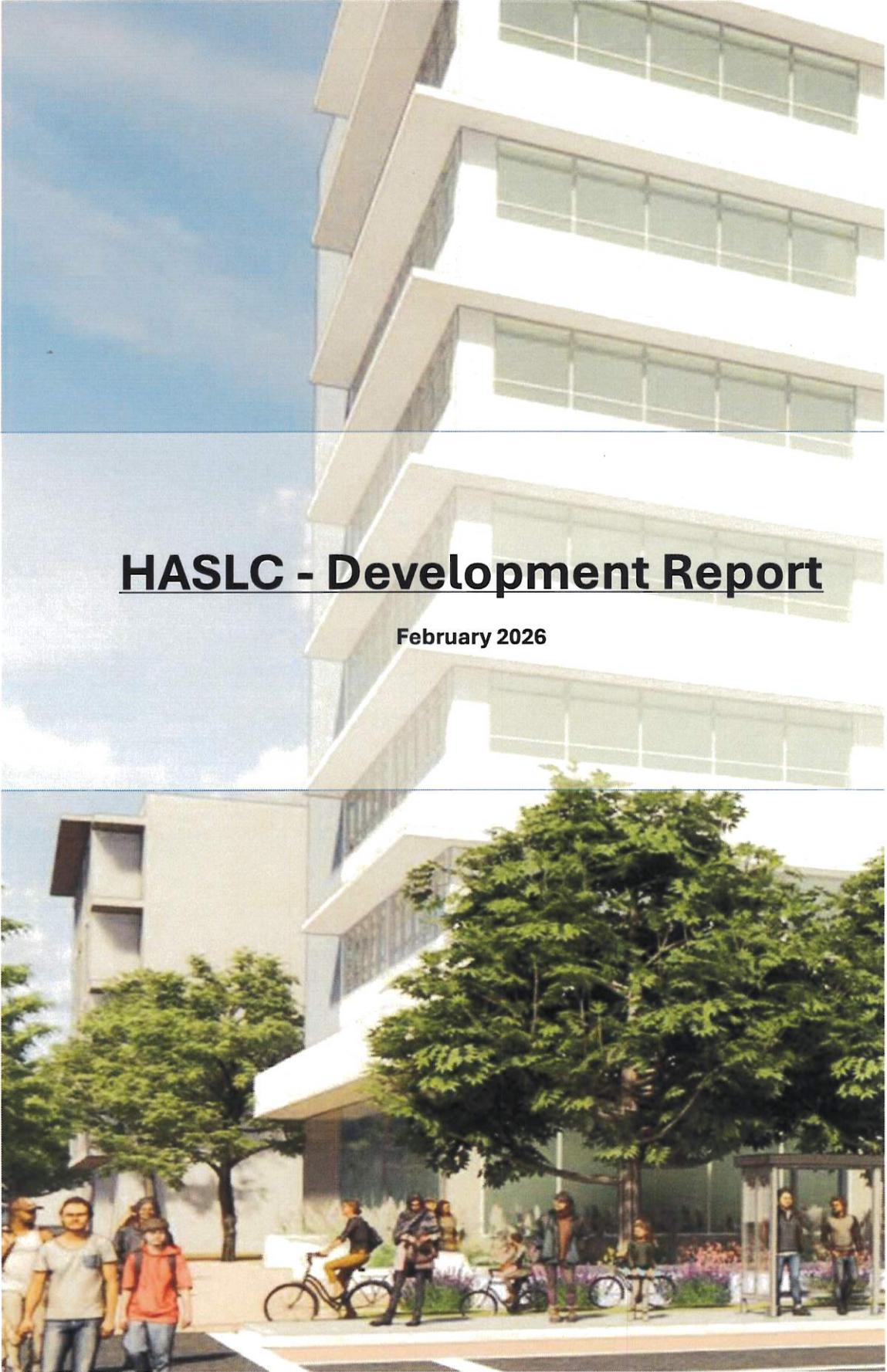
Period = Dec 2025

Book = Accrual ; Tree = qtr_bis1

	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME	816.13	-	816.13	100%	-
3000-0000 LEASE RENTAL & NONDWELLING RENTS	2,222,758.84	2,427,652.00	(204,893.16)	-8%	2,427,652.00
3190-0000 OPERATING INCOME	44,477.98	68,977.00	(24,499.02)	-36%	68,977.00
3399-9999 OPERATING INCOME OTHER	-	145,000.00	(145,000.00)	-100%	145,000.00
3699-9999 GRANT/SUBSIDY INCOME	2,268,052.95	2,641,629.00	(373,576.05)	-14%	2,641,629.00
3899-9999 TOTAL INCOME	1,282,664.77	1,220,733.00	61,931.77	5%	1,220,733.00
4000-0000 EXPENSE	270,221.00	289,070.00	(18,849.00)	-7%	289,070.00
4112-9999 ADMIN PAYROLL	256,523.83	230,788.00	25,735.83	11%	230,788.00
4299-9999 ADMINISTRATIVE EXPENSE	230,152.15	213,878.00	16,274.15	8%	213,878.00
4339-9999 UTILITIES	50,529.75	39,414.00	11,115.75	28%	39,414.00
4419-9998 MAINT/OPER PAYROLL	592,251.41	483,239.81	109,011.60	23%	483,239.81
4429-9998 MATERIALS-ORD MAINT	105,723.21	145,361.00	(39,637.79)	-27%	145,361.00
4440-9999 CONTRACT COSTS-ORD MAINT	28,896.42	65,734.00	(36,837.58)	-56%	65,734.00
4579-9999 OTHER GENERAL EXPENSE	23,011.87	7,025.00	15,986.87	228%	7,025.00
4589-9999 INTEREST EXPENSE	33,766.18	7,000.00	26,766.18	382%	7,000.00
4599-9998 OTHER GENERAL, PROP TAX	3,658.40	-	3,658.40	100%	-
4610-9999 EXORD EXPENSES	2,877,398.99	2,702,242.81	175,156.18	6%	2,702,242.81
4969-9999 FEES/DONATIONS	(609,346.04)	(60,613.81)	(548,732.23)	905%	(60,613.81)
7999-9999 TOTAL EXPENSES	2,877,398.99	2,702,242.81	175,156.18	6%	2,702,242.81
8999-9999 NET PROFIT/LOSS	(609,346.04)	(60,613.81)	(548,732.23)	905%	(60,613.81)

Explanations for variances of \$20,000 and 15% and anything deemed unusual.

1. The decrease in operating income is primarily due to the transition of several Sunrise residents to allow for the renovation of Sunrise Metro. There is a high planned vacancy (approximately 50%) due to holding several units through resyndication. The decrease is expected through December. However, the construction on Sunrise Metro is expected to be completed in April 2026 and the new Atkinson Stacks project is underway as funding was completed in December.
2. Other operating income was lower than budget primarily due to a consistent reduction in maintenance charges related to move outs at all properties including meth decontaminations.
3. The budget includes a replacement grant for the prior Sunrise DWS-OHS grant that was not renewed.
4. Contract costs were higher than expected with approximately \$50,000 in pest extermination and landscaping at Sunrise Metro and Pamela's Place and an additional \$23,000 in heating related repairs at Pamela's Place.
5. Other general expenses were primarily lower due to lower than budgeted bad debt expense during the year. Sunrise in particular had lower occupancy that contributed to half of this decrease. The remaining difference was due to the other properties combined. Internal collection efforts have increased during the year.
6. Interest expense was lower than expected as the Salt Lake County loan's interest was forgiven as part of the Atkinson Stacks project. This represents the current portion of interest that was forgiven at the time of the funding close in December.
7. The increase is attributable to emergency repairs at Pamela's Place for the elevator, safety panels, and HVAC systems.

An architectural rendering of a modern, multi-story building with a light-colored facade and large windows. The building is shown from a low angle, emphasizing its height. In the foreground, there is a street scene with several people walking, a person riding a bicycle, and a bus stop. There are also trees and a clear blue sky with some clouds.

HASLC - Development Report

February 2026

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NW Pipeline Building (Grove)



Location		
Address:	321 E 200 S, Salt Lake City	
Acreage:	0.47	
General Info		
Total Units:	63	
Total Parking Stalls:	11	
# of Stories:	9	
AMI Rental Rate	≤60%	
Unit Type	# Units	% of Total
Studio	0	0%
1/Live-work	0	0%
2/Live-work	0	0%
1-Bedroom	27	43%
2-Bedroom	30	48%
3-Bedroom	6	10%

Key Updates

1. The Public Benefit Analysis was submitted to the City Council on January 5, 2026. The City Council voted on the action on February 17th 2026 with a positive outcome to give the Land at a price of \$1,000,000.
2. Building Plans have been submitted to the city and are under review.
3. The RFP General Contractor Selection has been moving forward looking at Bonneville's response.
4. Funding: 4% LIHTC application was submitted on February 12th 2026. We will hear back in the next 3-4 weeks.

Background

The campus has been named "The Grove". The current configuration includes a renovation of the historic Northwest Pipeline Building, two (2) new mixed-use apartment buildings and a parking garage. The Northwest Pipeline Building will include approximately 63 units. The New Construction portion will include approximately 133 units. Both projects include ground floor retail and public green space.

Financing is likely to include Historic Tax Credits, LIHTC, City & CRA funding, potential transportation funding, and other smaller sources. The overall partnership structure includes HAME at 60% ownership; Xylem Projects, LLC at 35%; and Common Grounds Institute at 5%.

Key Items of Note:

1. Hazardous materials abatement is required. Revised extent appears to be reduced from initial report.
2. Historical building status constrains building modifications.
3. Renovated office to residential building has substantive cost; historical tax credits assists financial feasibility.
4. Family size units included in unit mix.
5. Northwest Pipeline Building has financial feasibility burdens that need to be spread across the Grove campus.

Schedule

Development Milestones	Expected Date	Completed Date	Total Variance
Closing/Site Transfer	03/24/26	-	-
Financing: Issuance of Bonds/Investor Commitment	07/31/26	-	-
Pre-closing Review (45-days prior to closing)	09/15/26	-	-
Building Permit Issuance	10/01/26	-	-
Groundbreaking (Construction Begins)	10/15/26	-	-
Occupancy Certificate (Last Bldg.)	04/05/28	-	-
Open House/Ribbon Cutting	08/15/28	-	-
90% Stabilization	08/15/28	-	-
Final Cost Certification	09/15/28	-	-

Budget

	Expected	Completed	Total Variance
Land Costs	\$ 500,000	\$ -	\$ -
Hard Costs	\$ 28,665,000	\$ -	\$ -
Soft Costs	\$ 4,205,147	\$ -	\$ -
Financing Costs	\$ 2,112,065	\$ -	\$ -
Reserves	\$ 537,680	\$ -	\$ -
Developer Fee	\$ 3,601,989	\$ -	\$ -
Totals	\$ 39,621,881	\$ -	\$ -

New Construction Building (The Lupine)



Location		
Address:	321 E 200 S, Salt Lake City	
Acreage:	1.57	
General Info		
Total Units:	133	
Total Parking Stalls:	86	
# of Stories:	6	
AMI Rental Rate	<60%	
Unit Type	# Units	% of Total
1/Live-work	2	2%
2/Live-work	2	2%
1-Bedroom	58	44%
2-Bedroom	47	35%
3-Bedroom	20	15%
4-Bedroom	4	3%

Key Updates

1. The Public Benefit Analysis was submitted to the City Council on January 5, 2026. The City Council voted on the action on February 17th 2026 with a positive outcome to give the Land at a price of \$1,000,000.
2. Construction Documents have been submitted to the city and plans are under review.
3. Bonneville Builders are concluding their pre-construction service pricing and we are starting the RFP process for a GC.
4. Funding: 4% LIHTC application was submitted on February 12th 2026. We will hear back in the next 3-4 weeks.

Background

The campus has been named “The Grove”. The current configuration includes a renovation of the historic Pipeline building, two (2) new mixed-use apartment buildings and a parking garage. The Northwest Pipeline building will include approximately 63 units. The New Construction portion will include approximately 133 units. Both projects include ground floor retail and public green space. Financing is likely to include Historic Tax Credits, LIHTC, City funding, potential transportation funding, and other smaller sources. The overall partnership structure includes HAME at 60% ownership; Xylem Projects, LLC at 35%; and Common Grounds Institute at 5%.

Key Items of Note:

1. Construction costs to be confirmed by Pre-construction Services thru 2026.
2. Retail solutions are being explored.
3. Majority Family Sized Units.
4. Final Design to be confirmed by The City's PBA & Development Agreement process.
5. Fast track design process to enable **February 2026** LIHTC funding round participation.
6. PBA & Ground Lease approval by Council is required prior to a February 2026 LIHTC submission.

Development Milestones	Schedule		
	Expected Date	Completed Date	Total Variance
Closing/Site Transfer	03/24/26	-	-
Financing: Issuance of Bonds/Investor Commitment	07/31/25	-	-
Pre-closing Review (45-days prior to closing)	09/15/26	-	-
Building Permit Issuance	10/01/26	-	-
Groundbreaking (Construction Begins)	10/15/26	-	-
Occupancy Certificate (Last Bldg.)	08/17/28	-	-
Open House/Ribbon Cutting	03/04/29	-	-
90% Stabilization	03/04/29	-	-
Final Cost Certification	01/15/29	-	-

	Budget		
	Expected	Completed	Total Variance
Land Costs	\$ 500,000	\$ -	\$ -
Hard Costs	\$ 37,800,000	\$ -	\$ -
Soft Costs	\$ 5,884,234	\$ -	\$ -
Financing Costs	\$ 3,224,876	\$ -	\$ -
Reserves	\$ 1,164,788	\$ -	\$ -
Developer Fee	\$ 4,857,390	\$ -	\$ -
Totals	\$ 53,431,288	\$ -	\$ -

Sunrise Metro



Location		
Address:	580 S 500 W, Salt Lake City	
Acreage:	2.7	
General Info		
Total Units:	Ex. 100-Units; Add 18-Units	
Total Parking Stalls:	99	
# of Stories:	4	
AMI Rental Rate	<50%	
Unit Type	# Units	% of Total
Studio	0	0%
1/Live-work	0	0%
2/Live-work	0	0%
1-Bedroom	118	100%
2-Bedroom	0	0%
3-Bedroom	0	0%

Key Updates

1. East building wing is completed with residents moving in.
2. The New 18 Units are under construction and dried in.
3. Anticipated finish for the southern wing is end of April/early May.
4. Little to no water damage due to dry winter for new 18 units.
5. Site coordination with New 100 Units happening now.

Background

Sunrise Metro is currently out of its initial tax credit compliance period (15 years) and is in need of renovation and upgrades. In a dual application for LIHTC funding (with Atkinson Stacks), Sunrise Metro received a tax credit award in 2023 to fund the rehabilitation. The additional 18 new units that were originally designed as part of the building plan will now be added to the south wing. The entire building will receive substantial rehabilitation including upgrading systems, flooring, windows, and other aesthetic changes in order to bring the building up to date to allow many additional years of service.

Key Items of Note:

1. Funding is in place for Sunrise Metro Phase 1.
2. GIV development is our turnkey fee developer – without investment or much risk in the project.
3. The drawings and specifications are complete.
4. The budget is a consolidation of both Sunrise Metro & Atkinson Stacks per the LIHTC application.

Schedule

Development Milestones	Expected Date	Completed Date	Total Variance
Closing/Site Transfer	-	-	-
Financing: Issuance of Bonds/Investor Commitment	-	-	-
Pre-closing Review (45-days prior to closing)	09/01/25	-	-
Building Permit Issuance	05/21/25	05/21/25	-
Groundbreaking (Construction Begins)	07/09/25	07/09/25	-
Occupancy Certificate (Last Bldg.)	04/14/26	-	-
Open House/Ribbon Cutting	06/01/26	-	-
90% Stabilization	06/01/26	-	-
Final Cost Certification	08/15/27	-	-

Sunrise Metro & Atkinson Stacks Budget

	Expected	Completed	Total Variance
Land Costs	\$ 13,100,000	\$ -	\$ -
Hard Costs	\$ 40,167,837	\$ -	\$ -
Soft Costs	\$ 2,724,533	\$ -	\$ -
Financing Costs	\$ 2,642,890	\$ -	\$ -
Reserves	\$ 1,649,694	\$ -	\$ -
Developer Fee	\$ 4,100,813	\$ -	\$ -
Totals	\$ 64,385,767	\$ -	\$ -

Atkinson Stacks



Location		
Address:	580 S 500 W, Salt Lake City	
Acreage:	2.7	
General Info		
Total Units:	100	
Total Parking Stalls:	83	
# of Stories:	6	
AMI Rental Rate	<50%	
Unit Type	# Units	% of Total
Studio	6	6%
1/Live-work	0	0%
2/Live-work	0	0%
1-Bedroom	94	94%
2-Bedroom	0	0%
3-Bedroom	0	0%

Key Updates

1. Permits have been issued.
2. Financing has closed in December 2025.
3. Construction crews are mobilizing to start work.
4. Foundation and Storm Water Systems are being constructed.

Background

This project consists of 100 new construction units in a mid-rise configuration that utilizes some of the parking area of the current Sunrise Metro property.

The project will be 100% Permanent Supportive Housing (“PSH”). The project is fully funded with a combination of a \$9M State Office of Homeless Services (OHS) Grant and Low-Income Housing Tax Credit (LIHTC) funding approved in the 2023 round.

Key Items of Note:

1. Construction financing is anticipated to close Dec 2025.
2. GIV development is our turnkey fee developer.
3. The drawings and specifications are complete and nearing building permit issuance.
4. The budget is a consolidation of both Sunrise Metro & Atkinson Stacks per the LIHTC application.
5. The Sacred Circle lease agreement has been executed.

Schedule

Development Milestones	Expected Date	Completed Date	Total Variance
Closing/Site Transfer	-	-	-
Financing: Issuance of Bonds/Investor Commitment	-	-	-
Pre-closing Review (45-days prior to closing)	09/01/25	-	-
Building Permit Issuance	12/05/25	-	-
Groundbreaking (Construction Begins)	12/15/25	-	-
Occupancy Certificate (Last Bldg.)	10/15/27	-	-
Open House/Ribbon Cutting	11/01/27	-	-
90% Stabilization	11/01/27	-	-
Final Cost Certification	02/15/28	-	-

Sunrise Metro and Atkinson Stacks Budget

	Expected	Completed	Total Variance
Land Costs	\$ 13,100,000	\$ -	\$ -
Hard Costs	\$ 40,167,837	\$ -	\$ -
Soft Costs	\$ 2,724,533	\$ -	\$ -
Financing Costs	\$ 2,642,890	\$ -	\$ -
Reserves	\$ 1,649,694	\$ -	\$ -
Developer Fee	\$ 4,100,813	\$ -	\$ -
Totals	\$ 64,385,767	\$ -	\$ -

Book Cliffs Lodge



Location		
Address:	1159 S W. Temple, Salt Lake City	
Acreage:	0.8	
General Info		
Total Units:	55	
Total Parking Stalls:	24	
# of Stories:	4	
AMI Rental Rate	<40% - >80%	
Unit Type	# Units	% of Total
Studio	0	0%
1/Live-work	0	0%
2/Live-work	0	0%
1-Bedroom	55	100%
2-Bedroom	0	0%
3-Bedroom	0	0%

Key Updates

1. HUD/JLL loan process for 221(d)4 closed in December.
2. Building permit has been issued.
3. Construction has commenced on 1/2/2026. Building footings and foundation walls are complete. Underground utilities and building slabs are in progress.
4. Will work continuously with HUD as they monitor the construction through the 221(d)4 process.

Background

A planned 55-unit site is fully assembled and permit ready. Book Cliffs Lodge land acquisition occurred in 2017 and permits were issued in January 2020. Procurement for a General Contractor (GC) is now complete, and the primary lender (HUD/JLL) is quickly completing the loan under a 221(d)4 process.

Key Items of Note:

1. General Contractor is Headwaters Construction.
2. Project Architect is Method Studios based in Salt Lake City.
3. Adjacent to Baseball Stadium.
4. Book Cliffs Lodge received SLC-HDLP HOME & SLC-CRA soft funding awards of \$4.74M.
5. Subsidized affordable housing with 9 units <40%, 20 units <60% (18 High HOME), 20 units <80% & 6 units >80% AMI Rental Rates. Up to 55 PBVs.

Schedule

Development Milestones	Expected Date	Completed Date	Total Variance
Closing/Site Transfer	06/01/17	06/01/17	-
Financing: HUD 221(d)4 - Firm Commitment	07/03/25	07/03/25	-
Pre-closing Review (45-days prior to closing)	10/15/25	10/15/25	-
Building Permit Issuance	09/01/25	08/29/25	-
Groundbreaking (Construction Begins)	01/02/26	01/02/06	-
Occupancy Certificate (Last Bldg.)	07/02/27	-	-
Open House/Ribbon Cutting	10/01/27	-	-
90% Stabilization	10/01/27	-	-
Final Cost Certification	N/A	-	-

Budget

	Expected	Completed	Total Variance
Land Costs	\$ 2,314,379	\$ -	\$ -
Hard Costs	\$ 12,782,638	\$ -	\$ -
Soft Costs	\$ 1,452,198	\$ -	\$ -
Financing Costs	\$ 878,523	\$ -	\$ -
Reserves	\$ -	\$ -	\$ -
Developer Fee	\$ -	\$ -	\$ -
Totals	\$ 17,427,738	\$ -	\$ -

Erma's at Fairmont - Phase 1



Location	
Address:	2257 S 1100 E, Salt Lake City
Acreage:	0.81

General Info	
Total Units:	55
Total Parking Stalls:	59
# of Stories:	7
AMI Rental Rate	<60%

Unit Type	# Units	% of Total
Studio	0	0%
1/Live-work	0	0%
2/Live-work	0	0%
1-Bedroom	45	82%
2-Bedroom	10	18%
3-Bedroom	0	0%

Key Updates

1. Construction Document review is complete and the Building Permits will be issued at closing.
2. Debt and equity due diligence towards closing is in progress with Keybank (Lender) and Goldman Sachs (Investor).
3. Financial closing is anticipated for end of Q1 2026.
4. Abatement activities are complete. The existing building has been demolished.

Background

110 new units for seniors will be delivered in one phase of construction. This significant regional project has been selected by the Utah Housing Corporation for 9% LIHTC funding in two successive rounds following fiercely competitive rounds of applications. HASLC has contributed \$100K in earnest money, in addition to \$275K from our partner Lincoln Avenue Capital, to execute the option to purchase land in "central" Sugarhouse for the 110 units of affordable senior housing. "The City" has approved approximately \$6,640,000 of very low interest financing towards the land purchase.

Key Items of Note:

1. Erma's at Fairmont Phase 1 was awarded 9% tax credits.
2. Submitted for building permit in July 2025.
3. Recent Community Meeting; positive response

Schedule

Development Milestones	Schedule		Total Variance
	Expected Date	Completed Date	
Closing/Site Transfer	02/28/25	02/28/25	-
Financing: Issuance of Bonds/Investor Commitment	07/31/25	07/31/25	-
Pre-closing Review (45-days prior to closing)	02/15/26	-	-
Building Permit Issuance	02/15/26	-	-
Groundbreaking (Construction Begins)	03/30/26	-	-
Occupancy Certificate (Last Bldg.)	08/27/27	-	-
Open House/Ribbon Cutting	11/15/27	-	-
90% Stabilization	11/15/27	-	-
Final Cost Certification	01/15/28	-	-

Budget

	Budget		Total Variance
	Expected	Completed	
Land Costs	\$ 700,000	\$ -	\$ -
Hard Costs	\$ 23,169,508	\$ -	\$ -
Soft Costs	\$ 1,780,500	\$ -	\$ -
Financing Costs	\$ 2,328,854	\$ -	\$ -
Reserves	\$ 545,345	\$ -	\$ -
Developer Fee	\$ 3,116,410	\$ -	\$ -
Totals	\$ 31,640,617	\$ -	\$ -

Erma's at Fairmont - Phase 2



Location		
Address:	2257 S 1100 E, Salt Lake City	
Acreage:	0.81	
General Info		
Total Units:	55	
Total Parking Stalls:	59	
# of Stories:	7	
AMI Rental Rate	<60%	
Unit Type	# Units	% of Total
Studio	0	0%
1/Live-work	0	0%
2/Live-work	0	0%
1-Bedroom	45	82%
2-Bedroom	10	18%
3-Bedroom	0	0%

Key Updates

1. Construction Document review is complete and the Building Permits will be issued at closing.
2. Debt and equity due diligence towards closing is in progress with Keybank (Lender) and Goldman Sachs (Investor).
3. Financial closing is anticipated for end of Q1 2026.

Background

110 new units for seniors will be delivered in one phase of construction. This significant regional project has been selected by the Utah Housing Corporation for 9% LIHTC funding in two successive rounds following fiercely competitive rounds of applications. HASLC has contributed \$100K in earnest money, in addition to \$275K from our partner Lincoln Avenue Capital, to execute the option to purchase land in "central" Sugarhouse for the 110 units of affordable senior housing. "The City" has approved approximately \$6,640,000 of very low interest financing towards the land purchase.

Key Items of Note:

1. Erma's at Fairmont Phase 2 was awarded 9% tax credits.
2. Submitted for building permit in July 2025.
3. Recent Community Meeting; positive response

Schedule

Development Milestones	Schedule		Total Variance
	Expected Date	Completed Date	
Closing/Site Transfer	02/28/25	02/28/25	-
Financing: Issuance of Bonds/Investor Commitment	07/31/25	07/31/25	-
Pre-closing Review (45-days prior to closing)	02/15/26	-	-
Building Permit Issuance	02/15/26	-	-
Groundbreaking (Construction Begins)	03/30/26	-	-
Occupancy Certificate (Last Bldg.)	08/27/27	-	-
Open House/Ribbon Cutting	11/15/27	-	-
90% Stabilization	11/15/27	-	-
Final Cost Certification	01/15/28	-	-

Budget

	Budget		Total Variance
	Expected	Completed	
Land Costs	\$ 700,000	\$ -	\$ -
Hard Costs	\$ 13,239,166	\$ -	\$ -
Soft Costs	\$ 1,587,642	\$ -	\$ -
Financing Costs	\$ 2,436,408	\$ -	\$ -
Reserves	\$ 528,094	\$ -	\$ -
Developer Fee	\$ 2,008,449	\$ -	\$ -
Totals	\$ 20,499,759	\$ -	\$ -

Mansell Manor



Location		
Address:	1776 S W Temple St, Salt Lake City	
Acreage:	5.5	
General Info		
Total Units:	Est. 250-300	
Total Parking Stalls:	.5 -.75 Ratio	
# of Stories:	3-5	
AMI Rental Rate	TBD	
Unit Type	# Units	% of Total
Studio	TBD	-
1/Live-work	TBD	-
2/Live-work	TBD	-
1-Bedroom	TBD	-
2-Bedroom	TBD	-
3-Bedroom	TBD	-

Key Updates

1. Planning Commission Approved Rezone to MU0-8 for West Side Redevelopment
2. The Architect & Engineering RFP has been announced as THINK in the lead.
3. Working Through Contract with THINK and setting Kick-off Meeting.
4. Currently Strategizing the financial path forward with UHC, LIHTC and other pathways.
5. Lot consolidation plat map estimated to be completed in March 2026.

Background

HASLC owns all properties for Mansell Manor including the property to the South (Taylor Gardens & Taylor Springs). The western portion of properties is in the city for a rezone application and lot consolidation to achieve the density requested with unified setbacks to create more buildable area. The eastern lots will be consolidated to start on a series of townhomes or garden flats that can be constructed by-right.

Key Items of Note:

1. Budget and schedule is dependent on the community response to the lot consolidation and rezone application process.
2. The current range of density requested per rezone application is estimated to be 250-300 units.
3. The 1st phase is separate from this rezone process. A+E procurement is in process.
4. The new development projects are contingent on public housing exit activities.
5. Budget reflects initial pursuit items to date for lot consolidation application.

Schedule

Development Milestones	Expected Date	Completed Date	Total Variance
Closing/Site Transfer	-	-	-
Financing: Issuance of Bonds/Investor Commitment	-	-	-
Pre-closing Review (45-days prior to closing)	-	-	-
Building Permit Issuance	-	-	-
Groundbreaking (Construction Begins)	-	-	-
Occupancy Certificate (Last Bldg.)	-	-	-
Open House/Ribbon Cutting	-	-	-
90% Stabilization	-	-	-
Final Cost Certification	-	-	-

Budget

	Expected	Completed	Total Variance
Zoning/Pre-Dev	\$ 78,500	\$ -	\$ -
-	\$ -	\$ -	\$ -
-	\$ -	\$ -	\$ -
-	\$ -	\$ -	\$ -
-	\$ -	\$ -	\$ -
-	\$ -	\$ -	\$ -
Totals	\$ 78,500	\$ -	\$ -

Pharos



Location		
Address:	915 W 200 N, Salt Lake City	
Acreage:	0.23	
General Info		
Total Units:	35	
Total Parking Stalls:	0	
# of Stories:	5	
AMI Rental Rate	<50%	
Unit Type	# Units	% of Total
Studio	0	0%
1/Live-work	0	0%
2/Live-work	0	0%
1-Bedroom	35	100%
2-Bedroom	0	0%
3-Bedroom	0	0%

Key Updates

1. Looking at New Strategy of Veteran Housing and 4% LIHTC Application in May 2026
2. 4% LIHTC Applications have been accepting smaller projects.
3. Budget: \$10.5M

Background

Pharos is permit ready and has a finished construction document set at the City of Salt Lake. The project aims to house some of the hardest to house population in Salt Lake City. We will be applying for additional funding through a Federal Home Loan Bank (FHLB) grant.

Awards are made at the end of the calendar year, leaving some uncertainty in construction timing. Note also that Pharos received a low interest loan commitment from the City CRA for \$880K.

Key Items of Note:

1. Schedule for construction start is contingent upon FHLB funding success and/or additional funding initiatives.

Schedule

Development Milestones	Schedule		Total Variance
	Expected Date	Completed Date	
Closing/Site Transfer	05/03/23	05/03/23	-
Financing: Issuance of Bonds/Investor Commitment	-	-	-
Pre-closing Review (45-days prior to closing)	-	-	-
Building Permit Issuance	-	-	-
Groundbreaking (Construction Begins)	-	-	-
Occupancy Certificate (Last Bldg.)	-	-	-
Open House/Ribbon Cutting	-	-	-
90% Stabilization	-	-	-
Final Cost Certification	-	-	-

Budget

	Budget		Total Variance
	Expected	Completed	
Land Costs	\$ 1,400,000	\$ -	\$ -
Hard Costs	\$ 7,042,321	\$ -	\$ -
Soft Costs	\$ 844,725	\$ -	\$ -
Financing Costs	\$ 515,162	\$ -	\$ -
Reserves	\$ 234,081	\$ -	\$ -
Deferred Developer Fee	\$ 462,618	\$ -	\$ -
Totals	\$ 10,498,907	\$ -	\$ -

Fleet Block



Location		
Address:	800 S, 300 West - 400 West	
Acreage:	10	
General Info		
Total Units:	TBD	
Total Parking Stalls:	TBD	
# of Stories:	11	
AMI Rental Rate	<TBD%	
Unit Type	# Units	% of Total
Studio	0	TBD
1/Live-work	0	TBD
2/Live-work	0	TBD
1-Bedroom	0	TBD
2-Bedroom	0	TBD
3-Bedroom	0	TBD

Key Updates

1. Awarded the RFP for the Fleet Block Project
2. Partnered with Brinshore Development for a portion of the Site
3. Currently having conversations with the City

Background

The Fleet Block in Salt Lake City is a long-vacant, roughly 8.75-acre site in the Granary District between 800-900 South and 300-400 West that the city is transforming from a former municipal fleet maintenance yard into a vibrant, walkable mixed-use neighborhood with public open space, housing, retail, community amenities, and mid-block streets to improve connectivity.

After years of planning that included environmental cleanup, rezoning to allow mixed uses, and extensive community engagement, especially around the site's role as a place of community-generated social justice murals. The city has cleared the old buildings and is now moving forward with partnerships with developers to build mixed-income housing and commercial space, while dedicating about three acres for a public park and artwork that reflect inclusive, community-driven values

Schedule

Development Milestones	Schedule		
	Expected Date	Completed Date	Total Variance
Closing/Site Transfer			-
Financing: Issuance of Bonds/Investor Commitment	-	-	-
Pre-closing Review (45-days prior to closing)	-	-	-
Building Permit Issuance	-	-	-
Groundbreaking (Construction Begins)	-	-	-
Occupancy Certificate (Last Bldg.)	-	-	-
Open House/Ribbon Cutting	-	-	-
90% Stabilization	-	-	-
Final Cost Certification	-	-	-

Budget

	Budget		
	Expected	Completed	Total Variance
Land Costs	TBD	\$ -	\$ -
Hard Costs	TBD	\$ -	\$ -
Soft Costs	TBD	\$ -	\$ -
Financing Costs	TBD	\$ -	\$ -
Reserves	TBD	\$ -	\$ -
Deferred Developer Fee	TBD	\$ -	\$ -
Totals	\$ -	\$ -	\$ -

Housing Assistance Management Enterprise
Staff Report

Report Provided by: Deputy Director Zac Pau'u
 Department: Property Management

Item: **Key Performance Indicators (KPIs)**
January 2026

February 23, 2026



BACKGROUND:

The Property Management Department has developed Key Performance Indicators (KPIs) and associated metrics to monitor performance around essential activities. The tables below detail KPIs and metrics in focus for the 598 units and 4 associated commercial spaces owned by Housing Assistance Management Enterprise (HAME). They also provide other informational data points to help identify deficiencies and make appropriate corrections. Similar reports have been provided to break out units and commercial spaces owned and managed under the Housing Authority of Salt Lake City (HASLC) and Housing Development Corporation (HDC), as applicable. Units impacted by extraordinary circumstances such as methamphetamine remediation, flood, or fire that were previously excluded are identified as such in this report.

Analysis:

KPI: Commercial (Ground Floor; Office Spaces) Occupancy

Metric: $\geq 90\%$ stabilized occupancy

Commercial Occupancy	January
HAME	?

KPI: Average Occupancy at the close of January 2026

Metric: $> 95\%$ for stabilized properties

Average Occupancy	January
HAME	94.9%

Move-ins	January
HAME	13

Move-outs	January
HAME	12

Evictions	January
HAME	4

KPI: Work order completion

Metric: >90%

For the month of January, 92% of work orders submitted were completed.

Total Work Orders	January
HAME	315

Unit Turns Completed	January
HAME	14

KPI: Average Number of Days Vacant for January 2026

Metric: Average 20 days or less

The days vacant are calculated at move-in, calculating the average number of days from move-out to move-in.

Days Vacant

	January
HAME	26

VA referral units' days Vacant

We had 0 move ins at our VA referral properties owned by HAME.

	January
HAME	0

KPI: Tenant Account Receivables (TARs)

Metric: 4% Potential Rent or less

In the prior month, HAME had \$68,922 in rolling accounts receivable (AR). We collected \$35,531 resulting in a 51% collection rate. Out of this, \$18,119 remains unpaid for over 90 days. HAME currently has 17 repayment agreements in place, with a 100% compliance rate.

For the month of January, the total recurring charges for HAME-owned properties amounted to \$604,533 with a 5% delinquency rate. At the end of January, the combined amount owed for HAME owned properties was \$65,651.

Financial Impact:

Account Receivables Owed

“Payback Agreements” reduce current rental collections, so they prevent evictions and subsequent costs.

We continue our efforts to assist residents by pursuing financial relief through prevention funding which comes from federal Emergency Rental Assistance (ERA) and Community Reinvestment Act (CRA) awards.

Action Recommended:

This report is for information, as an update – no action is needed.

END OF BOARD PACKAGE