



**COMMISSION MEETING AGENDA**

**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 of Commission Members**

Bill Davis, Board Chair

Darin Mano, Board Vice Chair

Brenda Koga, Commissioner

Palmer DePaulis, Commissioner

Fraser Nelson, Commissioner

Tess Clark, Resident Commissioner

One or more Commissioners of HASLC may participate via electronic conference originated by the Executive Director 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.

**The Housing Authority of Salt Lake City is committed to our mission:  
To provide affordable housing opportunities as a stable base for our community**

## BOARD MEETING AGENDA

1. Roll Call
2. Public Comment (each participant will be allowed 3 minutes for comment)
3. Motion to Approve HASLC Meeting Minutes of the regular meeting of January 26, 2026, and Special Meeting of February 12, 2026. (attachments) - Board Chair, Bill Davis / 3 minutes

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4. **RESOLUTION # 890-2026 AUTHORIZING DISPOSITION OF PROPERTY AT 1776 SOUTH WEST TEMPLE AND 1726 SOUTH JEFFERSON STREET THROUGH SECTION 18 OF THE U.S. HOUSING ACT.** (attachments). Deputy Executive Director Kim Wilford and Executive Director, Daniel Nackerman/ 17 minutes.

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5. **RESOLUTION # 891-2026 APPROVING RAD/SECTION 18 SMALLL PHA BLEND APPLICATION AND SUBMISSION OF FINANCING PLAN TO HUD FOR PHILLIPS PLAZA AND ROMNEY PLAZA.** (attachments). Deputy Executive Director Kim Wilford and Executive Director, Daniel Nackerman/ 17 minutes.

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6. **MOBILITY ANALYSIS: OVERVIEW OF AFFORDABLE HOUSING DISTRIBUTION.** (attachments). Executive Director, Daniel Nackerman and Director of Property Management, Vicci Jenkins / 10 minutes

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7. **FINANCE COMMITTEE REPORT.** (attachments). Commissioner, Brenda Koga/ 7 minutes

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8. **REAL ESTATE DEVELOPMENT COMMITTEE REPORT.** (attachments). Board Chair, Bill Davis/ 7 minutes.

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9. **CONSIDER AND ACCEPT FISCAL YEAR 2025 FINANCIAL STATEMENTS THROUGH DECEMBER.** (attachments). Deputy Executive Director, Kim Wilford and CFO, Jennifer Nakao/ 15 minutes.

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10. **EXECUTIVE DIRECTOR REPORT.** (attachments). Executive Director, Daniel Nackerman/ 15 minutes.

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## CONSENT CALENDAR

(List of routine items that don't require discussion or amendment, unless the public or a commissioner would like to move them into the main meeting for discussion. Otherwise, a motion will be made for the acceptance of all items all at once).

- **Voucher Utilization Report : Section 8 Director, Jackie Rojas** *Page 76*
- **Report on Resident Support: Deputy Director, Britnee Dabb** *Page 79*

- **Report on Community Involvement and Partnerships: Deputy Director, Britnee Dabb** *Page 81*
- **Low Income Housing Tax Credit Compliance, Director of Property Management, Vicci Jenkins** *Page 83*
- **Key Performance Indicator Report: Deputy Director, Zac Pau'u** *Page 85*
- **Upcoming Trainings and Conferences** *Page 87*
- **Commission Schedule 2026** *Page 88*

Closed Session:

At any time, the Commission may 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.

Typical Process:      Motion to enter.  
                                  Vote to enter.  
                                  If entering, certain individuals may be rightly excluded.  
                                  After closed discussions motion and vote to end and resume open meeting  
                                  Any announcements from closed session

1. Communications:
2. Other Business:
3. Adjournment

**Housing Authority of Salt Lake City**  
**Staff Report**

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



Housing Authority  
of  
Salt Lake City

**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 AUTHORITY OF SALT LAKE CITY** **(HASLC)**

### **BOARD MEETING MINUTES** Housing Authority of Salt Lake City Monday, January 26, 2026 11:10 a.m. – 1:52 p.m.

The Meeting of the Board of Commissioners of the Housing Authority of Salt Lake City was held on Monday, January 26, 2026, from 11:10 a.m. – 1:52 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

#### **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)**

Annie Christensen  
Lincoln Grevengoed  
Leigh Anderson

**Board Chair Davis convened the regular meeting of the Housing Authority of Salt Lake City (HASLC) at 11:10 a.m.**

**Roll Call of the Board Members present.**

**NO Public Comment**

**MOTION FOR APPROVAL OF THE HASLC COMMISSION MEETING MINUTES OF NOVEMBER 24, 2025, and SPECIAL MEETING MINUTES OF DECEMBER 18, 2025.**

The Executive Director has provided each Commissioner with a copy of the written minutes of November 24, 2025. The Commissioners acknowledged they had sufficient time to review these minutes.

Chair Pazzi called for a motion.

**Motion**

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

4. Annual Election of Officers. (attachments) – Board Chair, Michael Pazzi/ 10 minutes

Dan: Commissioners on page 29 of your package is the process for the annual election of office officers. This is the meeting where that happens, the 1st meeting of the year and we've attached the bylaws that kind of cover the election portion. Our apologies that we don't have a recent history of timelines and officers. But with that the chair will start the process on page 29.

Mike: Okay, and I think we'll open the floor for nominations for vice chair.

Bill: I'd like to nominate here in Mano.

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Tess: I would like to nominate myself or vice chair. Tess Clark.

Darin: What is the process now? Is this typical...

Dan: After receiving nominations, likely engage in discussion, at least that's our typical process.

Darin: Is a second required. It says when if second did we will open?

Brenda: Yeah.

Dan: Yeah, I guess that's even better

Mike: Well, what if one of these two candidates is a candidate that I would consider for chair? Cause I know we repeat the process as we do the vice chair. One of the, one of the two people that's nominated

Dan: Mr. lawyer.

Clay: You're fine with either way, but if you have somebody in mind for the chair Just put that on the table for discussion. We just go in that sequence, if you want to make the election of the vice chair 1st then you know they can consider multiple names and then have the election and then proceed to the chair.

Fraser: I'm sorry I didn't follow that at all. Can we, can we begin with the chair then? Is there anything for clearance from doing that?

Clay: Has it's been agendized this way, I would recommend proceeding as it's on the agenda with commence with the vice chair.

Darin: So, if the person who's nominated and selected as vice chair is then nominated for chair. Then we have to go back.

Clay: I would put all the nominations on the table and proceed with the vice chair election and then the chair election.

Dan: Even the nominations for chair.

Caly: Correct.

Tess: Okay.

Dan: Yeah.

Palmer: Okay. Well. Then I would make a nomination. 1st of all, I want to thank you for. You've done a great job, and I've appreciated it and I'm sure the rest of the board has. So that's my 1st thing. Second, I'd like to nominate Bill for chair. But I'm, are these all maybe in a second? Do we have to go through them? No. Okay. And the reason is, is I think that if you're willing, are you willing?

Bill: Yes.

Palmer: Okay. We've traditionally, I don't think all the time because of circumstances, but the vice chair has, if they're willing, prepared to be chair eventually. And I think Bill has done a good job and I'd like to recommend him.

Mike: Good.

Darin: I can speak to that nomination. I've spoken with Bill and I've just chatted a little bit and he's expressed interest in that, and I think that Bill would be a great chair, so I was also planning to nominate him as well. And to the nomination of me as vice chair, I would be interested in serving in that role and learning Bill and I have worked together in the past on the ballpark community council chair and I'm interested in learning more about the housing authority and, and, and helping lead this commission, so I would be honored to serve, I know commissioner Clark would be an excellent choice as well, so. But I would be happy to serve in that role and be and I think that Bill and I would work together well.

Tess: And I feel I would be an excellent candidate for vice chair. I have served as a commissioner a little bit longer than Darin. I also serve on the national commissioner's board for NAHRO. I also have a long in-depth knowledge of construction. My late husband and I had a construction company for over 15 years. I ran a property management company in Park City for a long period of time. I also was the executive director of a non-profit, the National Sons of Utah Pioneers Sons Utah Pioneers for five years. I have knowledge of being an AD. I have the knowledge also of running a non-profit and I have a good rapport with the residents and I feel like I would serve the housing and authority quite well.

Fraser: May I ask a question? Are these are only elected positions? Vice chair and chair?

Dan: Yeah.

Darin: Yeah, how are the committees selected?

Dan: They're completely at the of the chair and there is NO vote. Obviously if someone doesn't want to be on the committee, they can say NO. And that can be at any time the committee can be formed on the bylaws. So far, the committees are a maximum of three because of physical noticing. But there's been some talk of having them.

Fraser: May I ask another question, Mr. Chair? Is this the way housing authorities are generally operating a chair and a vice chair only on the commission?

Dan: Is that kind of there is a secretary in almost every state and almost every state the secretary is the executive director of the housing authority.

Darin: Oh, that's interesting. Is that how we are set up?

Dan: Yeah.

Darin: Okay. So, you're the secretary.

Dan: Now I will just to confuse you further, aim is structured a little differently. There are a room. In fact, there, there is room to change that structure in both organizations but particularly in HAME,

Darin: and I'm not suggesting this but just because what remember Mansell is here, I was wondering if the chair and vice chair have to be the same person or not because...

Dan: In HAME they do.

Darin: For HAME and HDC

Clay: It's automatic

Darin: Are automatic mirroring the housing authority. That's just in the housing authority bylaws or?

Clay: It's in the HAME bylaws...

Darin: Okay, that makes sense.

Fraser: May I ask another question? Is that ok?

Mike: Okay sure...

Fraser: So, Tess, I think your expertise as resident and your, you know, you bring such a critical voice to the board. Do we have, is there a requirement that a member of the board be someone who is being served by the housing authority currently?

Britnee: Yes.

Fraser: That is not an officer position that is an elect and that is that position elected by the board?

Dan Elected by the Mayor...

Darin: Same way...

Fraser: Same way as the

Dan: Exact same rights and responses...

Tess: Just because I'm a resident commissioner doesn't mean I'm any different from a commission.

Fraser: So, they're...

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Dan: Some states require two program participants.

Fraser: And the same terms of term etcetera. Okay, thank you. That's helpful.

Darin: But we are required to have at least one and they're the same as everyone else.

Dan: Correct.

Mike: Do I hear any other nominations?

Brenda: I moved that nomination cease for vice chair.

Dan: So Brenda's in the pool now.

Clay: You haven't served in a while Brenda.

Brenda: And that's ok. My services were three years...

Palmer: And you were good.

Darin: So, Mr. chair, can I suggest that we vote on the chair nomination since there's only one 1st? Assuming there's not another and then we go to vice chair or is that what you recommend doing vice chair first?

Mike: I think he's truggling with the way that it's written in the agenda.

Britnee: Vice chair.

Darin: Okay, let's never mind. I redact to that.

Fraser: But there is NO other nomination for chair. Yeah.

Mike: Hearing none.

Fraser: Okay.

Mike: Okay, so how do we want to do this? All in favor of Darin as the vice chair. Raise your hand.

Tess: I'll close my eyes.

Mike: So that's five. All in favor of Tess as the vice chair. Okay Darin is our vice chair. Congratulations Darin.

Darin: Congratulations Darin.

Mike: Okay and with that, what I'm gonna tell you is that I have so enjoyed doing this. You aren't outstanding operation. Just one of the best I've ever seen so numerous more quatiuous at times, but.

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Dan: Did you tell them to say that?

Mike: The staff is one of the best I've just ever seen. You know, not only are you good at what you do and you're very competent, but you care and for a long time you care mightly about putting people in sustainable housing. I just love that part of it. And for all the commissioners, I love working with you and love taking my leave. So, with that, I'm gonna say Bill, here's your chair. I'm gonna move out of your way.

Dan: Thank you for your service.

Mike: You're welcome.

Dan: Don't you want to stay three or four more months just as a regular commission.

Mike: Yeah, as an irregular.

Darin: Where are you going up now? Are you going to that chair or are you?

Mike: I'm gonna sit in the one over here,

Darin: Going outside, what's happening now?

Palmer: No, we need you...

Mike: Take my cookies...

Dan: Yeah.

Darin: You still a board member right...

Mike: Fully

Tess: Until about until March.

Fraser: Oh my gosh, this isn't happen with us. Oh wow.

Tess: I think you should get out of that.

Mike: Good.

Fraser: The smile off your face.

Darin: This is symbolic.

Tess: It's really sad.

Fraser: Very nervous.

Darin: He's going to hassle us now.. So just so I'm clear, we did not finish HAME or HDC, right? So, are we going back to HAME now?

Dan: I would like to ask if we can continue with housing authority for item eight; I'm sorry, item seven of the housing authority to the next

item that is an open public comment for the Salt Lake City application Grant application. It's been publicly noticed this meeting. As the public meeting on behalf of the city. This relates to our grove project where we're trying to get money paid for the removal primarily at asbestos. And with that, we also have a representative from the city here and sign in sheets for any public that has come. Would that be ok to move that item?

Bill: Yes, it would

Dan: That's on page 49 of your package.

Bill: Although before we do that, I wanted to just say a couple of words. One, I would like to thank everyone for their support. Hopefully I live up to Mike Pazzi as chair. And I have some other comments that I think I'm gonna hold up because I know we've got a couple very tight. So, we'll just move it here...

### **NEW BUSINESS**

- 1. RESOLUTION # 884-2026 APPROVING HASLC's HOUSING MOBILITY PLAN.** (attachments). *Deputy Executive Director Kim Wilford and Executive Director, Daniel Nackerman/ 17 minutes.*

Dan: This next item Kim did a lot of work on and Kelly, see Kelly up in the right-hand corner? from Chicago. We received a grant a couple of years and a half ago, \$60,000 to plan for better mobility for our Section eight residents. Better mobility means allow them to actually move into a neighborhood where their grandparents live, a neighborhood better schools. They don't have a car, want to live near mass transit etc. So, we've done a very elaborate study. In here, and we are hoping you adopt our mobility plan. And by the way, under previous administration, this would spring a lot more money since we're putting a plan in.

We're not so sure under this administration that worried about people living where they want. So, we're recommending, and there's some fascinating studies here that we could go through for hours and hours about poverty as you know, poverty levels are. A household, 35,000 or less in the household is the poverty level. We're designing this plan per the instructions of HUD to deal with the neighborhoods that have at more than 10 % poverty level. And by the time we get through HUD's criteria for how you filter this, it does help significant amount of families, but it won't be a super large program if we get the funding.

Bill: I'm familiar with the concept of lower income people moving to the kids in particular being raised in higher income areas better outcome to school and stuff like that, so I don't know if we

need to discuss that or should we just.

Dan: We're recommending adoption of resolution 884-2026, approving HASLC Housing mobility plan and its submission to HUD.

### **Motion**

Commissioner Clark made a motion to **APPROVE RESOLUTION # 884-2026 APPROVING HASLC's HOUSING MOBILITY PLAN**. Vice Chair Mano seconded. The motion passed unanimously with Board Members, Pazzi, Davis, Mano, Clark, Nelson, DePaulis, and Koga all voting in favor. There were no objections or abstentions.

**2. RESOLUTION # 885-2026 CONFIRMING AWARD OF 27 PROJECT-BASED VOUCHERS (PBV'S) FOR THE SAFE HAVEN PROJECT IN SALT LAKE CITY.**  
(attachments). *Executive Director, Daniel Nackerman, City Officials / 15 minutes*

Dan: Yes, last year, this board approved, there's a 54-unit project plan utilizing 9 % credits operated by Valley Behavioral health organization used to be called Valley Mental Health. They, and that's specifically to rehab a building and also to house persons with severe and persistent mental illness, so it's homeless and mentally ill. We committed last year to 27 of the 54 vouchers. They'd ended up not applying. All this does is renew that request for 27 vouchers.

Fraser: I have a question.

Dan: Sure.

Fraser: I just wanted to confirm I didn't understand these vouchers aren't anywhere else now.

Dan: Right.

Fraser: We're not moving even though the project was approved prior.

Dan: Right.

Fraser: Okay, thanks again.

Darin: Is there anything that's now that would make the decision different in terms of

Dan: No, it's because...

Darin: I know once we get them to one project, they're not available for another but...

Dan: NO, we double checked our capacity for future projects and it was a pleasant surprise that we changed our 40 % allocation to 50 of the total vouchers.

Darrin: Ok, great I move that we accept and approve resolution 885-2026.

**Motion**

Vice Chair Mano made a motion to **APPROVE RESOLUTION # 885-2026 CONFIRMING AWARD OF 27 PROJECT-BASED VOUCHERS (PBV'S) FOR THE SAFE HAVEN PROJECT IN SALT LAKE CITY.** Commissioner Clark seconded. The motion passed unanimously with Board Members, Pazzi, Davis, Mano, Clark, Nelson, DePaulis, and Koga all voting in favor. There were no objections or abstentions.

**3. OPEN PUBLIC COMMENT FOR A CITY OF SALT LAKE APPLICATION FOR AN ENVIRONMENTAL PROTECTION AGENCY (EPA) BROWNFIELD CLEANUP GRANT APPLICATION FOR THE NORTHWEST PIPELINE BUILDING. (attachments). Executive Director, Daniel Nackerman, City Officials / 5 minutes**

Catherine: Alright, good morning, everyone. I'm Catherine Wyffels with Salt Lake City, and I'm supporting the housing authority on the EPA application for brownfields cleanup the EPA brownfields program for an application to remove asbestos from the Northwest pipeline building. But before I'll just give an overview of what the application is, but before I get started, is there anyone from the public online just to have a sense of any public numbers?

Angel: No.

Catherine: Okay, that's the Department of Department of Quality Representatives as well, so thank you for being here. So, the city as the property owner, we are the applicant for, for this project and we're requesting \$3,786,000 for partial removal of asbestos at the Northwest building. And this is asbestos that's gonna be disturbed as we as the

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building is transitioned into a residential building. So as mentioned, this is part of the grove redevelopment project is just one of the buildings in that project. I think you'll provide 63 affordable housing units, which is critical for the city.

You know, as we all know, we would need more affordable housing units in the city, and this is the important opportunity to offer more affordable housing units in a near downtown. So, yeah, I think that's the main, the overview for the project. The city will be the project manager for this and will hire a consultant who's going to oversee the remediation, as well as all the grant reporting. And, and, you know, help the city manage the grant.

Dan: And just a reminder, we applied for this last year and there was only one grant granted last year was to the University of Utah for their projects. Apparently, they need money more than the housing authority.

Palmer: So, I have a question when you say partial removal, what does it really mean? And is there a timeline how fast or slow this might take?

Catherine: Yeah, so as part of this grant assess grant application, we did we assessed different remediation options and how much it would cost to do full removal versus part the partial removal versus NO removal at all and just the costs of you know ensuring that there's NO exposure to associated with the different options and the full removal is was just too pricey and the partial removal, it's mostly just removing the areas as best as from the areas that will have to be disturbed, right? For the remediation, so I think it's, I have a lot of the specifics here, spray on fireproofing, lack and plaster, wall system, thermal pipe insulation, those are the main materials that will be targeted as part of this partial removal.

Palmer: Okay, but anything that stays, will it be encapsulated and protected so that there's NO danger to anyone living in there.

Dan: Yeah, it's encapsulated and there's a management plan put into place from here to eternity so that others don't disturb it and so that's expected regularly etc.

Palmer: Okay.

Catherine: And you also asked about the timeline. It is a three-year grant, so we'll work closely with, with, the housing authority on the timeline, but you know the 1st few months will certainly be procurement and getting a contractor in place.

Palmer: The reason I mentioned timeline is because of the project itself, you know, keeping it going, making sure that we have momentum, and I didn't know how long this kind of thing takes.

Dan: Yeah, we're gonna be reporting on this meeting as a whole, some of the timelines et cetera. Okay. In fact, we're probably ahead of schedule

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for this grant, but we still don't have control of the property as the housing authority, so we're having to do the application through the city.

Palmer: Okay.

Dan: You should have control when Darin arranges it next month.

Darin: I have NO power

Dan: As vice chair...

Drain: Nor did I before that.

Dan: Vice chair power.

Fraser: Are there local businesses that have expertise in this area, or will you be seeking out of state?

Catherine: There are local consulting firms that have expertise in the area and are qualified permitted to do this kind of work, yeah.

Darin: Do we need to take action on this or is it just an opportunity for the public to comment?

Dan: Just an option.

Darin: Hopefully we'll get it. Is it and I'll, I'll save my question for when we talk about the project itself later, but hopefully we'll get that this year.

Bill: Even though it has a three-year timeline doesn't mean it'll take three years, right?

Catherine: Sure, hope not.

Darin: That's three years must be spent within.

Catherine: Exactly.

Bill: I can't imagine a partial remediation will take less than...

Darin: It shouldn't be a three-year project hopefully.

Bill: I'm concerned about having that...

Palmer: Momentum.

Bill: Okay, any more questions?

Palmer: So, we didn't really have any members of the public that...

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Dan: Just for the record, we have the sign-in sheet here that would have been available if the public did come.

Catherine: When we posted this on social media, Salt Lake City's social media accounts, and we also did a newspaper notice, the public know about this meeting and you're able to submit comments online by emailing me and we haven't received any comments. Other than one asking about it, there's a virtual option.

Palmer: I would move then that we close the public hearing.

Darin: Second.

Dan: Thank you. And your staff.

Catherine: Thank you...

Bill: I'm confused, are we switching back to HAME?

Dan: Yes.

Bill: Okay.

Palmer: Do we need a motion? Okay, I would make a motion that we pause the housing authority meeting and agenda and move back to the HAME agenda and meeting...

**Motion**

No Motion needed, for the public

**4. APPROVE CONTRACT AWARD FOR A BACKUP GENERATOR CONTRACT AT THE TAYLOR GARDENS TO J&J ELECTRIC IN A MAXIMUM AMOUNT OF \$240,700. (attachments). Executive Director Daniel Nackerman / 7 minutes.**

Dan: Item 8 is a backup generator, a contract to J and J Electric at a maximum amount of \$240,7000. We only received two bids, but they've been thoroughly betted as the company. We do have reserves to pay for this; we are continuing to pressure the potential successful bidder to finish it faster than they've done. So, I actually reduced their scope in this, but we're doing this at all our senior sites especially when electricity goes out. S we're recommending authorizing the executive director to award this contract.

Tess: That's smart...

Darin: Csn I ask a question? Where do these funds come from?

Dan: In this case, they're just reserves, in other words,

Darin: Unrestricted.

Dan: Yeah, most of our projects we have pretty extensive reserves. Some of them lender directed, but. Is that a hundred percent true? You can say it's not; I got funny looks.

Vicci: No, and when we were in development of Taylor Gardens, it wasn't not in the original scope, but we knew that it needed to be done in room of doing a large change order at this point with that, then we went ahead and allocated each year in the budgets for reserves to consume subjects.

Darin: So, we've been saving up for it.

Vicci: Right.

### **Motion**

Vice Chair Mano made a motion to **APPROVE CONTRACT AWARD FOR A BACKUP GENERATOR CONTRACT AT THE TAYLOR GARDENS TO J&J ELECTRIC IN A MAXIMUM AMOUNT OF \$240,700**. Commissioner Clark seconded. The motion passed unanimously with Board Members, Pazzi, Davis, Mano, Clark, Nelson, DePaulis, and Koga all voting in favor. There were no objections or abstentions.

### **5. OVERVIEW OF AFFORDABLE HOUSING DISTRIBUTION *(attachments)*.** *Executive Director, Daniel Nackerman / 15 minutes*

Dan: This next item was supposed to be part of the mobility plan, we kind of accidentally separated it. It's just interesting information. Fraser and I are gonna have a philosophical talk about actually scientific talk about this. But it kind of shows the distribution of affordable housing in various neighborhoods versus census tracts or name, which is pretty interesting, and we probably but anyway, a huge amount of work went into this by Vicci and I would say Zac, but he takes credit for all her work.

Darin: This is not our units. This is...

Dan: This is all you...

Darin: Directed affordable...

Fraser: But not section eight, right?

Vicci: So this is inclusive of all of the low-income housing tax credit, their comprehensive lists from their from Utah Housing Corporation site as well as any awards that have been put in place, they'll say pending in that status.

Darin: Okay.

Vicci: So, you can see on the graph here where those pending projects are that have been awarded and then it does also include some different affordable components like income restricted properties. For instance, Utah nonprofits, Housing connects properties, 1st Step house with properties, so it does have some of the anything that has PVD's.

Dan: And then we have a map of our section eight distribution. It's 3,000 units with little red dots that everyone sees.

Fraser: Yeah, we got that last time...

Dan: And it's very widely distributed, but we'll include that in this graphics of our mobility plan we had trouble getting it at the last-minute last week.

Bill: Okay, we, there's NO action needed on this that I can tell that there's a lot of discussion we could be had with this so I'm gonna we table it and maybe put it on the agenda next month.

Darin: Okay. Yeah, I think it would be great to talk a little more when we have time.

### **Motion**

No motion needed, just an update.

### **6. RECOMMEND AUDIT CONTRACT RENEWAL BY COMMISSION.** *(attachments). Executive Director, Daniel Nackerman / 7 minutes*

Dan: This is an important item. You may recall we've switched auditors here and there. Our present auditor is Berman Hopkins, a large firm out of Florida. They did a very thorough excellent audit last year for us. A reminder, they did have one audit finding last year, basically our section eight files and some of our public housing files were missing important information. They've now jumped in this year. They ended up charging us \$190,000 last year. They added a few change orders throughout the year. This year their proposal is \$170,000. The board chair has to sign this; that's really the only thing the board chair signs. So, we just wanted to get it on the radar. We were gonna try to have Mike sign it before he left, but I guess we just missed that opportunity. So, staff is just recommending, I don't think there's a vote for this. Oh, that original contract had one year approval pieces in it possible. One-year renewals.

**Motion**

No motion needed, just an update.

**7. CONSIDER AND ACCEPT FISCAL YEAR 2025 FINANCIAL STATEMENTS THROUGH NOVEMBER.** *(attachments). Deputy Executive Director, Kim Wilford and CFO, Jennifer Nakao/ 15 minutes*

Dan: Okay, this covers 16 properties about 900 units, as well as our management fund and our gigantic section eight fund. We're doing much better than HAME, at least today thanks council member or we're showing \$1,862,863 to the goods through November. For the housing authority, our own properties are a big piece of that, a \$1,860,000 of it, which is much more than we had budgeted. So, in the last meeting you got to hear how we were short. This time we're ahead by \$559,000 in that budget. On the voucher program, we also have very positive administrative fee variance. And the public housing properties continued to have deficits. We just can't wait to get out of those programs and we're making a lot of progress lately, but we're, \$633,000 of the negative. Which is quite a bit more than we originally planned.

And then the homeless properties actually had a positive income through November of \$138,000. Management fund had a deficit of \$307,000 which is slightly worse than we've ever projected, but, as HASLC as an as an agency, including our other instrumentalities, we have a budget surplus \$2,769,091. That's an important number. If you could scroll up a little bit, Angel. No, down I'm sorry. Yeah, even though we gave all the bad news on sudden changes in HAME that shows you the overall. We're still, \$2,769,091 to the good out of a \$3,119,274 projection, so we're still on solid ground because the housing authority piece which helps patch that in. Lots of notes and details if you need them.

**Motion**

No motion needed, just an update.

**8. EXECUTIVE DIRECTOR REPORT.** *(attachments). Executive Director, Daniel Nackerman/ 15 minutes.*

Dan: Really quick items, we've relocated half the office to the, we call it the OQ building. Both the space you're in now and other parts of the OQ building were actively close to having lease to others. We have a big shot HUD official visiting very soon. He's the regional director appointed

by the white House. This will be his second visit. Do you remember what date that is? I don't think they have, they've told us. It's like this week, I think. But they haven't given us precise date. Have to look. We're gonna have a full all hands meeting and at the end of this week. We do kind of yearly strategic planning in that meeting. Check our goals from last year, set our goals for the coming year. We, also speaking of that, had a holiday pizza meeting that wasn't nearly as exciting as goals are, but apparently, it's so exciting your bread house contest is more important staff within our goals.

86 new family self-sufficiency members last year we readily admit that we have several site condition challenges recently. Elevators at two different properties. We had a sprinkler issue, fire sprinkler issue that the residents haven't noticed, but that could have been a big issue. We've been making lots of neighborhood presentations. The HUD budgets are in a really unusual position. I have a lot of data here today. It looks like the section eight voucher programs are gonna not only be solid that they're gonna increase them. The Senate, you might remember me making fun of billionaires liking these two while it's coming to fruition. They're cutting homeless, their cutting public housing, but adding vouchers especially PBRA which is a, a kind that developers use, but it's extensibly the same. And they're doing that like right now in the house and the Senate.

Lots of excellent conference trainings held over the past 60 days. Our commissioner Tess has been very active and really doing great things at the conference I was at, she was quite the leader. We're gonna talk about, believe it or not, it's worth talking about a product for seniors and disabled that normally we wouldn't bring to the board, but it's kind of revolutionary this thing. I don't know mine. Oh, could you hear anything?

Tess: You got in trouble.

Dan: I brought a sample home on the plane in my carryon and they thought it was a pipe bomb.

Fraser: Oh my god.

Dan: I got all kinds of attention. I finally showed him my business card it's kind of it's a part of a grab bar for this is what it looks like.

Palmer: Oh wow.

Dan: Yeah, it's a, it's as fascinating story.

Tess: Yeah, it's made with this polymer kind of material and it's so it's bacterial it's like incredible and it just it's for gripping and grabbing... grasping

Dan: Main premises regular grab bars split yeah people don't have much strength in their hands, but they have a fair amount of strength in their fingers.

Tess: Yeah.

Dan: So, it's pretty revolutionary. The same company invented the wheelchairs that are at every airport in the world.

Tess: The heart mobility.

Dan: But anyway, sorry, that was... Okay, so major influx of development funding kind of pent up, we got reimbursed for a lot of things. We'll be doing staffing changes in 2026 kind of just it's time to, it's past time to balance staffing in certain areas from other areas, new initiatives for the unhoused and previously housed. Oh, I didn't announce this. We had a resident who was I guess litigious would be the right word? We talked about this in close session many times I can't say her/ his name, through unbelievable amounts of work, especially from Vicci... Yeah, started with a parking space. Yeah. Paul did half his time on that one case. But she has well voluntarily moved through pressure from the court system. That doesn't mean we're done on the litigious part, but he/ she NO longer lives at our sites. And then finally, four projects were fully launched and under construction.

**Motion**

No motion needed, just an update.

*The HASLC Meeting adjourned at 2:15 p.m.*

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Bill Davis, Board Chair

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Daniel Nackerman, Executive Director

# **DRAFT**

**HOUSING AUTHORITY OF SALT LAKE CITY**  
**(HASLC)**  
**SPECIAL BOARD MEETING MINUTES**

Housing Authority of Salt Lake City  
Thursday, February 12, 2026  
12:00 p.m. – 12:21 p.m.

The Special Meeting of the Board of Commissioners of the Housing Authority of Salt Lake City was held via Zoom on Thursday February 12, 2026, from 12:00 p.m. – 12:21 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

**Board Chair Davis convened the special meeting of the Housing Authority of Salt Lake City (HASLC) at 12:00 p.m.**

**Roll Call of the Board Members present.**

**NEW BUSINESS**

1. RESOLUTION # 887-2026; OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF SALT LAKE CITY (“**HASLC**”) APPROVING AND AUTHORIZING (I) THE APPLICATION BY HOUSING ASSISTANCE MANAGEMENT ENTERPRISE (“**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 HASLC, HAME, AND THE PROJECT ENTITIES IN RELATION TO THE PROJECTS; (IV) RATIFYING ALL ACTIONS OF HASLC, 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. *Executive Director, Daniel Nackerman, Development Manager, Siah Siabi, and General Counsel, Claymore Hardman. / 10 minutes.*

Dan: Well first I apologize for a lot of the last minute nature of this and Clay we are going to need a little bit of help today on sorting resolving sort of the blending resolutions and action items here, but I will start with the resolution as it is shown on your screen here and this all related to the grove projects were now calling the historic building the Northwest Pipeline Building and the other large building the Lupine, you might recall it use to have two names the

SPECIAL MEETING MINUTES  
HASLC  
FEBRUARY 12, 2026

Lupine and Hawthorn but it's one big building now. But this sort of omnibus resolution I guess you would call it approves and authorizes us to make application for low-income housing tax credits with the Housing Corporation which we plan to do today at 4:55 pm today, I will just let that sink in, we actually submitted the application early this morning. Second, the formation and entering into kind of subject of the day the initial Operating Agreements which we will get into in a minute. And any amendments thereto for the Historic Pipeline Building, the Grove Properties, LLC and the Grove Community, LLC, those are all the LLC's related to the project. The third item is entering into other contracts to be executed and delivered by HASLC, HAME, and other project entities. Fourth is ratifying all action to date, the financing of these properties and the formation of these properties and finally taking all other actions necessary for the completion of the transactions contemplated by this resolution and related matters. We've wrapped up our preliminary financing enough to apply for tax credits we also had a major positive event happen were we tied the land to the building we already had a purchase agreement for the Pipeline building, and we convinced the City and the Mayor to just amend that purchase agreement to include all the land which gave us a short cut into applying and controlling the whole property as we sit here today the Mayor signed it Monday of this week. So that's the resolution before you, and the second is a resolution approving project-based vouchers for the Pipeline and the Lupine project respectively. We separated the first one, the first one is the 32 project-based vouchers that we need, and the next one is 66 project-based vouchers. So those haven't changed for 6 months or 8 months we have always planned on having 50% of each side of this project having project-based vouchers, and we have even written a letter to the effect committing them, but we thought that it would be safe to have the board formally approve them with resolutions numbers. So, I would like to pause there and see if Clay; again one of the highlights of that first section is the Operating Agreement between us and our partners and we have overemphasized that a little bit in our board packet, but Clay do you think that we are ok with taking each one of these items and voting on them.

Clay: Yes, yes, I do Dan, I just put this in the chat, but we just have a few inconsistencies the correct information is in here, but it's inconsistent in a couple of different spots. I just wanted to clarify that the resolution states that the ownership and distribution interest is allocated 57% to HAME, 38% to Xylem and 5% to Common Ground, its actually the ownership is 60, 35, 5 and the distribution of cash flow is the 57, 38, 5 that's also a little bit of a mismatch from the write up in the beginning, So I put that in the chat and if one of the board members when making your motion for approval could just state that to clarify I think we will be squared away.

Tess: Clay, can you repeat that really fast, the numbers.

Clay: Yeah...

Bill: It's actually in the chat.

Clay: It might be kind of hard to see in the boardroom

Bill: Clay out of curiosity can someone reference your note in the chat making the resolution reading the entire thing.

Clay: Yeah, if we could state exactly after the colon that this correction is being made which is: WHEREAS, under the Operating Agreement HAME will serve as Managing Member and ownership interests are allocated 60% HAME, 35% Xylem LLC, and 5% to Common Ground Institute, LLC and with distribution interests are allocated 57% HAME, 38% Xylem LLC, and 5% to Common Ground Institute, LLC.

Dan: And if I'm not mistaken that hasn't changed for a year and a half.

Clay: You are correct Dan, nothing new.

Palmer: Ok, just a question Clay, what resolution does that refer to, or does it refer to all 3.

Clay: No this just refers to the resolution on page 3, good clarification.

Palmer: On page 3...

Clay: Of the packet.

Palmer: Ok. Are we ready for a motion?

Bill: Yes, can I get a motion?

Tess: I got it, I say to accept resolution 887-2026 approval operating agreement for the grove with the comments in the chat, is that correct Clay?

Clay: Yes, or you could motion that the minutes reflect the corrections discussed.

Tess: With the minutes reflecting the corrections we have discussed.

Bill: Is that acceptable Clay?

Clay: That works.

Bil: Can I get a second?

Palmer: Second

### **Motion**

Commissioner Clark made a motion to **APPROVE RESOLUTION # 887-2026, OPERATING AGREEMENT FOR THE GROVE COMMUNITY, LLC**. Board Member Clark seconded. The motion passed unanimously with Board Members, Davis, Clark, DePaulis, and Koga all voting in favor. There were no objections or abstentions.

2. RESOLUTION # 888-2026 OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF SALT LAKE CITY (“HASLC”) FORMALLY APPROVE AWARDDING PROJECT-BASED VOUCHERS FOR THE HISTORIC NW PIPELINE BUILDING PROJECT AND THE LUPINE PROJECT RESPECTIVELY. *Executive Director, Daniel Nackerman, Development Manager, Siah Siabi, and General Counsel, Claymore Hardman. / 10 minutes.*

Dan: The next item is Resolution 888-2026 authorizing the commitment of project vouchers for the Pacific Northwest Pipeline building this is 32 vouchers approximately 50% of the project we have plenty of capacity of to do this in PBV’s and we recommend approving resolution 888-2026 approving all necessary actions to reserve and commit thirty-two units of Project-based Vouchers for the Pipeline Building for a term of at least fifteen (15) years, and approving all necessary actions required to award and contract for such subject to 24 CFR 50-51 Environmental Clearance, 24 CFR 983.55 Subsidy Layering Review and approval, and execution of an AHAP agreement acceptable to HASLC.

Palmer: I would make that motion.

Tess: And I would second motion to accept resolution 888-2026.

Bill: Any other discussion? Not hearing any, all in favor.

### **Motion**

Commissioner DePaulis made a motion to **APPROVE RESOLUTION # 888-2026, AWARDDING PROJECT-BASED VOUCHERS FOR THE HISTORIC NW PIPELINE BUILDING AND THE LUPINE PROJECT RESPECTIVELY.** Board Member Clark seconded. The motion passed unanimously with Board Members, Davis, Clark, DePaulis, and Koga all voting in favor. There were no objections or abstentions.

3. RESOLUTION # 889-2026 OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF SALT LAKE CITY (“HASLC”) FORMALLY APPROVE AWARDDING PROJECT-BASED VOUCHERS FOR THE GROVE. *Executive Director, Daniel Nackerman, Development Manager, Siah Siabi, and General Counsel, Claymore Hardman. / 10 minutes.*

Dan: The next item is on page 56, this is a similar resolution approving it for the Phase II portion of the Grove which we now call the Lupine Building, 66 project-based voucher units, approximately 50% of the total project. So, we recommend approval of resolution 888-2026 approving all necessary actions to reserve and commit 66 units under Phase II of the project for

at least 15 years and approving all necessary actions required to award and contract for such subject to 24 CFR 50-51 Environmental Clearance, 24 CFR 983.55 Subsidy Layering Review and approval and execution of an AHAP agreement acceptable to HASLC.

Tess: I will move to approve this resolution 889-2026.

Bill: Second

Dan: And then just as an information item on page 59, I am smooth today, by the way Siah...

Clay: Sorry Dan, we didn't get a vote on that...

Dan: Oh sorry...

Palmer: Second.

Bill: Any further discussion on this...

**Motion**

Commissioner Clark made a motion to **APPROVE RESOLUTION # 889-2026 AWARDING PROJECT-BASED VOUCHERS FOR THE GROVE**. Board Member DePaulis seconded. The motion passed unanimously with Board Members Davis, Clark, DePaulis, and Koga all voting in favor. There were no objections or abstentions.

Dan: Mostly as an information item, we hope that Bill will sign this today, we're hoping the chair will sign this today, we're applying for \$20,000 per space for a parking grant. We don't really need board approval, but we thought it would be good to have the chair have a letter of support for the grant that we're applying for today. If you scroll down to the bottom, it's basically a letter to me as HAME from the board as the HASLC supporting this application for the grant signed by myself and the chair I don't think we need to vote on, that I was just hoping we could work it in.

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HASLC  
FEBRUARY 12, 2026

*The HASLC Meeting adjourned at 12:21 p.m.*

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Bill Davis, Board Chair

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Daniel Nackerman, Executive Director

**Housing Authority of Salt Lake City**  
**Staff Report**

Report Provided by: Dan Nackerman, Executive Director and Kim Wilford, Deputy Executive Director

**Subject: RESOLUTION #890-2026**  
**Authorizing Disposition of Property at 1776**  
**South West Temple and 1726 South**  
**Jefferson Street through Section 18 of the**  
**U.S. Housing Act**

February 23, 2026



Housing Authority  
of  
Salt Lake City

**BACKGROUND:**

Section 18 of the U.S. Housing Act of 1937 authorizes public housing authorities, with approval from the U.S. Department of Housing and Urban Development (HUD), to dispose of public housing property that is no longer suitable or necessary for program purposes. Section 18 disposition provides flexibility for housing authorities to responsibly remove assets from the Public Housing program while ensuring appropriate oversight, resident consultation, and continued advancement of affordable housing and public benefit objectives.

The Housing Authority of Salt Lake City (“HASLC”) is continuing its strategic transition away from the Public Housing program toward more sustainable housing and operational models. As part of this effort, HASLC is evaluating the appropriate disposition of non-dwelling properties that are no longer essential to the long-term administration of housing programs.

HASLC currently owns and operates two non-residential properties that have been historically associated with Public Housing operations:

- **HASLC Main Administrative Office**  
1776 South West Temple, Salt Lake City, Utah
- **HASLC Warehouse Facility**  
1726 South Jefferson Street, Salt Lake City, Utah 84115

These properties do not contain dwelling units and are no longer optimally aligned with HASLC’s future operational needs. Their continued inclusion in the Public Housing program limits HASLC’s ability to reposition the sites and deploy resources in a manner that best advances affordable housing objectives.

Under **Section 18 of the U.S. Housing Act of 1937**, public housing authorities may request HUD approval to dispose of public housing property, including non-dwelling assets, subject to required consultations, local government support, and Board approval. Plans to fully exit the Public Housing program, including these two non-residential properties, were included in HASLC’s approved FY2026 Annual PHA Plan

**PLAN OVERVIEW**

HASLC staff are requesting Board authorization to submit a **Section 18 disposition application** to the U.S. Department of Housing and Urban Development for the administrative office and warehouse properties.

Key elements of the proposed action include:

- **HUD Approval Required:**  
Disposition of these properties requires HUD approval under Section 18, including compliance with resident consultation requirements and submission of supporting documentation.
- **No Loss of Housing Units:**  
The proposed disposition does **not** result in the removal of any dwelling units and will not reduce the supply of affordable housing.
- **Future Affordable Housing Opportunity:**  
Disposition of the main office property is intended to support future redevelopment opportunities, including the potential development of affordable housing on the site. HASLC is currently pursuing rezoning efforts to allow for such redevelopment, subject to City approvals and future Board action.
- **Operational and Financial Benefits:**  
Removal of these non-dwelling assets from the Public Housing program will allow HASLC greater flexibility to modernize its administrative footprint, reduce long-term maintenance obligations, and reinvest resources in housing-related priorities consistent with HUD requirements.
- **Compliance and Oversight:**  
HASLC will ensure that all materials submitted to HUD are accurate, complete, and not misleading, and that any approved disposition is carried out strictly in accordance with HUD's terms and conditions.

Approval of this action authorizes **submission of the application only**, as well as relevant clarifications to the FY2026 Annual PHA Plan. Any future sale, redevelopment, or financing structure associated with the properties will be brought back to the Board for review and approval as appropriate. This action supports HASLC's long-term strategic goals, promotes operational efficiency, and positions these assets for future use in a manner that advances affordable housing and community benefit.

**RECOMMENDATION:**

Staff recommend that the Board of Commissioners **approve Resolution No. 890-2026**, authorizing the Executive Director, or designee, to submit a Section 18 disposition application to HUD for the HASLC administrative office and warehouse properties located at 1776 South West Temple and 1726 South Jefferson Street, and authorizing the Executive Director or designee to submit an updated FY2026 Annual PHA Plan to HUD to clarify the disposition of these properties.

RESOLUTION NO. 890-2026

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF SALT LAKE CITY AUTHORIZING DISPOSITION OF PROPERTY AT 1776 South West Temple, Salt Lake City, Utah and 1726 South Jefferson Street, Salt Lake City, Utah 84115 AND CERTIFYING AN AGREEMENT TO COMPLY WITH ALL REQUIREMENTS OF SECTION 18 OF THE U.S. HOUSING ACT OF 1937

WHEREAS, HASLC wishes to dispose of the non-dwelling property located at 1776 South West Temple, Salt Lake City, Utah and 1726 South Jefferson Street, Salt Lake City, Utah 84115; and

WHEREAS, disposition of these properties would allow HASLC to pursue development of affordable housing; and

WHEREAS, disposition of these properties requires approval by the U.S. Department of Housing and Urban Development (“HUD”) in accordance with Section 18 of the U.S. Housing Act of 1937; and

WHEREAS, HUD approval requires consultation with residents, the support of local government, and the approval of HASLC’s Board of Commissioners; and

WHEREAS, HASLC will conduct all necessary steps and prerequisites required for the application, and

WHEREAS, the Executive Director and/or his designee shall be authorized to submit the disposition application for the properties located at 1776 South West Temple, Salt Lake City, Utah and 1726 South Jefferson Street, Salt Lake City, Utah 84115; and

WHEREAS, all materials submitted in association with the application will be accurate, complete and not misleading; and

WHEREAS, if the application is approved, HASLC will dispose of the property consistent with the terms of the HUD approval; and

WHEREAS, that this Board Approval format is approved by the Board of Commissioners on the date noted below,

NOW, THEREFORE BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Salt Lake City hereby adopts Resolution No. 890-2026 authorizing the Executive Director of HASLC and/or his designees to submit the appropriate disposition application; and

BE IT FURTHER RESOLVED that if the disposition application should be approved, Resolution No. 890-2026 also authorizes HASLC to execute the documents necessary to close the transaction.

PASSED AND APPROVED BY THE BOARD OF COMMISSIONERS OF THE  
HOUSING AUTHORITY OF SALT LAKE CITY ON THIS 23rd DAY OF MONTH 2026

Board Chair

Executive Director/Secretary

Approved as to form by:

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**Housing Authority of Salt Lake City**  
**Staff Report**

Report Provided by: Dan Nackerman, Executive Director and Kim Wilford, Deputy Executive Director

**Subject: RESOLUTION #891-2026**  
**Approving RAD / Section 18 Small PHA Blend Application and Submission of Financing Plan to HUD for Phillips Plaza & Romney Plaza**

February 23, 2026



Housing Authority  
of  
Salt Lake City

**BACKGROUND:**

The U.S. Department of Housing and Urban Development (HUD) administers the Rental Assistance Demonstration (RAD) program to preserve and improve public housing by converting Section 9 Public Housing assistance to long-term Section 8 assistance. HUD has also authorized a RAD / Section 18 Small Public Housing Agency (PHA) Blend, which allows qualifying PHAs (i.e. those with fewer than 200 public housing units) to combine RAD conversion authority with Section 18 demolition/disposition authority.

The Housing Authority of Salt Lake City (HASLC) owns and operates Philips Plaza, a 99-unit, one-bedroom and one two-bedroom administrative unit senior public housing development located at 660 South 300 East, and Romney Plaza, a 70-unit senior and disabled public housing development located at 475 East 900 South.

The HASLC Board of Commissioners approved the FY2025 Annual PHA Plan on September 30, 2024. Following HUD approval of that plan, HASLC initiated a Significant Amendment to the FY2025 Annual PHA Plan to authorize participation in the RAD / Section 18 Small PHA Blend. All required public process steps were completed, and on June 30, 2025, the Board approved the Significant Amendment and authorized submission of the RAD / Section 18 Small PHA Blend application to HUD. Plans to fully exit the Public Housing program through a RAD / Section 18 Small PHA Blend were also included in HASLC's approved FY2026 Annual PHA Plan.

During HUD review and due diligence, environmental studies identified conditions at Romney Plaza associated with a former gas station located on a portion of the site. While these conditions are being actively addressed through required remediation, HASLC worked with HUD to amend the original Commitment to Enter into a Housing Assistance Payments Contract (CHAP) and separate the transaction into two distinct RAD conversions to avoid delaying progress at Philips Plaza.

On September 30, 2025, HUD issued separate CHAPs for Philips Plaza and Romney Plaza. While both properties have received CHAP approval, the Romney Plaza conversion is proceeding on a separate timeline due to the environmental remediation requirements. However, staff will continue pursuing the exit of both Philips Plaza and Romney Plaza on separate timelines, inclusive of submission of a Financing Plan while congruently performing remediation of the environmental concerns at Romney Plaza.

**PLAN OVERVIEW**

**Philips Plaza & Romney Plaza RAD / Section 18 Small PHA Blend Conversion**

The two properties are proposed to convert assistance under the RAD / Section 18 Small PHA Blend to

Project-Based Voucher (PBV) assistance. The Philips Plaza property consists of 99 one-bedroom units serving senior households and does not have unresolved environmental conditions that would impede conversion. Romney Plaza will follow a separate timeline, addressing the environmental concerns for the 70 one-bedroom unit property while simultaneously providing all compliance related requirements for a timely exit.

Under the Small PHA Blend authorized by PIH Notice 2024-40, a portion of the units convert under Section 18 authority, and a portion convert under RAD, resulting in a single, blended CHAP rent structure. This blended rent provides higher and more predictable revenue than the public housing operating subsidy alone, supporting long-term operations, reserve funding, and capital needs while preserving affordability and resident protections.

HASLC has completed all required resident engagement activities for Philips Plaza and Romney Plaza, including issuance of the Resident Information Notice (RIN), resident meetings, issuance of the General Information Notice (GIN) in November 2025, and follow-up meetings. Existing residents will retain their assistance, no eligibility re-screening will occur, and rents will continue to be income-based under Section 8, while residents currently paying public housing flat rents will convert to income-based rents at conversion. However, any rent increases greater than \$25 or 10% will be phased in over a three-year period. requirements.

Environmental review for Philips Plaza identified no material conditions requiring remediation. A HUD Multi-family Accelerated Processing (MAP)-compliant Capital Needs Assessment completed in 2025 identified approximately \$2.02 million in 20-year capital needs, which are addressed through the preliminary financing strategy, while Romney Plaza Capital Needs Assessment identified approximately \$2.56 million in 20-year capital needs, which will be also be addressed in the preliminary financing strategy while also factoring in pricing for environmental remediation.

Preliminary financing plans for Philips Plaza and Romney Plaza demonstrate long-term feasibility, including conservative permanent debt, full reserve funding, and compliance with HUD and lender requirements. The next major milestone is finalization and submission of the Financing Plan to HUD. The Capital Needs Assessments (CNAs) identified total long-term capital needs of approximately **\$2.0 million for Phillips Plaza** and **\$2.56 million for Romney Plaza**, reflecting differences in building systems, age, and prior reinvestment. Importantly, all **critical life-safety and code compliance items** are addressed in accordance with HUD requirements and must be completed prior to or in connection with closing.

The financing plan intentionally **does not include a large upfront construction or rehabilitation line item** for CNA repairs. Instead, the plan provides for substantial **initial deposits to replacement reserves at closing**—approximately **\$869,000 for Phillips Plaza** and **\$817,000 for Romney Plaza**—to ensure adequate funding for capital replacements over time. While the total CNA needs exceed the initial reserve deposits, the remaining capital requirements are expected to be addressed through a combination of debt proceeds, replacement reserves, ongoing project cash flow, and ownership support as needed over the evaluation period.

Due to **higher per-unit capital needs and ongoing environmental remediation considerations at Romney Plaza**, the Authority has intentionally **sequenced the transactions**, proceeding first with Phillips Plaza while Romney Plaza advances on a parallel but delayed path. This separation reduces execution risk and ensures that each property's financing structure appropriately reflects its physical and environmental conditions.

The financing allows us to purchase the property using a first mortgage and a non-cash seller's note. This structure generates cash proceeds to the Authority, fully funds HUD-required replacement reserves at closing, and establishes a long-term capital plan. While the CNA identifies additional capital needs beyond the initial

reserve deposit, those items are scheduled to be completed over time using reserves and project cash flow rather than requiring immediate construction funding

**RECOMMENDATION:**

Adopt **Resolution # 891** approving HASLC's participation in the RAD / Section 18 Small PHA Blend for the conversion of Philips Plaza and Romney Plaza, authorizing submission and implementation of the associated RAD application and Financing Plan to HUD), authorizing submission of an updated FY2026 Annual PHA Plan to HUD that clarifies the separate CHAPs and disposition timelines for Phillips and Romney Plaza, and authorizing the Executive Director, or designee, to execute all certifications, agreements, and related documents necessary to effectuate the conversion in accordance with HUD requirements.

Approval of this resolution affirms that the Board of Commissioners has reviewed and supports continued implementation of the RAD conversion for Philips Plaza and Romney Plaza.



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## MEMORANDUM

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**Date:** November 13, 2025

**To:** Kim Wilford, Deputy Executive Director, Housing Authority of Salt Lake City

**From:** Tanya Dempsey, Co-CEO, CSG Advisors

**RE:** Phillips and Romney RAD with Reserves Model

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### **Executive Summary:**

This analysis evaluates the financial structure and long-term sustainability of the Phillips and Romney RAD conversion under Housing Authority of Salt Lake City's (HASLC) portfolio repositioning strategy. The financial model incorporates project-based CHAP rents, capital needs from the Physical Needs Assessment (PNA), and estimated operating performance to test the viability of leveraging debt to support rehabilitation and reserve requirements.

Based on current assumptions and performance data, CSG Advisors recommends utilizing a conservative level of debt financing to supplement existing resources and strengthen liquidity. Leveraging debt allows the Authority to maintain adequate reserves, meet rehabilitation needs, and ensure the long-term operational stability of both assets without drawing down all available internal funds.

Because of the higher rents that are generated because of the 90/10 rent structure, the project generates a cash acquisition payment at closing. This cash acquisition is treated as unrestricted program income, and HASLC can deploy it flexibly to meet broader organizational goals, including funding future affordable housing development, addressing capital needs elsewhere in its portfolio, or supporting strategic initiatives that cannot be financed through restricted project funds.

### **Phillips Apartments**

#### **Rent Structure**

The model assumes a 90/10 blended CHAP rent structure, representing a weighted average between tenant-based and project-based voucher revenue potential. This blended rent provides sufficient income to support operating costs and debt service while maintaining affordability. It should be noted that the model does not include any revenue from the two-bedroom office space at the property. Due to environmental remediation sequencing, initial lease-up may be staggered, resulting in a temporary reduction in rental income during early operations.

#### **Physical Needs Assessment (PNA)**



Romney reflects approximately \$2,023,239 (\$20,438 per unit) in 20-year capital needs, addressing key building system replacements and modernization consistent with rehabilitation priorities. To estimate annual requirements, the first ten years (1-10 year needs) of inflated costs were divided over nine years, excluding year one to account for project closing. The second ten years of inflated costs (11-20 year needs) were divided over ten years to determine the remaining annual capital needs. This results in a total 20-year inflated costs of \$2,023,239.

### **Operating Expenses**

Operating expenses were developed as conservative estimates of \$11, 000 per unit and are inflated at 3% annually to account for expected cost escalation.

### **Permanent Debt**

Romney's financing plan includes a \$3,916,089 first mortgage at a 7% fixed rate with 30-year amortization, producing a 1.20× DSCR in Year 1.

### **Acquisition**

The acquisition price was calculated using a 5.3 % cap rate derived from CoStar's Salt Lake City submarket data and the project's Year 1 net operating income. The total acquisition price for Romney is \$7,131,019. Approximately \$2,795,593 will be funded in cash, with the remaining \$4,335,426 structured as a seller note. The note covers the remaining funds required to meet total development costs, capped at the total acquisition price.

### **Soft Costs**

Soft costs include standard items typically associated with RAD transactions such as legal, environmental, appraisal, and professional fees. These were modeled using reasonable planning estimates. Financing fees were assumed at two percent of the permanent loan amount to account for lender and closing expenses.

### **Replacement Reserves**

An initial replacement reserve deposit of \$817,174 and an annual deposit of \$450 per unit per year is included to maintain compliance with reserve funding requirements. The initial deposit was iteratively adjusted in the model so that the reserve balance equals the required minimum level (about 5% of total inflated capital needs) at the end of the 20-year projection.

### **Portfolio Summary:**

Both Phillips and Romney demonstrate strong financial feasibility under the leveraged RAD with Reserves structure. Each property supports sustainable debt, full reserve funding, and positive long-term operations.

### **Risk Factors:**

The RAD with reserves financing structure may present challenges under HUD's subsidy layering review, depending on how total development costs and eligible expenses are finalized. Beyond

Sources	Phillips Plaza	Romney Plaza	Total
First Mortgage	\$5,538,469	\$3,916,089	\$9,454,557
Seller Note	\$5,751,926	\$4,335,426	\$10,087,351
<b>GAP</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total</b>	<b>\$11,290,394</b>	<b>\$8,251,514</b>	<b>\$19,541,909</b>
Uses			
Acquisition	\$10,085,298	\$7,131,019	\$17,216,317
Construction/Rehabilitation (PNA through year 2025)	\$0	\$0	\$0
Architectural Design Fee (Plans & Specs)	\$0	\$0	\$0
Feasibility Studies	\$10,000	\$10,000	\$20,000
Environmental Reports	\$10,000	\$10,000	\$20,000
Appraisal/Market Study	\$10,000	\$10,000	\$20,000
Accounting	\$15,000	\$15,000	\$30,000
Survey	\$10,000	\$10,000	\$20,000
Capital Needs Assessment	\$15,000	\$15,000	\$30,000
Legal	\$90,000	\$90,000	\$180,000
Other Soft Costs	\$15,000	\$15,000	\$30,000
Other Professional Fees	\$15,000	\$15,000	\$30,000
Permits	\$20,000	\$20,000	\$40,000
Financing Fees	\$110,769	\$78,322	\$189,091
Title	\$15,000	\$15,000	\$30,000
Initial Deposit to Replacement Reserve	\$869,327	\$817,174	\$1,686,501
Shortfall Reserve	\$0	\$0	\$0
<b>Total</b>	<b>\$11,290,394</b>	<b>\$8,251,514</b>	<b>\$19,541,909</b>
<b>Cash Acquisition (surplus)</b>	<b>\$4,333,372</b>	<b>\$2,795,593</b>	<b>\$7,128,966</b>
Rent Source	Blended CHAP	Blended CHAP	
Units			
0 BR	0	0	0
1 BR	99	70	169
2 BR	0	0	0
3 BR	0	0	0
4 BR	0	0	0
5 BR	0	0	0
<b>Total</b>	<b>99</b>	<b>70</b>	<b>169</b>
Rents			
0 BR	\$0	\$0	\$0
1 BR	\$1,478	\$1,478	\$1,478
2 BR	\$1,771	\$0	\$886
3 BR	\$0	\$0	\$0
4 BR	\$0	\$0	\$0
5 BR	\$0	\$0	\$0
Average Rent	\$1,478	\$1,478	\$1,478
Monthly Total	\$146,322	\$103,460	\$249,782
<b>Annual Total</b>	<b>\$1,755,864</b>	<b>\$1,241,520</b>	<b>\$2,997,384</b>
<b>OpEx Per Unit</b>	<b>\$11,000</b>	<b>\$11,000</b>	<b>\$22,000</b>
Construction Related Costs in Budget			
IDRR	\$869,327	\$817,174	\$1,686,501
PNA through year 2025 (upfront needs)	\$0	\$0	\$0
<b>Total</b>	<b>\$869,327</b>	<b>\$817,174</b>	<b>\$1,686,501</b>
PNA Replacement Reserve Schedule			
Total PNA Needs (including upfront needs)	\$2,023,239	\$2,564,912	\$4,588,151
Difference in PNA Needs & Budget Construction Costs	\$1,153,912	\$1,747,738	\$2,901,650
PNA Needs Per Unit	\$20,437	\$36,642	\$28,539



# HUD MAP Capital Needs Assessment

REPORT DATE: July 14, 2025

**PROPERTY INFORMATION:**

Phillips Plaza  
660 South 300 East  
Salt Lake City, Salt Lake County, Utah 84111

**PROJECT INFORMATION:**

AEI Project No. 509479  
Site Assessment Date: May 13, 2025

DRAFT

**PREPARED FOR:**

Housing Authority of Salt Lake City  
1776 West Temple  
Salt Lake City, Utah 84115

**PREPARED BY:**

AEI Consultants - Corporate Headquarters  
2500 Camino Diablo  
Walnut Creek, California 94597

In expressing the opinions stated in this report, AEI has exercised the degree of skill and care ordinarily exercised by a reasonably prudent capital needs assessor in the same community and in the same time frame given the same or similar facts and circumstances. Documentation and data provided by the Client, designated representatives of the Client or other interested third parties, or from the public domain, and referred to in the preparation of this assessment, have been used and referenced with the understanding that AEI assumes no responsibility or liability for their accuracy.

The independent conclusions represent our professional judgment based on information and data available to us during the course of this assignment. AEI's evaluations, analyses and opinions are not representations regarding the design integrity, structural soundness, or actual value of the property. Factual information regarding operations, conditions and test data provided by the Client or their representative has been assumed to be correct and complete. The conclusions presented are based on the data provided, observations and conditions that existed on the date of the on-site visit.

Should you have any questions or require additional information, please contact Jeb Bonnett at 804-955-8373 or [jbonnett@aeiconsultants.com](mailto:jbonnett@aeiconsultants.com).

Sincerely,



Chad Matthews  
Senior Vice President  
AEI Consultants



Candace Quinn  
Senior Vice President - HUD Building Assessments  
AEI Consultants

CRITICAL REPAIRS							Total	Comments
Need Category	Component	Repair or Replacement Location	Classification of Work	Quantity	Unit of Measure	Unit Cost (ACCESSIBILITY)		
Common area bath accessories (towel bars, grab bars, toilet stalls, etc.)	ADA - Install Audio/Visual Alarms (Critical Repair)	Men's and women's public restrooms	Level 1 Alteration	2	Each	\$ 1,500.00	\$ 3,000.00	There are no audio/visual alarms installed in the Men's and Women's public restrooms. In order to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG), the installation of audio/visual alarms is required.
Common area bath accessories (towel bars, grab bars, toilet stalls, etc.)	ADA - Public Restroom ADA Signage (Critical Repair)	Men's and women's public restrooms	Level 1 Alteration	2	Each	\$ 75.00	\$ 150.00	The men's and women's public restrooms were observed without ADA signage. In order to comply with the American with Disabilities Act Accessibility Guidelines (ADAAG), the installation of ADA signage is required.
Tenant buzzer / Intercom / secured entry system	ADA - Lower Intercom Panel (Critical Repair)	Main entry	Level 1 Alteration	1	Each	\$ 1,000.00	\$ 1,000.00	The intercom panel at the main east building entry was measured at 53-inches above the finished floor (AFF). In order to comply with the American with Disabilities Act Accessibility Guidelines (ADAAG), lowering the intercom panel to a maximum height of 48-inches AFF is required.
Fire extinguishers	UFAS - Adjust Extinguisher Cabinet Handles (Critical Repair)	Throughout building	Level 1 Alteration	24	Each	\$ 100.00	\$ 2,400.00	The height of the handles must be modified on the fire extinguisher cabinets, due to the handles exceeding the 54-inch maximum side reach (measured at 60 inches AFF). The modification should be made to comply with UFAS Section 4.2.6.
Interior doors, solid core, wood, metal clad	UFAS - Assess Door Pull Force (Critical Repair)	Throughout building	Level 1 Alteration	24	Each	\$ -	\$ -	According to the Accessibility Review, dated May 8, 2012, and authored by Harold P. Woodruff Architect/Planner, the common area doors and designated handicapped unit doors pull force exceeds the 5 lb. allowable force. This document was not reviewed until after the site inspection and the pull force of the noted doors was not assessed. The pull force of the doors will require an assessment and modification if they exceed the 5 lb. allowable force. The modification should be made to comply with UFAS Section 4.13.11.
Interior doors, solid core, wood, metal clad	UFAS - Correct Door Pull Force (Critical Repair)	Throughout building	Level 1 Alteration	24	Each	\$ 50.00	\$ 1,200.00	According to the Accessibility Review, dated May 8, 2012, and authored by Harold P. Woodruff Architect/Planner, the common area doors and designated handicapped unit doors pull force exceeds the 5 lb. allowable force. This document was not reviewed until after the site inspection and the pull force of the noted doors was not assessed. The pull force of the doors will require an assessment and modification if they exceed the 5 lb. allowable force. The modification should be made to comply with UFAS Section 4.13.11.
Common area railings	UFAS - Adjust Handrails (Critical Repair)	Throughout building	Level 1 Alteration	8	Each	\$ 500.00	\$ 4,000.00	AEI observed the corridor handrail height must be modified, due to being above the 34-inch minimum. The modification should be made to comply with UFAS Section 4.8.5.
Common area bath accessories (towel bars, grab bars, toilet stalls, etc.)	UFAS - Install Common Area Scald and Abrasion Slink Wrap (Critical Repair)	Office restroom	Level 1 Alteration	1	Each	\$ 80.00	\$ 80.00	The office restroom was observed without scald and abrasion protection at the roll under sink. In order to comply with the Uniformed Federal Accessibility Standards (UFAS), the installation of scald and abrasion protection is required.
Residential smoke detectors	UFAS - Install Audio / Visual Smoke Detectors (Critical Repair)	A/V units	Level 1 Alteration	2	Each	\$ 1,500.00	\$ 3,000.00	The property was originally constructed in (1979) and features project-based assistance. The apartments are therefore subject to the requirements of Section 504 of the Rehabilitation Act of 1973, which states that 2% or two (2) non-designated handicapped dwelling units are required to have audio/visual smoke alarms. In order to comply with UFAS, the installation of audio/visual smoke alarms in two (2) non-designated handicapped dwelling units is required.
Cabinets & vanities	UFAS - Unit Kitchen Modifications (Critical Repair)	HC units	Level 1 Alteration	10	Each	\$ 1,200.00	\$ 12,000.00	The removed designated handicapped dwelling unit kitchens (Units 211-811 and 209-409) were observed without a 30-inch wide work surface and with refrigerators that featured more than 50% of the freezer capacity above 54 inches above the finished floor (AFF). In order to comply with the Uniformed Federal Accessibility Standards (UFAS), the installation of 30-inch wide work surfaces and the installation of refrigerators with 50% or more of the freezer capacity at or below 54 inches AFF is required. A fold-down work surface could be considered in a nearby area of the kitchen.
Interior doors, solid core, wood, metal clad	UFAS - Modify Door Viewers (Critical Repair)	Units 311, 411, 409, 511, 611, and 811	Level 1 Alteration	6	Each	\$ 25.00	\$ 150.00	The accessible unit door viewers at the following designated handicapped dwelling units were measured at 52 to 61 inches AFF: Units 311, 411, 409, 511, 611, and 811. The door viewers should be modified to comply with UFAS Section 4.2.5.
Tenant electrical panel	UFAS - Modify Panel Height (Critical Repair)	HC units	Level 1 Alteration	10	Each	\$ 200.00	\$ 2,000.00	AEI observed the electrical panel height must be modified in each designated handicapped dwelling unit. The modification should be made to comply with UFAS Section 4.27.3.
CRITICAL REPAIRS (LIFE SAFETY)								
Residential smoke detectors	Install HUD Compliant Smoke Detectors (Critical Repair)	Smoke detectors	Level 1 Alteration	99	Each	\$ 35.00	\$ 3,465.00	The dwelling unit bedrooms were observed with non-compliant battery operated smoke detectors. The hallways outside of the sleeping rooms were observed with hard-wired smoke detectors. Per HUD MAP Guidelines, according to Life Safety Code (NFPA 101), paragraph 313.4.5.1, smoke alarms must be installed outside every sleeping area in the immediate vicinity of the bedrooms and on all levels of the dwelling unit, including basements. In addition to the NFPA requirements, the regulation in 24 CFR 200.76 requires that smoke detectors must also be installed inside each sleeping area; therefore, the installation of compliant smoke detectors within all the dwelling unit bedrooms is required. The smoke detectors can be either hard wired or battery powered. Battery powered smoke detectors must have the following features, according to the HUD MAP Guidelines: the cell must be tamper-resistant; the cells cannot be used in any other toy or appliance; the cells must have a ten-year life; the smoke detector may have a manual silencing device to clear unwanted alarms such as cooking smoke. For the purpose of this report we have budgeted battery powered smoke detectors, allowable by the HUD MAP Guidelines. It is recommended to contact the local municipality to determine if battery-operated smoke detectors are allowable. If further clarification is needed regarding smoke detector compliance, please contact the local reviewing HUD office.

### 7.3 NON-CRITICAL REPAIRS

DRAFT

## 7.4 REPLACEMENT RESERVES

DRAFT

7.5 PROPERTY INSURANCE SCHEDULE OF REPLACEMENT COST (HUD FORM 92329)

*Replacement Cost Per Building*

Building Identifier	Replacement Cost of Building Per SF	Source of Replacement Cost	Replacement Cost of Building
Apartment Building	\$ 189.00	Marshall Swift	\$ 16,482,312.00

DRAFT



# HUD MAP Capital Needs Assessment

REPORT DATE: July 18, 2025

**PROPERTY INFORMATION:**

Romney Plaza  
475 East 900 South  
Salt Lake City, Salt Lake County, Utah 84111

**PROJECT INFORMATION:**

AEI Project No. 509482  
Site Assessment Date: May 12, 2025

DRAFT

**PREPARED FOR:**

Housing Authority of Salt Lake City  
1776 West Temple  
Salt Lake City, Utah 84115

**PREPARED BY:**

AEI Consultants - Corporate Headquarters  
2500 Camino Diablo  
Walnut Creek, California 94597

In expressing the opinions stated in this report, AEI has exercised the degree of skill and care ordinarily exercised by a reasonably prudent capital needs assessor in the same community and in the same time frame given the same or similar facts and circumstances. Documentation and data provided by the Client, designated representatives of the Client or other interested third parties, or from the public domain, and referred to in the preparation of this assessment, have been used and referenced with the understanding that AEI assumes no responsibility or liability for their accuracy.

The independent conclusions represent our professional judgment based on information and data available to us during the course of this assignment. AEI's evaluations, analyses and opinions are not representations regarding the design integrity, structural soundness, or actual value of the property. Factual information regarding operations, conditions and test data provided by the Client or their representative has been assumed to be correct and complete. The conclusions presented are based on the data provided, observations and conditions that existed on the date of the on-site visit.

Should you have any questions or require additional information, please contact Jeb Bonnett at 804-955-8373 or [jbonnett@aeiconsultants.com](mailto:jbonnett@aeiconsultants.com).

Sincerely,

DRAFT  
Chad Matthews  
Senior Vice President  
AEI Consultants

DRAFT  
Candace Quinn  
Senior Vice President - HUD Building Assessments  
AEI Consultants

## 7.0 OPINIONS OF PROBABLE COST

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### 7.1 FINANCIAL RECAP

*Replacement Reserve Summary Table*

Replacement Reserve Schedule Term/Inflation Status	Replacement Reserve Schedule Summary Costs	Replacement Reserve Schedule Summary Costs/Per Unit Per Annum
1-10 Year Un-Inflated Costs	\$792,054	\$1,132
1-10 Year Inflated Costs	\$925,699	\$1,322
11-20 Year Un-Inflated Costs	\$780,421	\$1,115
11-20 Year Inflated Costs	\$1,097,540	\$1,568
1-20 Year Un-Inflated Costs	\$1,572,475	\$1,123
1-20 Year Inflated Costs	\$2,023,239	\$1,445

### 7.2 CRITICAL REPAIRS

CRITICAL REPAIRS							Comments	
Need Category	Component	Repair or Replacement Location	Classification of Work	Quantity	Unit of Measure	Unit Cost		Total
CRITICAL REPAIRS (LIFE SAFETY)								
Residential smoke detectors	Install HUD Compliant Smoke Detectors (Critical Repair)	Bedroom smoke detectors	Level 1 Alteration	62	Each	\$ 35.00	\$ 2,170.00	The non-designated handicapped dwelling unit bedrooms were observed with non-compliant battery operated smoke detectors. The hallways outside of the sleeping rooms were observed with hard-wired smoke detectors. Per HUD MAP Guidelines; according to Life Safety Code (NFPA 101), paragraph 31.3.4.5.1, smoke alarms must be installed outside every sleeping area in the immediate vicinity of the bedrooms and on all levels of the dwelling unit, including basements. In addition to the NFPA requirements, the regulation in 24 CFR 200.76 requires that smoke detectors must also be installed inside each sleeping area, therefore, the installation of compliant smoke detectors within all the dwelling unit bedrooms is required. The smoke detectors can be either hard wired or battery powered. Battery powered smoke detectors must have the following features, according to the HUD MAP Guidelines: the call must be tamper-resistant; the cells cannot be used in any other toy or appliance; the cells must have a ten-year life; the smoke detector may have a manual silencing device to clear unwanted alarms such as cooking smoke. For the purpose of this report we have budgeted battery powered smoke detectors, allowable by the HUD MAP Guidelines. It is recommended to contact the local municipality to determine if battery-operated smoke detectors are allowable. If further clarification is needed regarding smoke detector compliance, please contact the local reviewing HUD office.
Range, cook top, wall oven	Install Heat Shield (Critical Repair)	Heat shields at range	Level 1 Alteration	62	Each	\$ 125.00	\$ 7,750.00	The non-designated handicapped dwelling unit ranges are installed directly next to a wall, which does not have any type of heat shield installed. In order to prevent a grease or fire damage, the installation of a heat shield is required.
Building fire suppression sprinklers, standpipes	Inspect Fire Alarm System (Critical Repair)	Fire alarm	Level 1 Alteration	1	Each	\$ 1,000.00	\$ 1,000.00	The annual inspection report for the fire alarm system was not available. ACEI recommends inspecting all fire systems yearly. Please provide the current annual fire alarm inspection report.
Drywall - Common	Repair Water Leak and Damaged Drywall Ceiling (Critical Repair)	Drywall ceiling of the 4th floor corridor	Level 1 Alteration	1	Each	\$ 1,200.00	\$ 1,200.00	ACEI observed evidence of a water leak in the form of bubbling and peeling paint at the drywall ceiling of the 4th floor corridor. In order to prevent further damage to the buildings and to prevent the conditions for mold growth, the repair of the water leak and associated drywall damage is recommended.
Aluminum	Repair Leaking Aluminum Storefront Window (Critical Repair)	Aluminum storefront windows in the 5th floor laundry room	Repair	1	Each	\$ 400.00	\$ 400.00	ACEI observed a small water leak at the aluminum storefront windows in the 5th floor laundry room. In order to prevent further water intrusion and damage to the building, the repair of the window leak and associated drywall damage is recommended.

Accessibility Subtotal: \$ 20,955.00  
Life Safety Subtotal: \$ 12,220.00  
Total: \$ 33,175.00

NON-CRITICAL REPAIRS							
Need Category	Component	Repair or Replacement Location	Classification of Work	Quantity	Unit of Measure	Unit Cost	Total
Low slope-Built-up Roof, with gravel finish	Built-Up Roof W/ Gravel (Non-Critical Repair)	Roof	Level 1 Alteration	1,1900	SF	\$ 15.00	\$ 178,500.00
Boilers, Oil/ Gas/ Dual Fuel, High MBH - Centralized	Repair Inoperable Gas-Fired Boiler (HVAC) 999,000 Btu (Non-Critical Repair)	Rooftop mechanical room	Repair	1	Each	\$ 2,500.00	\$ 2,500.00
Paints, stains, clear finishes, interior - Common	Repair Water Damage (Non-Critical Repair)	5th floor painted CMU corridor wall	Level 1 Alteration	1	Each	\$ 100.00	\$ 100.00
Asphalt Seal Coat	Seal Coat Asphalt Parking Lot (Non-Critical Repair)	Parking lot	Level 1 Alteration	15300	SF	\$ 0.30	\$ 4,590.00
Earthwork, swales, drainways, erosion controls	Bare ground (Non-Critical Repair)	North side of the building	Level 1 Alteration	1	Each	\$ 500.00	\$ 500.00
Drywall	Replace Missing Drywall Ceiling in Unit 505 (Non-Critical Repair)	Closet ceiling drywall in dwelling unit 505	Level 1 Alteration	1	Each	\$ 250.00	\$ 250.00

**Total: \$ 186,440.00**



RESOLUTION NO. 891-2026

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF SALT LAKE CITY APPROVING HASLC'S UPDATED APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR THE RENTAL ASSISTANCE DEMONSTRATION PROGRAM (RAD) SMALL PHA SECTION 18 BLEND PROGRAM FOR THE CONVERSION OF 70 PUBLIC HOUSING UNITS LOCATED AT ROMNEY PLAZA AND 100 PUBLIC HOUSING UNITS LOCATED AT PHILLIPS PLAZA..

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WHEREAS, The Housing Authority of Salt Lake City ("HASLC") owns and operates public housing units including Romney Plaza, located at 475 East 900 South, Salt Lake City, Utah, consisting of 70 dwelling units, and Phillips Plaza, located at 660 South 300 East, Salt Lake City, Utah, consisting of 99 dwelling units; and

WHEREAS, HASLC previously received Board authorization to pursue a portfolio-wide Rental Assistance Demonstration (RAD) conversion and has since completed RAD conversions for a portion of its public housing portfolio; and

WHEREAS, HASLC has determined that conversion of Romney Plaza and Phillips Plaza under the RAD Section 18 Blend program, with project-based rental assistance, will allow HASLC to leverage additional funding sources, including private financing, and other public and private resources, to rehabilitate, modernize, and preserve the property for the long-term benefit of residents and the City; and

WHEREAS, The RAD Section 18 Blend program allows public housing authorities to convert public housing subsidy to long-term, project-based Section 8 rental assistance, providing a more stable and predictable revenue stream to support ongoing operations, capital needs, and long-term asset preservation; and

WHEREAS, HASLC has conducted, or will conduct, all required resident meetings, notifications, and consultations for Romney Plaza and Phillips Plaza in accordance with RAD statutory and regulatory requirements; and

WHEREAS, HASLC staff acknowledge that they have read and understand all applicable RAD and RAD Section 18 Notices, including PIH Notice PIH-2019-23 (HA) through RAD Supplemental Notice 4C, H-2025-01 / PIH-2025-03, which describe the Rental Assistance Demonstration program as well as the RAD Section 18 Blend program, and agree to comply with all applicable program requirements; and

WHEREAS, All materials submitted in association with the application will be accurate, complete, and not misleading; and

WHEREAS, There are no debarments, suspensions, or Limited Denials of Participation in Federal programs lodged against HASLC, its Executive Director, Board members, or affiliates.

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NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Salt Lake City hereby approves HASLC's updated plans for the conversion of 70 public housing units located at Romney Plaza and 100 public housing units located at Phillips Plaza under the Rental Assistance Demonstration (RAD) program through a RAD Small PHA Section 18 Blend.

BE IT FURTHER RESOLVED that the Board authorizes the Executive Director, or designee, to execute and submit all applications to the U.S. Department of Housing and Urban Development necessary to effectuate the conversions and any related certifications, documents, or agreements required by HUD, including an update to

the FY2026 Annual PHA Plan to clarify the disposition plans for Romney Plaza and Phillips Plaza, and to take all actions necessary or appropriate to implement the RAD conversions for Romney Plaza and Phillips Plaza in accordance with HUD requirements.

PASSED AND APPROVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF SALT LAKE CITY ON THIS 23rd DAY OF MONTH 2026

Board Chair

Executive Director/Secretary

Approved as to form by:

\_\_\_\_\_

**Housing Authority of Salt Lake City**  
**Staff Report**

Report Provided by: Vicci Jenkins

Item: **Mobility Analysis: Overview of Affordable Housing Distribution**

February 23, 2026

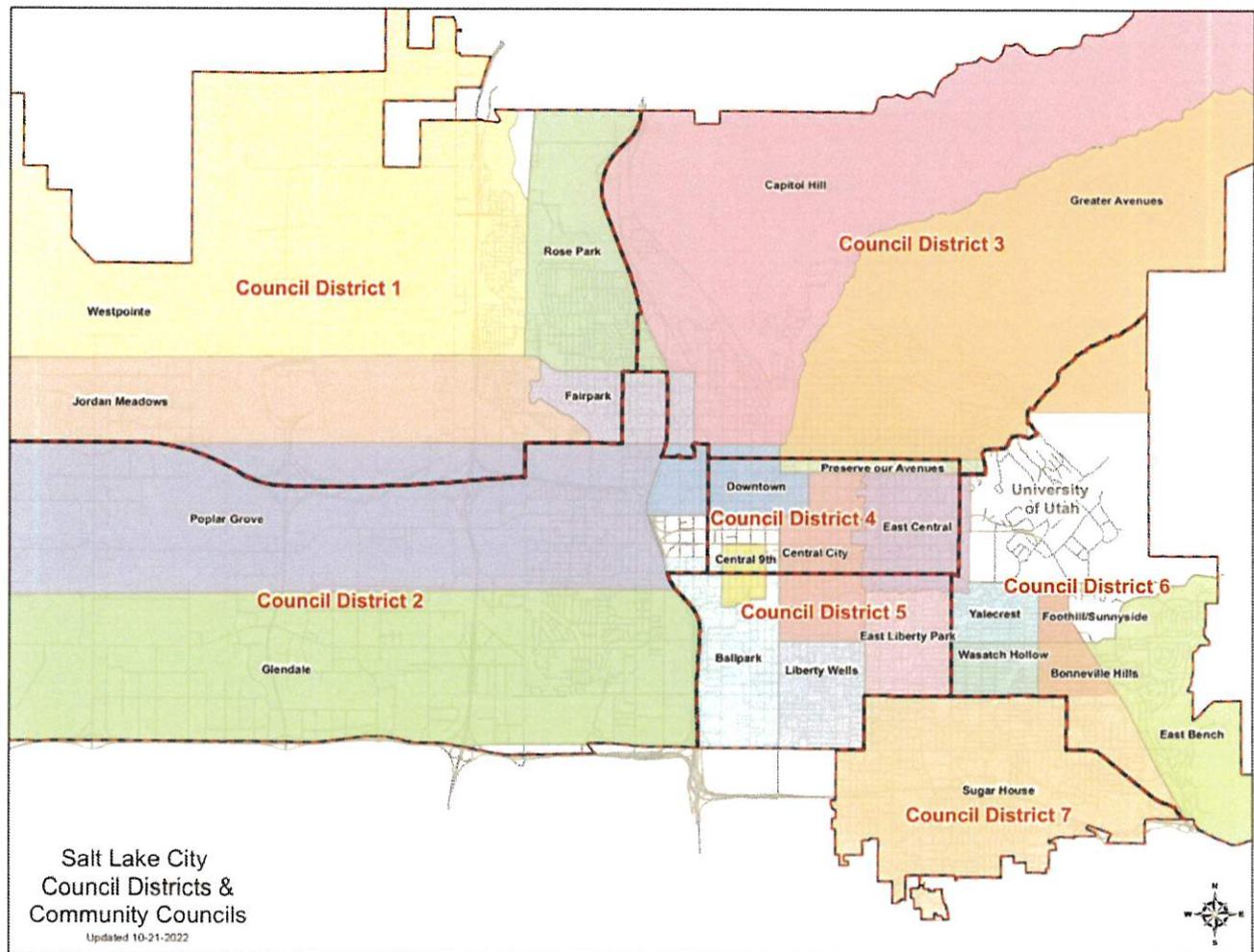


Housing Authority  
of  
Salt Lake City

**BACKGROUND:**

This report presents a snapshot of affordable housing distribution by neighborhoods based on information compiled from known and currently available sources. The data was gathered to provide the Board with a citywide view of where affordable housing units are located and how they are distributed across neighborhoods, regardless of ownership or operating entity.

To support this review, staff compiled an itemized spreadsheet of known affordable housing projects by neighborhood, address, unit count, housing type, and development status, which is attached for reference. The information reflects existing and recently awarded developments identified through this review and is provided for general informational purposes.



Neighborhood boundaries shown using the Salt Lake City Community Council map, published by Salt Lake City and used for official community council delineations.

Source: <https://www.slcdocs.com/comcoun/pdfs/CommunityCouncilMap.pdf>

**DATA SOURCES:**

The figures presented in this report are based on a comprehensive review of known affordable housing projects identified across Salt Lake City. Sources include Low-Income Housing Tax Credit (LIHTC) properties documented through the Utah Housing Corporation, encompassing both operating developments and recent awards, as well as publicly documented affordable housing projects delivered by a range of nonprofit, public, and private providers.

**SUMMARY:**

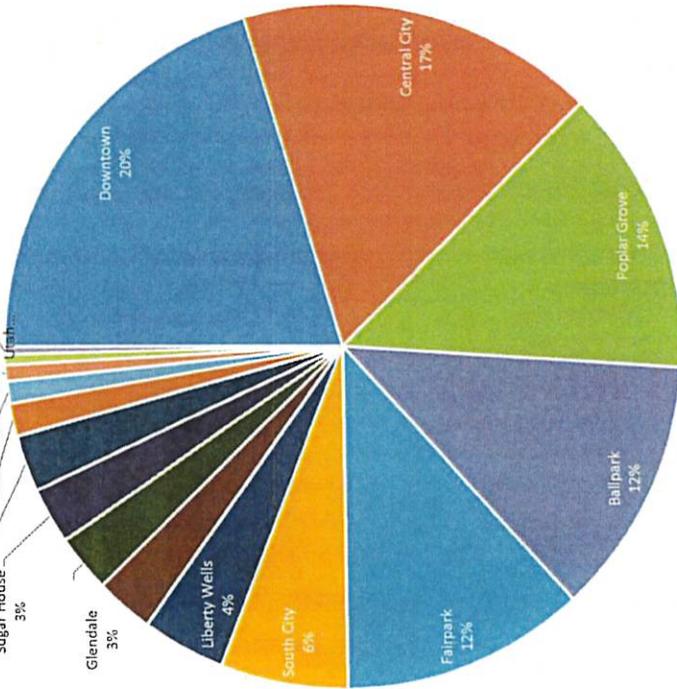
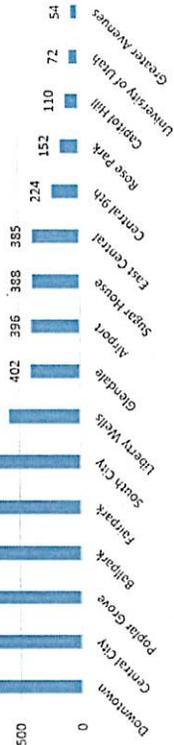
**Based on current available data, the largest shares of affordable housing units citywide are located in “Downtown” at approximately 20.72% and “Central City” at approximately 17.39%, which together comprise approximately 38.11% of the total affordable housing inventory.** By contrast, the Greater Avenues area represents approximately 0.38% of the citywide total, reflecting the lowest share among the neighborhoods reviewed. Viewed as a percentage of the total inventory, affordable housing is distributed across multiple neighborhoods rather than concentrated in a single area.

**ACTION RECOMMENDED:**

The purpose of this report is to provide the Board with a factual, citywide reference regarding the distribution of affordable housing by neighborhood. The information is intended to support informed discussion and ensure a shared understanding of current conditions based on verifiable data. This report is for information, as an update; no action is needed.

Total Units Per Neighborhood

Neighborhood	Completed	Pending	Total Units	%
Downtown	2550	414	2964	20.72%
Central City	2392	96	2488	17.39%
Poplar Grove	1307	656	1963	13.72%
Ballpark	1113	660	1773	12.39%
Fairpark	1162	532	1694	11.84%
South City	817	64	881	6.16%
Liberty Wells	582	0	582	4.07%
Glendale	402	0	402	2.81%
Airport	396	0	396	2.77%
Sugar House	283	105	388	2.71%
East Central	297	88	385	2.69%
Central 9th	224	0	224	1.57%
Rose Park	152	0	152	1.06%
Capitol Hill	110	0	110	0.77%
University of Utah	72	0	72	0.50%
Greater Avenues	54	0	54	0.38%



Neighborhood	Project Name	Address	Units	Housing Type	Status (Completed or Pending)	Program Type (LIHTC or Public Housing)
Airport	Cornell Street Apartments	211 N Cornell St, SLC	146	Family	Completed	LIHTC
Airport	Switchpoint	130 N 2100 W	76	PSH	Completed	LIHTC
Airport	Riverwood Cove	582 Riverside Dr	110	Family	Completed	LIHTC
Airport	Hidden Oaks IV	594 N Redwood Rd	36	Family	Completed	LIHTC
Airport	Riverside Cove	558-560 N Redwood Rd	28	Family	Completed	LIHTC
Ballpark	Ball Park Apartments	1380 S West Temple, SLC	62	Family	Completed	LIHTC
Ballpark	Jefferson School Apartments	1099 S West Temple, SLC	84	PSH	Completed	LIHTC
Ballpark	Jefferson School Apartments – Phase II	1011 S West Temple, SLC	84	PSH	Completed	LIHTC
Ballpark	Towne Gate (Park Vue)	1450 S West Temple, SLC	288	Family	Completed	LIHTC
Ballpark	Taylor Gardens	1790 S West Temple, SLC	112	Family	Completed	LIHTC
Ballpark	Taylor Springs	1812 S West Temple, SLC	95	Family	Completed	LIHTC
Ballpark	Colony B	213 W 1300 S, SLC	140	Family	Completed	LIHTC
Ballpark	Jefferson Circle	1750 S Jefferson Circle	20	Family	Completed	HUD
Ballpark	Enclave	1400 S 300 W	212	Family	Completed	LIHTC
Ballpark	Alliance House	1724 S Main	16	SPMI	Completed	HUD
Ballpark	Gardens at Palmer FSH	999 S Main Street, SLC	61	PSH	Pending	LIHTC
Ballpark	Gardens at Palmer TRH	999 S Main Street, SLC	126	PSH	Pending	LIHTC
Ballpark	1300 South Apartments	1215-1225 S 400 W, SLC	96	Family	Pending	LIHTC
Ballpark	Liberty Corner	265 W 1300 S	200	Family	Pending	LIHTC
Ballpark	Book Cliffs	1159 S West Temple	55	Family	Pending	HUD
Ballpark	Brooklyn Yards	269 Brooklyn Ave, SLC	171	Family	Pending	LIHTC
Capitol Hill	Ouray Duplex	317-319 W Ouray Ave	2	Family	Completed	LIHTC
Capitol Hill	Capitol Villa	239 W 600 N, SLC	108	Family	Completed	LIHTC
Central 9th	Pittsburgh House Lofts	950 S 200 W, SLC	12	Family	Completed	LIHTC
Central 9th	Washington Flats	938 S Washington St, SLC	18	Family	Completed	LIHTC
Central 9th	Sophie Apartments	925 S 200 W, SLC	25	Family	Completed	LIHTC
Central 9th	Wilford Apartments	932 S 200 W, SLC	14	Family	Completed	LIHTC

Central 9th	Wolfson West Apartments	936 S 200 W, SLC	14	Family	Completed	LIHTC
Central 9th	Old Kent Apartments	832 S 200 W	7	Family	Completed	LIHTC
Central 9th	Granary Place	256 W 700 S, SLC	134	Family	Completed	LIHTC
Central City	144 South	144 South 500 East	110	Family	Completed	LIHTC
Central City	600 Lofts	90 E 600 S	275	Family	Completed	LIHTC
Central City	Annie Laurie	326 E 100 S	33	Family	Completed	HUD
Central City	Ashby	358 E 100 s	27	Family	Completed	LIHTC
Central City	Aster	255 S State	118	Family	Completed	LIHTC
Central City	Avia	330 E 400 S	286	Family	Completed	LIHTC
Central City	Hunstman Apartments	322 E 300 S	36	Family	Completed	LIHTC
Central City	Ivanhoe Apartments	417 E 300 S	19	Family	Completed	LIHTC
Central City	Liberty Metro	555 S 200 E, SLC	124	Family	Completed	LIHTC
Central City	Lorna Doone	135 S 300 E	40	Family	Completed	HUD
Central City	Los Gables	135 S 300 E	36	Family	Completed	HUD
Central City	Magnolia	165 S 300 E	65	Family	Completed	LIHTC
Central City	Medina Place	426 S 500 E	40	Family	Completed	LIHTC
Central City	MYA	447 S Blair Street	126	Family	Completed	LIHTC
Central City	Peter Pan Apartments	445 E 300 S	32	Family	Completed	LIHTC
Central City	Piccardy	115 S 300 E	40	Family	Completed	LIHTC
Central City	Providence Place	309 E 100 S	125	Family	Completed	LIHTC
Central City	Ritz Apartments	749 S State	30	Family	Completed	LIHTC
Central City	Statesman Apartments	155 S 400 E	19	Family	Completed	LIHTC
Central City	River Rock Apartments	731 S 300 E, SLC	260	Family	Completed	LIHTC
Central City	James Kier Senior	260 E 800 S, SLC	51	Senior	Completed	LIHTC
Central City	Lowell Apartments	756 S 200 E, SLC	52	Family	Completed	LIHTC
Central City	Denver Street Apartments	770 S Denver St, SLC	22	PSH	Completed	LIHTC
Central City	Romney Plaza	475 E 900 S	138	Senior/Disabled	Completed	Public Housing
Central City	Harris Apartments	836 S 500 E, SLC	22	Family	Completed	HUD
Central City	Smith South Apartments	682 E 700 S	16	Family	Completed	LIHTC
Central City	5th East Apartments	440 S 500 E	75	Family	Completed	LIHTC

Central City	Parker Willey	307-319 E 600 S	16	Family	Completed	LIHTC
Central City	Robert A. Willey Apartments	543 & 547 S 400 E	7	Family	Completed	LIHTC
Central City	Trenton Apartments	544 E 100 S	37	Family	Completed	LIHTC
Central City	Central City Apartments	439 S Denver Street	75	PSH	Completed	LIHTC
Central City	Medina Place	426 S 500 E	40	PSH	Completed	LIHTC
Central City	Tower 515	515 E 100 S	96	Family	Pending	LIHTC
Downtown	Liberty CityWalk	210 S 300 E, SLC	135	Family	Completed	LIHTC
Downtown	Liberty Midtown	225 S 300 E, SLC	106	Family	Completed	LIHTC
Downtown	New Grand Hotel	7 E 400 S	80	Family	Completed	LIHTC
Downtown	Pauline Downs	110 S 300 E	112	Family	Completed	LIHTC
Downtown	Phillips Plaza	255 S 200 W, SLC	144	Senior	Completed	Public Housing
Downtown	Smith North Apartments	228 S 300 E	24	Family	Completed	LIHTC
Downtown	Stratford Hotel Apartments	169 E 200 S	46	Family	Completed	LIHTC
Downtown	Woodruff	235 S 200 E	48	Family	Completed	LIHTC
Downtown	255 State	266 S State	73	Family	Completed	LIHTC
Downtown	Artspace	353 W 200 S	53	Family	Completed	LIHTC
Downtown	Bodhi	750 W South Temple	80	Family	Completed	LIHTC
Downtown	Central Station	549 W 200 s	65	Family	Completed	LIHTC
Downtown	Central West	579 W 200 s	65	Family	Completed	LIHTC
Downtown	Centro Civico Senior Housing	155 S 600 W	61	Senior	Completed	LIHTC
Downtown	Citifront Apartments	641 W North Temple, SLC	155	Family	Completed	LIHTC
Downtown	Jackson Apartments	270-278 W 200 S	80	Family	Completed	LIHTC
Downtown	Multi-Ethnic Senior Highrise	120 S 200 W, SLC	141	Senior	Completed	Public Housing
Downtown	Norbridge Court	511 W 200 S	62	Family	Completed	LIHTC
Downtown	North Sixth	50 N 600 W	115	Family	Completed	LIHTC
Downtown	Northgate / Altitude on Fifth	55-135 S 500 W, SLC	330	Family	Completed	LIHTC
Downtown	Palladio Apartments	360 S 200 W, SLC	106	Family	Completed	LIHTC
Downtown	Sedona	562 W 200 N	16	PSH	Completed	LIHTC
Downtown	Wendell	204 W 200 S	32	Family	Completed	LIHTC
Downtown	Garden Lofts	154 W 600 S, SLC	272	Family	Completed	LIHTC

Downtown	Pamela's Place	525 S 500 W, SLC	100	Family	Completed	LIHTC
Downtown	Safe Haven I	550 W 700 S, SLC	25	PSH	Completed	LIHTC
Downtown	Safe Haven II	556 W 700 S, SLC	24	PSH	Completed	LIHTC
Downtown	Sunrise Metro & Atkinson Stacks	580 S 500 W, SLC	216	PSH	Pending	LIHTC
Downtown	Silos on 5th – Phase II	425 W 500 S, SLC	18	Family	Pending	LIHTC
Downtown	Silos on 500	515 S 500 W	180	Family	Pending	LIHTC
East Central	Friendship Manor	1320 E 500 S	178	Senior	Completed	HUD
East Central	9th East Lofts	444 South 900 East	54	Family	Completed	LIHTC
East Central	Hamilton Place	764 S 800 E	65	Senior	Completed	HUD
East Central	Victory Heights – Phase I	1060 E 100 S, SLC	50	Family	Pending	LIHTC
East Central	Victory Heights – Phase II	1060 E 100 S, SLC	38	Family	Pending	LIHTC
Fairpark	Solis at Jackson Station	150 N 900 W, SLC	372	Family	Completed	LIHTC
Fairpark	Spark	1490 W North Temple, SLC	200	Family	Completed	LIHTC
Fairpark	Diamond Rail	535 W 300 N, SLC	80	Family	Completed	LIHTC
Fairpark	Country Oaks I & II	325–337 N 700 W, SLC	60	Family	Completed	LIHTC
Fairpark	Bradley	335 N 700 W	8	Family	Completed	LIHTC
Fairpark	Alta Fairpark	140 N 1000 W	140	Family	Completed	LIHTC
Fairpark	Citizens West 4	509 W 300 N	52	Family	Completed	LIHTC
Fairpark	Project Open Ph I–II	375 N 500 W, SLC	202	PSH	Completed	LIHTC
Fairpark	Rendon Terrace	158 N 600 W, SLC	48	Family	Completed	LIHTC
Fairpark	Moda Griffin	915 W North Temple, SLC	110	Family	Pending	LIHTC
Fairpark	Promontory Place	1025 W North Temple, SLC	175	Family	Pending	LIHTC
Fairpark	9Ten West	910 W North Temple, SLC	180	Family	Pending	LIHTC
Fairpark	44 North PSH	44 & 48 North 1000 West	67	PSH	Pending	LIHTC
Glendale	Glendale Senior Housing	1239 S Glendale	41	Senior	Completed	HUD
Glendale	Riverview Townhomes	1665 Riverside Dr	61	Family	Completed	LIHTC
Glendale	Hartland Apartments	1600 W 1700 S	300	Family	Completed	LIHTC
Greater Avenues	Meredith Apartments	160 E 1st Ave	22	Family	Completed	LIHTC
Greater Avenues	Wilshire Arms	234 1st Ave	32	Family	Completed	HUD
Liberty Wells	Edison Place Apartments	128 E 1300 S, SLC	95	Family	Completed	LIHTC

Liberty Wells	Lincoln Tower		2017 S Lincoln St, SLC	95	Senior	Completed	LIHTC
Liberty Wells	New City Plaza		1966 S 200 E, SLC	299	Senior	Completed	Public Housing
Liberty Wells	Capitol Homes		1749 S State	93	Family	Completed	LIHTC
Poplar Grove	Village at North Station		1925 W North Temple, SLC	825	Family	Completed	LIHTC
Poplar Grove	North Temple Flats		1999 W North Temple, SLC	168	Family	Completed	LIHTC
Poplar Grove	Alta Vue		820 W 200 S	218	Family	Completed	LIHTC
Poplar Grove	Westgate		264 S Foss Street	60	Family	Completed	LIHTC
Poplar Grove	Westgate II		273 S Foss Street	36	Family	Completed	LIHTC
Poplar Grove	The Cooperative 1881		1881 W North Temple, SLC	198	Family	Pending	LIHTC
Poplar Grove	Alta North Station		1865 W North Temple	286	Family	Pending	LIHTC
Poplar Grove	2nd South Apartments		950 W 200 S, SLC	104	Family	Pending	LIHTC
Poplar Grove	Saltair Lofts		107 S 800 W	68	PSH	Pending	LIHTC
Rose Park	Escalante Park I-III		1636-1660 W 1000 N, SLC	132	Senior	Completed	HUD
Rose Park	Escalante Park II		1660 W 1000 N	20	Senior	Completed	HUD
South City	Artesian Springs Ph I-III		S Main / Artesian Well Ln, SLC	300	Family	Completed	LIHTC
South City	Valley Woods		3610 S 1000 W, SLC	72	Family	Completed	LIHTC
South City	Dominguez Park III		3970 S 700 W, SLC	60	Family	Completed	HUD
South City	Bud Bailey Apartments		3970 S Main St, SLC	136	Public Housing	Completed	Public Housing
South City	Dominguez Park I & II		3990 S 700 W	60	Senior	Completed	HUD
South City	Hidden Oaks		3477-3491 S 200 E	16	Family	Completed	LIHTC
South City	Hidden Oaks II		3445-3469 S 200 E	24	Family	Completed	LIHTC
South City	Hidden Oaks VI		3417-3429 S 200 E	28	Family	Completed	LIHTC
South City	Hidden Oaks VII		3427 S 200 E	6	Family	Completed	LIHTC
South City	Frontier		3579 S State	14	Family	Completed	HUD
South City	Six Plex		3827 S 300 E	6	Disabled	Completed	Affordable Housing
South City	Granite Park Condo		3537 S 500 E	9	Family	Completed	LIHTC
South City	Iris Apartments		4865 S State	31	Family	Completed	LIHTC
South City	Richmond Flats		2960-2970 S Richmond Street	55	Family	Completed	LIHTC

South City	Morrissey Apartments	4074 S West Temple	64	Family	Pending	LIHTC
Sugar House	Aspen View	1230 E Elgin Ave, SLC	64	Family	Completed	LIHTC
Sugar House	Wandamere Place	2870 S 700 E, SLC	48	Family	Completed	LIHTC
Sugar House	Liberty Village	2150 S McClelland St	171	Family	Completed	LIHTC
Sugar House	Fairmont Heights Apts	2257 S 1100 E	50	Senior	Pending	LIHTC
Sugar House	Faimont Heights II	2257 S 1100 E	55	Senior	Pending	LIHTC
University of Utah	Valor House	720 Valdez Dr	72	Veteran	Completed	Transitional

## Daniel Nackerman

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**From:** Britnee Dabb  
**Sent:** Tuesday, January 20, 2026 1:16 PM  
**To:** Daniel Nackerman; Angel Myers; Kim Wilford; Kelly Walsh; Jackie Rojas; Brian York; Delia Vasquez; Lauri Royall; Tasha Nelson; Vicci Jenkins; Zac Pau'u; Brent Mower  
**Subject:** FW: News Alert: Congress Releases Bipartisan HUD Funding Bill

**From:** PHADA Policy <policy@phada.org>  
**Sent:** Tuesday, January 20, 2026 12:48 PM  
**To:** Britnee Dabb <bdabb@haslcutah.org>  
**Subject:** News Alert: Congress Releases Bipartisan HUD Funding Bill

No images? [Click here](#)



## Congress Releases Bipartisan HUD Funding Bill

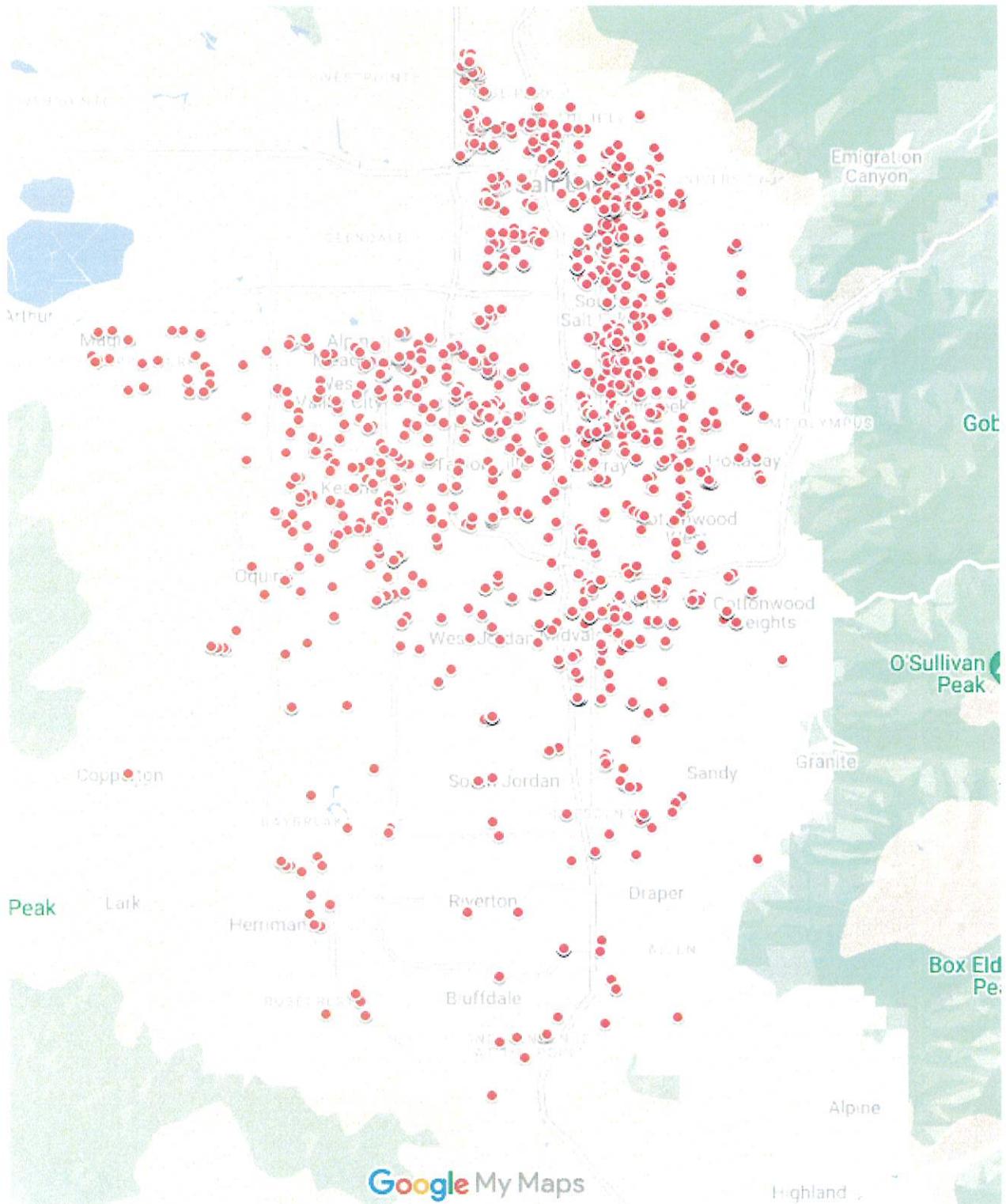
### Includes Devastating Cuts to Public Housing Funding, Increases for HCV Renewals

FOUR MINUTE READ

Early this morning, Congressional appropriators issued a bipartisan “minibus” appropriations package, which included the FY 26 Transportation, HUD, and Related Agencies (T-HUD) funding bill. Overall, the bill provides \$84.3 billion in discretionary funding for HUD—\$7.2 billion above what the Department received in FY 25.

The entire text of the minibus is available on the House Appropriations Committee [website](#); the HUD portion of the bill begins on page 612. Both [House Republicans](#) and





SECTION 8 HOUSEHOLDS

2024

**Housing Authority of Salt Lake City**  
**Staff Report**

Report Provided by: Palmer DePaulis and  
Brenda Koga

Item: Finance Committee Report  
February 23, 2026



**Housing Authority  
of  
Salt Lake City**

**BACKGROUND:**

As previously reported, the concept of Commission Committees was approved and incorporated into the Housing Authority of Salt Lake City (HASLC) bylaws on September 28, 2020. At that time, an Audit Committee and Budget Committee were formed and have since been combined into a single Finance Committee.

Each year, HASLC undergoes independent audits that include reviews of internal controls, a Single Audit of federal programs (including Section 8), audits of discretely presented component units such as Low-Income Housing Tax Credit (LIHTC) properties, and an overall agency financial audit. These audits support compliance with federal requirements, investor and lender reporting, and sound financial governance.

**UPDATE:**

The Finance Committee met on February 13, 2026, via Zoom, with participation from Sean Cedar, CPA, Director of Public Housing Audits at Berman Hopkins CPAs & Associates, who provided an overview of the audit process, schedule, LIHTC audit progress, and agency-wide audit planning.

LIHTC Property Audits and related tax return preparation are progressing on schedule and are expected to meet Utah Housing Corporation reporting deadlines. The LIHTC audits have been the priority to meet these early deadlines, and the focus of audit activity will transition to the HASLC agency-wide financial statements and Single Audit reporting, with preliminary work already underway.

HASLC is subject to an annual Single Audit under federal Uniform Guidance due to its administration of federal housing assistance funding. The audit reviews compliance, internal controls, and financial reporting for major programs including Housing Choice Vouchers and Public Housing.

Tenant file documentation and eligibility determinations remain a central compliance focus. Consistent with the prior year, preliminary testing identified limited documentation or calculation discrepancies within certain tenant files. Although typical for large federal housing programs, this item will remain a finding on the 2025 audit.

On the non-LIHTC side, the agency submits unaudited financial reports to HUD (REAC) by February 29<sup>th</sup> and audited financial reports no later than September 30. The work is on schedule to meet these deadlines with the goal of providing a final audit report to the commission on May 18, 2026.

The Finance Committee will meet again, at a minimum prior to the May Board meeting, to review the draft HASLC audit report.

**SUMMARY AND NEXT STEPS:**

The Finance Committee will reconvene as needed to review final audit results and provide updates to the Board.

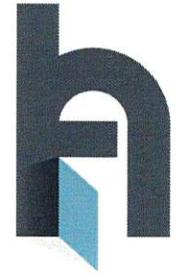
**ACTION:** None required.

**Housing Authority of Salt Lake City**  
**Staff Report**

Report Provided by: Bill Davis

Item: Real Estate Development Committee Report

February 23, 2026



Housing Authority  
of  
Salt Lake City

**BACKGROUND:**

As previously reported, the concept of Commission Committees was approved and incorporated into the Housing Authority of Salt Lake City (HASLC) bylaws on September 28, 2020. At that time, a Real Estate Development Committee was formed to track projects in detail, explore more development, and help complete goals for growth.

**UPDATE:**

The Development Committee met on February 13, 2026. See agenda attached. The primary discussion was a new strategy for veterans housing at the Pharos site.

**SUMMARY AND NEXT STEPS:**

The Development Committee will stabilize membership (3-4) and set regular dates and times for future meetings.

**ACTION:** None required.

**Housing Authority of Salt Lake City**

**Real Estate Development Committee**

2/13/2026

11:30 am – 12:15 pm

Zoom Meeting Format

**AGENDA**

- 1) Recent Accomplishments
- 2) Strategy for Pharos Apartments, Target Market and Financing...
- 3) Briefly Review Each Active Project
- 4) Regular Meeting Dates and Times?
- 5) Misc.

**Housing Authority of Salt Lake City (HASLC)**  
**Staff Report**

Report Provided by: CFO, Jennifer Nakao  
Department: Finance



**Item: Fiscal Year 2025 Financial Statements through December**

February 23, 2026



Housing Authority  
of  
Salt Lake City

**BACKGROUND AND METRICS:**

This report covers 16 properties (898 units) under Housing Authority Salt Lake City (“HASLC”), the HASLC Management Fund, and the Voucher (Section 8) program.

The “Consolidated” financial report for HASLC properties and programs (excluding HAME or HDC, which are shown separately) reflects the full scope of properties and programs under HASLC and demonstrates a strong financial position through December 2025. The report shows **net residual receipts (income) of \$1,742,309**, driven by year-to-date revenues of **\$56,200,314** and expenses totaling **\$54,458,005**.

As you know, during 2025, select properties (Taylor Springs, Taylor Gardens, and Cambridge Cove) transitioned to a new 3<sup>rd</sup> 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.

HASLC’s “Owned” properties realized a **net residual income of \$1,791,872** through December, exceeding budgeted expectations by **\$372,886**. This positive result is partly due to the new third-party management company increasing dwelling rents at Taylor Springs, Taylor Gardens and Canterbury and charging additional fees for parking and other services when they took over at the beginning of the year. These revenues helped to offset increases in utilities and extraordinary expenses.

The “Voucher” programs, primarily Section 8, produced a net **residual income of \$906,207** from administrative fee income and related expenses, surpassing the budgeted net income by **\$759,616**. Housing Assistance Payments (HAP) to landlords through December resulted in a receivable of \$190,361 which is less than 1% variance. The agency continues to monitor reimbursements to ensure timely collection.

Our “Public Housing” properties are currently facing a **net deficit of (\$840,435)**, which is **\$442,450** higher than the year-to-date projected deficit. To address this, the agency has utilized existing program reserves, which may be exhausted in another year. The deficit is primarily due to lower than anticipated rental income from these properties, although a budget error was recently identified duplicating a portion of the rental income.

Our Housing Authority “Homeless” properties had a **net residual income of \$52,154**, which is **\$255,498** below the budgeted surplus. This variance is partly due to lower dwelling income due to the higher vacancies at Freedom Landing and Cedar Crest.

“PILOT” income, as a donation to the homeless properties, is lower than anticipated. Also, increased bad debt expenses occurred at Cedar Crest and Fairmont contributing to the lower net residual income. Staff continue

to work closely with the Veterans Administration to address the vacancies through referrals of VASH voucher holders.

The HASLC “Management Fund” currently shows a deficit of **(\$167,489)**, which is **\$66,308** better than budgeted. This variance is primarily due to new GASB lease treatment in 2025, with a corresponding offset in amortization expense. Additionally, there are lower administrative expenses in 2025 with lower than anticipated use of management consultants.

Note that the attached financial statements through December show the comparison to the 2025 budget approved by the Board in November 2024, adjusted through revisions approved by the Board later in 2025.

**ANALYSIS:**

A summary of operating revenues and expenses (budget vs. actual) through December are shown above, and the FY25 financials are detailed in the subsequent pages.

As an entire HASLC agency, with HAME and HDC, our overall income and expenses generally remain on track – with a consolidated net residual of **\$3,179,637** through December 2025.

**STATEMENT:**

Surplus to Date: **\$3,179,637**

Budgeted Surplus: \$3,402,856

Variance to Budget: **\$223,219**

*Operating costs exclude depreciation, amortization, and capital expenses.*

**RECOMMENDATION:**

Review and accept report. No action required.

**All HASLC Combined (Management Fund, Homeless, Owned, Voucher, Public Housing)**

**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	426,271.82	190,358.00	235,913.82	124%	190,358.00
3399-9999 OPERATING INCOME	9,303,412.98	8,804,744.00	498,668.98	6%	8,804,744.00
3499-9999 DONATIONS/INSURANCE PROCEEDS	94,607.72	-	94,607.72	100%	-
3699-9999 OPERATING INCOME OTHER	1,246,901.06	1,369,101.00	(122,199.94)	-9%	1,369,101.00
3899-9999 GRANT/SUBSIDY INCOME	45,129,120.39	42,432,225.00	2,696,895.39	6%	42,432,225.00
3999-9999 TOTAL INCOME	56,200,313.97	52,796,428.00	3,403,885.97	6%	52,796,428.00
4000-0000 EXPENSE					
4112-9999 ADMIN PAYROLL	4,914,406.22	5,504,024.00	589,617.78	11%	5,504,024.00
4299-9999 ADMINISTRATIVE EXPENSE	2,110,263.56	2,019,210.00	(91,053.56)	-5%	1,999,095.00
4339-9999 UTILITIES	1,108,765.57	995,845.00	(112,920.57)	-11%	995,845.00
4419-9998 MAINT/OPER PAYROLL	878,852.20	732,919.00	(145,933.20)	-20%	732,919.00
4429-9998 MATERIALS-ORD MAINT	351,712.14	273,077.31	(78,634.83)	-29%	273,077.31
4440-9999 CONTRACT COSTS-ORD MAINT	1,313,407.55	1,347,539.41	34,131.86	3%	1,367,654.41
4579-9999 OTHER GENERAL EXPENSE	870,143.23	904,786.00	34,642.77	4%	904,786.00
4589-9999 INTEREST EXPENSE	589,216.32	649,390.00	60,173.68	9%	649,390.00
4599-9998 OTHER GENERAL, PROP TAX	309,610.16	99,647.00	(209,963.16)	-211%	99,647.00
4610-9999 EXORD EXPENSES	537,386.19	308,680.00	(228,706.19)	-74%	308,680.00
4629-9999 CASUALTY LOSSES	8,095.64	-	(8,095.64)	-100%	-
4799-9999 HOUSING ASSIST PMTS	41,461,761.20	38,719,862.00	(2,741,899.20)	-7%	38,719,862.00
4969-9999 FEES/DONATIONS	4,384.70	-	(4,384.70)	-100%	-
7999-9999 TOTAL EXPENSES	54,458,004.68	51,554,979.72	(2,903,024.96)	-6%	51,554,979.72
8999-9999 NET PROFIT/LOSS	1,742,309.29	1,241,448.28	500,861.01	40%	1,241,448.28

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

- HASLC has several ground leases with our LIHTC properties Capitol Homes, Taylor Springs, Rendon Terrace, 9th East, Taylor Gardens and Erma's @ Fairmont. New GASB literature was adopted in 2024 that modified how leases are recorded. Part of the variance is due to Erma's @ Fairmont new ground lease in 2025 and the remaining difference is due to the new requirements that were not factored into the original budget.
- Operating income exceeded budget primarily due to port-in income (\$474k) and subscription and cell tower fees (\$220k). However, this is partially off-set by other properties experiencing declining rents like Sunrise Metro and public housing.
- The majority of insurance proceeds were received for Valor Apartments. Additionally, casualty losses are due to the insurance payment from HAI for Taylor Springs Claim for bio hazard clean up after the death of a tenant. This is off-set by the final payment for the fire reconstruction at Valor Apartments.
- HAP income and expenses both increased relatively proportionately due to the leasing up of vouchers that occurred in 2023 and 2024.
- As admin payroll includes future hires, merit and COLA increases, this expense can fluctuate during the year. There were some extra positions included in the budget that were not filled during the year. Additionally, there was a transfer of one employee from admin to maintenance payroll during the year. There were also extra maintenance issues that required overtime charges. The net of the admin payroll and maintenance payroll are consistent with the prior year balances.
- The materials and contract costs related to ordinary and extraordinary maintenance will fluctuate over the year. However, the fluctuation primarily relates to Taylor Springs (\$80k) and Cambridge (\$94k). Those properties switched to a new third party management company in 2025 after the original budgets were finalized. Canterbury also experienced increased contract costs associated with landscaping and trash removal. The other properties had lower than budgeted expenses.
- The variance for other general expenses is primarily due to miscellaneous expenses incurred during the closeout of three previous development projects. The overage is also partially attributed to administrative fees associated with port-out vouchers issued to other housing authorities.

**HASLC Owned Properties for Qtr Rpts (hasicown)**

Taylor Springs, Taylor Gardens, 9th East, Rendon, Canterbury, Cambridge Cove, Jefferson Circle, & Red House

**Budget Comparison**

Period = Dec 2025

Book = Accrual ; Tree = qtr\_bis1

	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000					
INCOME					
3190-0000	58,401.16	57,302.00	1,099.16	1.92%	57,302.00
LEASE RENTAL & NONDWELLING RENTS					
3399-9999	6,126,822.16	5,758,894.00	367,928.16	6.39%	5,758,894.00
OPERATING INCOME					
3499-9999	72,801.38	-	72,801.38	100.00%	-
DONATIONS/INSURANCE PROCEEDS					
3699-9999	378,067.12	249,240.00	128,827.12	51.69%	249,240.00
OPERATING INCOME OTHER					
3899-9999	25,082.84	57,263.00	(32,180.16)	-56.20%	57,263.00
GRANT/SUBSIDY INCOME					
3999-9999	6,661,174.66	6,122,699.00	538,475.66	8.79%	6,122,699.00
TOTAL INCOME					
4000-0000					
EXPENSE					
4112-9999	686,477.17	770,042.00	83,564.83	10.85%	770,042.00
ADMIN PAYROLL					
4299-9999	722,912.04	662,055.00	(60,857.04)	-9.19%	662,055.00
ADMINISTRATIVE EXPENSE					
4339-9999	637,771.83	537,872.00	(99,899.83)	-18.57%	537,872.00
UTILITIES					
4419-9998	385,271.82	353,501.00	(31,770.82)	-8.99%	353,501.00
MAINT/OPER PAYROLL					
4429-9998	236,777.86	180,132.54	(56,645.32)	-31.45%	180,132.54
MATERIALS-ORD MAINT					
4440-9999	694,953.16	877,976.41	183,023.25	20.85%	877,976.41
CONTRACT COSTS-ORD MAINT					
4579-9999	338,811.65	324,904.00	(13,907.65)	-4.28%	324,904.00
OTHER GENERAL EXPENSE					
4589-9999	586,030.43	649,390.00	63,359.57	9.76%	649,390.00
INTEREST EXPENSE					
4599-9998	86,423.26	70,660.00	(15,763.26)	-22.31%	70,660.00
OTHER GENERAL, PROP TAX					
4610-9999	489,488.92	277,180.00	(212,308.92)	-76.60%	277,180.00
EXORD EXPENSES					
4969-9999	4,384.70	-	(4,384.70)	-100.00%	-
FEES/DONATIONS					
7999-9999	4,869,302.84	4,703,712.95	(165,589.89)	-3.52%	4,703,712.95
TOTAL EXPENSES					
8999-9999	1,791,871.82	1,418,986.05	372,885.77	26.28%	1,418,986.05
NET PROFIT/LOSS					

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

1. Insurance proceeds were received on prior claims for Taylor Springs when a tenant passed away in the unit.
2. The current third party management companies have been collecting more fees than the prior management company for covered parking and lease cancellation fees. The majority of the variance is due to Cambridge. Additionally, interest income increased at Canterbury and Taylor Gardens.
3. The original Plot income was budgeted to include subsidy income but it should be excluded.
4. Utilities were over budget for Cambridge (\$26k), Taylor Springs (\$16k), Taylor Gardens (\$18k), and Jefferson Circle (\$18k) due to significant rate increases (water and sewer) and higher than expected usage during the summer months. The remaining difference was attributed to Canterbury and 9th East Lofts.
5. The materials and contract costs related to ordinary and extraordinary maintenance will fluctuate over the year. However, the fluctuation primarily relates to Taylor Springs (\$80k) and Cambridge (\$94k). Those properties switched to a new third party management company in 2025 after the original budgets were finalized. Canterbury also experienced increased contract costs associated with landscaping and trash removal. The other properties had lower than budgeted expenses.

Voucher Properties (voucher)

**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	2,553.40	-	2,553.40	1%	-
3399-9999 OPERATING INCOME	50,901.49	650.00	50,251.49	7731%	650.00
3699-9999 OPERATING INCOME OTHER	20,067.85	22,507.00	(2,439.15)	-11%	22,507.00
3899-9999 GRANT/SUBSIDY INCOME	3,719,808.67	3,220,801.00	499,007.67	15%	3,220,801.00
3999-9999 TOTAL INCOME	3,793,331.41	3,243,958.00	549,373.41	17%	3,243,958.00
4000-0000 EXPENSE					
4112-9999 ADMIN PAYROLL	1,958,070.41	2,253,326.00	295,255.59	13%	2,253,326.00
4299-9999 ADMINISTRATIVE EXPENSE	600,251.23	564,593.00	(35,658.23)	-6%	564,593.00
4429-9998 MATERIALS-ORD MAINT	1,398.70	10.00	(1,388.70)	-13887%	10.00
4440-9999 CONTRACT COSTS-ORD MAINT	8,100.91	-	(8,100.91)	-100%	-
4579-9999 OTHER GENERAL EXPENSE	209,015.59	190,423.00	(18,592.59)	-10%	190,423.00
4599-9998 OTHER GENERAL, PROP TAX	38,554.66	7,030.00	(31,524.66)	-448%	7,030.00
4799-9999 HOUSING ASSIST PMTS	71,752.00	81,984.00	10,232.00	12%	81,984.00
7999-9999 TOTAL EXPENSES	2,887,143.50	3,097,366.00	210,222.50	7%	3,097,366.00
8999-9999 NET PROFIT/LOSS	906,187.91	146,592.00	759,595.91	518%	146,592.00
3802-6000 GRANT/SUBSIDY INCOME (voucher)	41,199,648.00	38,637,878.00	2,561,770.00	4.92%	38,637,878.00
4799-9999 HOUSING ASSIST PMTS (voucher)	41,390,009.20	38,637,878.00	2,752,131.20	7.11%	38,637,878.00
Current Amount Overfunded	(190,361.20)	-	(190,361.20)		-

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

1. Port in program was reinstated during the second half of 2024 but it was not included in the 2025 budget.
2. Additional administrative fee payments were issued by HUD in February, June, September and November due to the increased voucher utilization rate.
3. Administrative payroll decreased from the original budget with salaries for two housing inspectors who retired in 2025. The budget also included two employees who transferred to client services leading to reduced payroll expenses for voucher properties.
4. Other general expenses include administrative fees associated with port-out vouchers issued to other housing authorities and misc. banking fees associated with payment processing.
5. As of December, this amount is payable to HUD and will remain in the Authority's reserves for use in the following year.

**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	1,276.68	0.00	1,276.68	100%	0.00
3399-9999 OPERATING INCOME	691,088.47	963,389.00	-272,300.53	-28%	963,389.00 1
3699-9999 OPERATING INCOME OTHER	94,588.51	136,041.00	-41,452.49	-30%	136,041.00 2
3899-9999 GRANT/SUBSIDY INCOME	407,976.00	422,853.00	-14,877.00	-4%	422,853.00
3999-9999 TOTAL INCOME	1,194,929.66	1,522,283.00	-327,353.34	-22%	1,522,283.00
4000-0000 EXPENSE					
4112-9999 ADMIN PAYROLL	757,293.20	856,631.00	99,337.80	12%	856,631.00
4299-9999 ADMINISTRATIVE EXPENSE	173,178.79	119,803.00	-53,375.79	-45%	119,803.00 3
4339-9999 UTILITIES	296,225.59	295,100.00	-1,125.59	0%	295,100.00
4419-9998 MAINT/OPER PAYROLL	298,511.38	192,606.00	-105,905.38	-55%	192,606.00 4
4429-9998 MATERIALS-ORD MAINT	55,537.61	37,437.00	-18,100.61	-48%	37,437.00
4440-9999 CONTRACT COSTS-ORD MAINT	272,558.59	191,827.00	-80,731.59	-42%	191,827.00 5
4579-9999 OTHER GENERAL EXPENSE	148,312.52	220,290.00	71,977.48	33%	220,290.00 6
4599-9998 OTHER GENERAL, PROP TAX	8,791.23	6,574.00	-2,217.23	-34%	6,574.00
4610-9999 EXORD EXPENSES	24,956.17	0.00	-24,956.17	100%	0.00 7
7999-9999 TOTAL EXPENSES	2,035,365.08	1,920,268.00	-115,097.08	-6%	1,920,268.00
8999-9999 NET PROFIT/LOSS	-840,435.42	-397,985.00	-442,450.42	111%	-397,985.00

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

1. Public Housing rental income had a budget error that was identified. The budget duplicated one of the two properties due to a change in the account structure last year. 2025 operating income is consistent with the prior year.

2. Other operating income is down due to reduced interest income reserves used in operations and lower maintenance charges to tenants especially related to move outs.

3. Administrative expenses were higher than the budget primarily due to unplanned legal fees related to the ADA project settlement (\$39k) and temporary staffing positions (\$13k).

4. As admin payroll includes future hires, merit and COLA increases, this expense can fluctuate during the year. Additionally, there was a transfer of one employee from admin to maintenance payroll during the year. There were also extra maintenance issues that required over \$30,000 in overtime charges. The net of the two accounts are in line with the budget.

5. Contract costs were higher than anticipated at both properties due to pest extermination, plumbing (hot water boiler repair), elevator repairs, landscaping, trash removal (main office) and janitorial services. Additionally, there was extensive xeriscaping at Romney Plaza and additional

6. Other General expenses are primarily down due to the change in the actual pilot calculation which excludes subsidy revenue and lower than expected insurance premiums for both properties.

7. Extraordinary expenses primarily include plumbing, HVAC, and trash compactor repairs needed at the end of the year.

**HASLC Homeless Properties (haslhome)**

Cedar Crest, Transitional, Valor Apartments, Freedom Landing & Valor House

**Budget Comparison**

Period = Dec 2025

Book = Accrual ; Tree = qtr\_bjst1

	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000 INCOME					
3190-0000 LEASE RENTAL & NONDWELLING RENTS	134,138.01	133,056.00	1,082.01	1%	133,056.00
3399-9999 OPERATING INCOME	1,930,521.19	2,053,811.00	(123,289.81)	-6%	2,053,811.00
3499-9999 DONATIONS/INSURANCE PROCEEDS	21,806.34	-	21,806.34	100%	-
3699-9999 OPERATING INCOME OTHER	14,248.52	60,368.00	(46,119.48)	-76%	60,368.00
3899-9999 GRANT/SUBSIDY INCOME	40,924.68	93,430.00	(52,505.32)	-56%	93,430.00
3999-9999 TOTAL INCOME	2,141,638.74	2,340,665.00	(199,026.26)	-9%	2,340,665.00
4000-0000 EXPENSE					
4112-9999 ADMIN PAYROLL	920,595.30	966,543.00	(45,947.70)	-5%	966,543.00
4299-9999 ADMINISTRATIVE EXPENSE	223,482.56	203,996.00	19,486.56	10%	203,996.00
4339-9999 UTILITIES	171,494.05	159,973.00	11,521.05	7%	159,973.00
4419-9998 MAINT/OPER PAYROLL	192,614.37	182,778.00	9,836.37	5%	182,778.00
4429-9998 MATERIALS-ORD MAINT	52,694.83	52,497.77	197.06	0%	52,497.77
4440-9999 CONTRACT COSTS-ORD MAINT	321,874.15	265,173.00	56,701.15	21%	265,172.93
4579-9999 OTHER GENERAL EXPENSE	168,649.90	165,169.00	3,480.90	2%	165,169.00
4599-9998 OTHER GENERAL, PROP TAX	7,043.05	5,383.00	1,660.05	31%	5,383.00
4610-9999 EXORD EXPENSES	22,941.10	31,500.00	(8,558.90)	-27%	31,500.00
4629-9999 CASUALTY LOSSES	8,095.64	-	8,095.64	100%	-
7999-9999 TOTAL EXPENSES	2,089,484.95	2,033,012.77	56,472.18	3%	2,033,012.70
8999-9999 NET PROFIT/LOSS	52,153.79	307,652.23	(255,498.44)	-83%	307,652.30

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

1. This variance is primarily due to lower dwelling income due to the timing of certain subsidy payments and fewer vacancies - and lower unit re-leasing rates that normally generate additional income at Freedom Landing and Cedar Crest.
2. Insurance proceeds were received in June on prior claims for Valor Apartments. The final payment for the fire reconstruction at Valor Apartments is included in casualty losses.
3. The decrease in other operating income is primarily due to very few maintenance charges as there were not many evictions or move outs during the past several months that generated maintenance, legal or other related operating income at Cedar Crest, transitional housing and Freedom Landing.
4. The original Pilot income was budgeted to include subsidy income but it should be excluded and has been corrected.
5. Contracts and ordinary maintenance expenses are over budget primarily due to Valor Apartments (\$30k) for flooring, elevator and water heater repairs. Additionally, the transitional housing (\$11k) incurred additional costs associated with windows, fencing, landscaping and unit turns.

**HASLC Management Fund**

**Budget Comparison**

Period = Dec 2025

Book = Accrual ; Tree = qtr\_bis1

	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000					
INCOME					
3190-0000	229,902.57	0.00	229,902.57	100%	0.00
LEASE RENTAL & NONDWELLING RENTS					
3399-9999	49,378.67	28,000.00	21,378.67	76%	28,000.00
OPERATING INCOME					
3699-9999	739,929.06	900,945.00	-161,015.94	-18%	900,945.00
OPERATING INCOME OTHER					
3999-9999	1,019,210.30	928,945.00	90,265.30	10%	928,945.00
TOTAL INCOME					
4000-0000					
EXPENSE					
4112-9999	591,970.14	657,482.00	65,511.86	10%	657,482.00
ADMIN PAYROLL					
4299-9999	390,438.94	468,763.00	78,324.06	17%	468,763.00
ADMINISTRATIVE EXPENSE					
4339-9999	3,274.10	2,900.00	-374.10	-13%	2,900.00
UTILITIES					
4419-9998	2,454.63	4,034.00	1,579.37	39%	4,034.00
MAINT/OPER PAYROLL					
4429-9998	5,303.14	3,000.00	-2,303.14	-77%	3,000.00
MATERIALS-ORD MAINT					
4440-9999	15,920.74	12,563.00	-3,357.74	-27%	12,563.00
CONTRACT COSTS-ORD MAINT					
4579-9999	5,353.57	4,000.00	-1,353.57	-34%	4,000.00
OTHER GENERAL EXPENSE					
4589-9999	3,185.89	0.00	-3,185.89	-100%	0.00
INTEREST EXPENSE					
4599-9998	168,797.96	10,000.00	-158,797.96	-1588%	10,000.00
OTHER GENERAL, PROP TAX					
7999-9999	1,186,699.11	1,162,742.00	-23,957.11	-2%	1,162,742.00
TOTAL EXPENSES					
8999-9999	-167,488.81	-233,797.00	66,308.19	-28%	-233,797.00
NET PROFIT/LOSS					

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

- The income recognized is the result of a year-end GASB lease adjustment, with the corresponding offset recorded in amortization expense.
- Other income is currently below budget due primarily due to lower-than-expected interest income as current development projects like Atkinson Stacks required additional temporary funding while financing was finalized. HAME has been reimbursed for its temporary funding as of December 31, 2025 and the projects are drawing from loans and grant funding going forward.
- Administrative expenses are expected to fluctuate throughout the year due to the timing of recurring expenses, such as subscriptions, professional services, and other periodic costs. There was a general increase (\$60k) in these expenses that were off-set by lower than anticipated use of management consultants during the year (approx. \$140,000). New consultants have been engaged and have increased their work during subsequent months.
- Other General expenses are over budget primarily due to closing out four prior projects: Overnight Motel, Sunday Anderson, and Box 500. These expenses are not expected to increase or recur.

**Agency Wide**

**Budget Comparison**

Period = Dec 2025

Book = Accrual ; Tree = qtr\_bis1

	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000					
INCOME					
3190-0000	493,634.96	250,058.00	243,576.96	97%	250,058.00
3399-9999	18,156,124.91	18,112,820.00	43,304.91	0%	18,112,820.00
3499-9999	273,405.87	-	273,405.87	100%	-
3699-9999	3,894,466.50	2,911,441.00	983,025.50	34%	2,911,441.00
3899-9999	46,007,822.13	42,577,225.00	3,430,597.13	8%	42,577,225.00
3999-9999	68,825,454.37	63,851,544.00	4,973,910.37	8%	63,851,544.00
4000-0000					
EXPENSE					
4112-9999	8,360,699.51	8,568,345.00	207,645.49	2%	8,568,345.00
4299-9999	3,830,509.95	3,273,029.00	(557,480.95)	-17%	3,252,914.00
4339-9999	2,129,987.53	1,824,758.00	(305,229.53)	-17%	1,824,758.00
4419-9998	1,525,343.82	1,310,181.00	(215,162.82)	-16%	1,310,181.00
4429-9998	579,826.49	469,663.43	(110,163.06)	-23%	469,663.43
4440-9999	2,563,874.03	2,435,494.22	(128,379.81)	-5%	2,455,609.22
4579-9999	1,358,986.13	1,329,851.00	(29,135.13)	-2%	1,329,851.00
4589-9999	1,655,184.04	1,753,627.00	98,442.96	6%	1,753,627.00
4599-9998	495,936.42	264,577.00	(231,359.42)	-87%	264,577.00
4610-9999	936,804.21	489,300.00	(447,504.21)	-91%	489,300.00
4629-9999	128,470.85	-	(128,470.85)	-100%	-
4799-9999	42,057,601.69	38,719,862.00	(3,337,739.69)	-9%	38,719,862.00
4969-9999	22,592.55	10,000.00	(12,592.55)	-126%	10,000.00
7999-9999	65,645,817.22	60,448,687.65	(5,197,129.57)	-9%	60,448,687.65
8999-9999	3,179,637.15	3,402,856.35	(223,219.20)	-7%	3,402,856.35

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

- HASLC has several ground leases with our LHTC properties Capitol Homes, Taylor Springs, Rendon Terrace, 9th East, Taylor Gardens and Erma's @ Fairmont. New GASB literature was adopted in 2024 that modified how leases are recorded. Part of the variance is due to Erma's @ Fairmont new ground lease in 2025 and the remaining difference is due to the new requirements that were not factored into the original budget.
- Insurance proceeds were received in May on prior claims for Ben Albert (\$53k). A portion of the proceeds off-set the extraordinary expenses related to the water damage. An additional \$110k for fire and water damage at Riverside Apartments is also included in insurance proceeds. This is not expected to recur.
- 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.
- 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.

5. 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 (\$36k). The remaining difference was attributed to Capitol Homes's increased electricity and water consumption.
6. As admin payroll includes future hires, merit and COLA increases, this expense can fluctuate during the year. There were some extra positions included in the budget that were not filled during the year. Additionally, there was a transfer of one employee from admin to maintenance payroll during the year. There were also extra maintenance issues that required overtime charges. The net of the admin payroll and maintenance payroll are consistent with the total payroll budget.
7. The materials and contract costs related to ordinary and extraordinary maintenance fluctuates over the year. However, the increase over budget is primarily due to Taylor Springs (\$80k) and Cambridge (\$94k). Those properties switched to a new third party management company in 2025 after the original budgets were finalized. Canterbury also experienced increased contract costs associated with landscaping and trash removal. JSA II (\$73k) required remediation for two units damaged by water and mold and vandalism remediation and related repairs at Capitol Homes (\$25k). There was also major plumbing repairs for Ben Alberts related to flooding and some HVAC issues.
8. The variance is due to miscellaneous predevelopment expenses incurred during the closeout of three previous development projects (Overnight Motel, Sunday Anderson, and Box Apartments). These are not expected to recur. The overage is also partially attributed to administrative fees associated with port-out vouchers issued to other housing authorities.
9. Casualty losses primarily relate to Riverside Apartment's flooring and mechanical issues associated with water damage as a result of a fire earlier this year.

Are we submitting insurance claims?

**Housing Authority of Salt Lake City**  
**Staff Report**

Report Provided by: Daniel Nackerman

Department: Executive

Subject: **Executive Director Update**

February 23, 2026



Housing Authority  
of  
Salt Lake City

The following is an outline for discussion of highlighted activities and milestones from the past two months, as well as some emerging issues and projects:

- 1) RELOCATED MOST OF PRIMARY OFFICE TO “4<sup>th</sup> AND 4<sup>th</sup>” (“OQ” Building) AND INTERIORS LAUNCHED
- 2) SUCCESSFUL ‘HUD OFFICIAL’ VISIT
- 3) FULL “ALL-HANDS” STAFF STRATEGIC EVENT LAST MONTH
- 4) 5 LARGE FINANCING APPLICATIONS COMPLETED
- 5) SEVERAL NEIGHBORHOOD PRESENTATIONS AND PARTICIPATIONS OF LATE
- 6) HUD BUDGETS INTACT!
- 7) MAJOR INFLUX OF DEVELOPMENT FUNDING REIMBURSEMENTS
- 8) SEVERAL STAFFING CHANGES PLANNED FOR 2026
- 9) LANDLORD AND TENANT CREDIT SYSTEM PROPOSED AS STATE DEMONSTRATION PROGRAM AT HASLC
- 10) FOUR PROJECTS UNDER CONSTRUCTION

Thank you for your attention to these important matters and thank you for your leadership in helping this agency stay innovative and effective.

**Housing Authority of Salt Lake City**  
**Staff Report**

Report Provided by: Jackie Rojas  
Department: Section 8

**Item: Voucher Leasing and Budget Utilization**

February 23, 2026



Housing Authority  
of  
Salt Lake City

**BACKGROUND:**

One of the largest and most important programs at almost every Housing Authority in the U.S. is the Section 8 Program which HUD has renamed the Housing Choice Voucher (HCV) program. There are several types of Voucher Programs at our agency, which includes Tenant-Based, Project-Based and programs targeted at assisting veterans, non-elderly disabled, youth aging out of foster care and families working towards reunification. Through these programs, HASLC houses approximately 7,000 persons and provides rental payments to roughly 1,000 private landlords each month.

**FUNDING AND UTILIZATION:**

The Voucher Program is tasked with very complex administration by HUD, including difficult funding and utilization formulas. Housing Authorities are awarded an annual “Budget Authority” - the maximum amount of funding to provide rental subsidy through the year for Housing Choice Vouchers. The “Budget Authority” is based on the previous year’s expenditure plus an inflation factor. HA’s are also awarded a certain number of vouchers as described below.

- The number of standard Housing Choice Vouchers allocated to HASLC, also known as Unit Months Available (UMA) is 3,047 per month in 2026. The annual maximum UMA that may be leased in 2026 is 36,564.
- The **ESTIMATED** Annual Budget Authority for 2026 is \$40,037,484. This estimate comes from our most recent Two-Year-Tool updated by HUD staff. The final Budget Authority is expected to be released in the upcoming months.

HUD expects each Housing Authority to maximize the number of units leased each year with the maximum utilization of the available budget. If these are not relatively balanced at the end of the year, there will be negative impacts on the program's future.

**MONTHLY SUMMARY:**

The attached data demonstrates total Leasing and Budget utilization through January 2026.

- **LEASING:** The cumulative Unit Months Leased for January 2026 is 2,864. This is 7.83% of the Unit Months Available – ideally it would be 8.33%
- **BUDGET:** The cumulative budget expenditure for January 2026 is \$3,231,059. This is 8.07% of the **ESTIMATED** Budget Authority – ideally it would be 8.33%

While the data shows us below the allocated number of vouchers as well as under the budget, we have purposefully been conservative due to the uncertainty of HUD's 2026 program funding levels as well as planning for the addition of new Project Based Vouchers.

**CONCLUSION:**

Although HUD has not yet announced funding for 2026, our goal is to maintain steady utilization of units and budget authority, primarily through continued leasing of Project Based Units and VASH Vouchers. Staff will continue to closely monitor leasing and budget expenditures both internally and through regular reviews of our "Two-Year-Tool" with HUD staff.

**ACTION: Accept** report. No vote needed.

Section 8 Leasing and Budget Summary as of  
January 31, 2026

MONTH	2025 Unit Months Available (UMA)	Actual Units Leased
JANUARY	3,047	2,864
FEBRUARY	3,047	
MARCH	3,047	
APRIL	3,047	
MAY	3,047	
JUNE	3,047	
JULY	3,047	
AUGUST	3,047	
SEPTEMBER	3,047	
OCTOBER	3,047	
NOVEMBER	3,047	
DECEMBER	3,047	
	<b>36,564</b>	<b>2,864</b>
Reporting month target	8.33%	7.83%

MONTH	2025 Budget Authority	ACTUAL HAP EXPENSES
JANUARY	\$ 3,336,457	\$3,231,059
FEBRUARY	\$ 3,336,457	
MARCH	\$ 3,336,457	
APRIL	\$ 3,336,457	
MAY	\$ 3,336,457	
JUNE	\$ 3,336,457	
JULY	\$ 3,336,457	
AUGUST	\$ 3,336,457	
SEPTEMBER	\$ 3,336,457	
OCTOBER	\$ 3,336,457	
NOVEMBER	\$ 3,336,457	
DECEMBER	\$ 3,336,457	
	<b>\$ 40,037,484</b>	<b>\$ 3,231,059</b>
Reporting month target	8.33%	8.07%

ESTIMATED 2026 HAP Funds Available  
2026 HAP Funds Expended

\$40,037,484.00  
\$3,231,059.00

YTD Target Utilization 8.33%	YTD Actual Utilization of all Funding Available 8.1%
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**Housing Authority of Salt Lake City**  
**Staff Report**

Report Provided by: Britnee Dabb  
Department: Executive

**Item: Resident Support Report**

February 23, 2026



Housing Authority  
of  
Salt Lake City

**BACKGROUND:**

The Resident Support team is dedicated to improving residents' quality of life across our properties. By partnering with community organizations, we help residents achieve housing stability and work toward financial independence. Our emphasis is on community involvement, building relationships, and creating a welcoming, supportive environment.

Using personalized needs assessments, we identify each resident's specific challenges, ensure their voices are heard, and implement tailored solutions to improve their overall living experience. The Resident Support (RS) team has also led various initiatives, resulting in significant achievements in training, community engagement, customer service, and program development. The following summary highlights key activities and successes.

**COMMUNITY OUTREACH AND ENGAGEMENT:**

*Health and Wellness Initiatives*

The HASLC Community Cupboard continues to meet a clear and ongoing need, as food insecurity remains a major challenge for both residents and the wider community. During this reporting period, the program received a large donation of bakery items from **Smith's Food and Drug** and a \$50 gift card from **Harmons Grocery**, both of which supported pantry operations at the West Temple office and improved food distribution at several senior properties.

Additionally, staff met with **Waste Less Solutions** to establish a new partnership for providing regular food donations to the Community Cupboard. This collaboration will greatly expand outreach capacity and enhance the organization's ability to serve residents and community members facing food insecurity.

Beyond food assistance, the Community Cupboard distributed 21 coats to adults and children last month, addressing urgent seasonal needs and emphasizing the agency's commitment to comprehensive, community-focused support.

*Education Initiatives*

Resident Support launched the Financial Fridays Education Series, held every two weeks in both virtual and in-person formats. The series began with training from the **FDIC** and the **Consumer Financial Protection Bureau** on "Protecting Yourself from Financial Exploitation."

Staff attended the **Utah Housing Coalition** Annual Day on the Hill, where they networked with community partners, shared the real-world impact of Resident Support initiatives, and highlighted success stories from the Family Self-Sufficiency (FSS) program.

*Financial Stability Initiatives*

Staff provided benefit enrollment assistance at the recent **Homeless Resource Fair** at the Geraldine E. King Women's Center, helping customers and community members understand and access benefits for which they may be eligible.

**FAMILY SELF-SUFFICIENCY PROGRAM:**

A recent FSS presentation took place at our Rendon Terrace development. Attendees learned about the program's resources, including personalized financial planning, job training, and educational workshops, emphasizing its role in helping participants improve their quality of life and achieve long-term financial stability. Through real success stories and interactive discussions, participants experienced firsthand how the FSS initiative can promote positive change in their lives and the community.

This month, the program announces the graduation of Adrienne M., who earned \$2,924.54 in escrow after meeting goals for employment, financial literacy, and stability.

END OF THE REPORT

**Housing Authority of Salt Lake City**  
**Staff Report**

Report Provided by: Britnee Dabb  
Department: Executive

**Item: Community Partners Report**

February 23, 2026



Housing Authority  
of  
Salt Lake City

HASLC recognizes the vital importance of building active community partnerships to strengthen the community and establish itself as a leader in affordable housing and related initiatives. The team consistently focuses on forming and maintaining these partnerships. This report highlights the staff's efforts to build or deepen relationships with organizations or individuals. It does not include routine meetings, many of which occur weekly or bi-weekly.

- Staff members attended a meeting with the Chief Executive Officer of **YWCA Utah** and the Vice President of Domestic Violence and Residential Services. The goal of this collaboration was to explore effective strategies for delivering services and organizing events to support our customers.
- Erika Carlsen, the newly elected **District 5 Salt Lake City Council** member, organized a meeting to work with HASLC on removing barriers for renters, such as application fees. As a result, HASLC agreed to eliminate application fees at its locations and will consider additional measures to support landlords in this effort.
- The **Ballpark Community Policing Committee** meeting was held in early February and included staff attendance. During the meeting, representatives from the Salt Lake City Police, business owners, property owners, and residents reported that crime in the area has decreased.
- Staff participated in a virtual meeting with **Senator Lee's** team, where we shared our insights and perspectives on the proposed Road to Housing Bill. The discussion was engaging and helped us explore the bill's potential impacts on our community.
- Participated in a speaking event featuring the founder and Executive Director of **The Utah Harm Reduction Coalition (UHRC)**, which highlighted policy initiatives and the role of public agencies. UHRC is a non-profit organization dedicated to offering harm reduction services, education, and advocacy across Utah, with a mission to implement evidence-based interventions that help individuals reduce health and social harms related to substance use.
- Met in person with the Executive Director of **CSG Advisors** to review strategic planning for two properties approaching the end of their Low-Income Housing Tax Credit compliance period, discuss progress and direction for the Rental Assistance Demonstration (RAD) conversion of two remaining Public Housing properties, and coordinate next steps related to the planned disposition of the agency's office and warehouse site.

- Attended a meeting with **Mountain Plains NAHRO** board members to review the NAHRO Legislative Policy agenda and related advocacy materials, confirm regional consensus on federal priorities, and discuss whether to develop additional state-specific information for meetings with legislators.
- Hosted the **U.S. Department of Housing and Urban Development (HUD) Region VIII Director** and **local HUD staff** to discuss current affordable housing development initiatives, program performance indicators such as VA housing referrals and occupancy levels, and broader operational and programmatic updates across agency activities, including potential development of our Pharos site for Veterans outside HUD-Veterans Affairs Supportive Housing (HUD-VASH) program.
- Staff attended the grand opening and ribbon-cutting for **Community Development Corporation of Utah's** The Howick, an affordable family housing project in Millcreek with 150 units (69 with 3- and 4-bedroom options). They engaged with community partners to strengthen support for housing initiatives and promote community building through its large indoor and outdoor spaces.
- **Salt Lake City District 4 Councilperson** and staff met to provide an update on the Grove development project. The discussion centered on key areas such as the number of residential units, work-live spaces, funding sources, and strategic objectives for the area's future.
- Staff attended the **Moving to Work (MTW) Landlord Incentives Cohort** meeting, where they reviewed pain points and best practices, as well as the Enterprise Income Verification - Systematic Alien Verification for Entitlements (EIV-SAVE) report and the HUD directive. They also discussed the issue that all MTW Expansion agencies face: our inability to submit MTW Expansion 50058s, and the resulting data problems with HUD.
- A meeting was held with the **Department of Veterans Affairs (VA) Salt Lake City Health Care System**, the Director of the Homeless & Justice Clinical Recovery Program, and staff to discuss participation in an upcoming surge event. This event aims to establish a same-day HUD-VASH program that combines HUD's Housing Choice Voucher (HCV) rental assistance for homeless Veterans with case management and clinical services from the VA. It will include eligibility assessments, housing placements for veterans, and introduce the HOME-ARP program to provide additional housing support.

END OF THE REPORT

**Housing Authority of Salt Lake City**  
**Staff Report**

Report Provided by: Director of Property Management,  
Vicci Jenkins

Department: Property Management

Subject: **Update on Tax Credit Property Compliance**

February 23, 2026



Housing Authority  
of  
Salt Lake City

**BACKGROUND:**

The Housing Authority of Salt Lake City manages 10 properties funded through Section 42 of the Internal Revenue Code, also known as the Low-Income Housing Tax Credit (LIHTC) program, totaling 828 units, with upcoming developments in process. Recognizing past challenges, particularly in Certification Online Budget Data and Certification Online Financial Data, ongoing reporting to the board is emphasized to address delays. Utah Housing Corporation (UHC), the state's Housing Finance Agency, interprets the IRS regulatory code, distributing an annual compliance manual and conducting audits at each site based on that interpretation. Subsequent sections will elaborate on updates in the audit processes at Taylor Gardens and Taylor Springs as well as Jefferson School Phases I and II. Annual Owner Certification and Quarterly Submissions for all LIHTC properties.

**Taylor Gardens** underwent a file audit on April 1, 2025, and a physical inspection on April 22, 2025. Formal findings were issued on April 28, 2025, with a correction deadline of May 28, 2025. All corrective actions were completed and supporting documentation was submitted within the required correction period.

In December 2025, Utah Housing Corporation conducted a subsequent review of materials that were outside the scope of the original audit findings and issued a Not in Good Standing letter dated December 5, 2025. Upon notification, HASLC and its management agent re-provided the original, timely submitted documentation for confirmation of compliance.

On February 11, 2026, a technical applicable-fraction variance of 0.22 percent related to square-footage calculations was brought to HASLC's attention. The variance was limited to unit designation and calculation methodology rather than tenant eligibility or rent compliance. Ownership and the management agent coordinated with Utah Housing Corporation to reconcile the calculation and provide updated documentation, which was completed on February 12, 2026. The property is currently pending formal close-out confirmation.

**Taylor Springs** had a file audit on April 1, 2025, and a physical audit on April 22, 2025. Full findings were received on April 28, 2025, with a response due date of May 28, 2025. The response was submitted within the required time frame, and we are awaiting final close-out.

**Jefferson School Apartments Phase I** had a physical audit on March 25, 2025. A response to the exigent findings was submitted the following day. Findings were received on March 31, 2025, with a response submitted on April 24, 2025. We are awaiting final close-out.

**Jefferson School Apartments Phase II** had a physical audit on March 25, 2025. A response to the exigent findings was submitted the following day. Findings were received on March 31, 2025, with a response submitted on April 24, 2025. We are awaiting final close-out.

**ANNUAL/QUARTERLY SUBMISSION REQUIREMENT UPDATES:**

On February 4, 2026, UHC distributed the Annual Owner Certification report instructions for the program year 2025. The Director of Property Management and Finance Department, along with third-party property management, are actively coordinating efforts to ensure the timely submission of complete and accurate data due April 30, 2026.

**ANALYSIS:**

Audit and oversight activities across the LIHTC portfolio remain on track. Closed-out properties demonstrate progress in meeting UHC requirements, and all remaining sites are in final stages pending reports from UHC.

**RECOMMENDED ACTION:**

None required. This report serves as an update for information purposes.

**Housing Authority of Salt Lake City**  
**Staff Report**

Report Provided by: Deputy Director Zac Pau'u

Department: Property Management

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

February 23, 2026



Housing Authority  
of  
Salt Lake City

**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 residential and commercial assets within 923 Housing Authority owned units and the 4 associated commercial spaces. 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 Housing Assistance Management Enterprise (HAME) 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. Units impacted by outlying circumstances such as excessive extermination, excessive damage, or death are identified in this report as outliers.

**Analysis:**

**KPI: Commercial Occupancy Stability**

Metric:  $\geq 90\%$  stabilized occupancy

Commercial Occupancy	January
HASLC	100%

**KPI: Average Occupancy at the close of January 2026**

Metric:  $> 95\%$  for stabilized properties

Average Occupancy	January
HASLC	92.1%

Move-ins	January
HASLC	19

Move-outs	January
HASLC	11

Evictions	January
HASLC	0

**KPI: Work order completion**

Metric:  $> 90\%$

For the month of January, 85% of work orders submitted during the reporting period were completed. The remaining 5% (52 work orders) rolled into February.

Total Work Orders	January
HASLC	344

Unit Turns Completed	January
HASLC	13

**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
HASLC	26

**VA referral units' days Vacant**

We had four move-ins at our VA referral properties.

	January
HASLC	135

**KPI: Tenant Account Receivables (TARs)**

Metric: 4% of Potential Rent or less.

In the previous month, HASLC had a rolling accounts receivable (AR) balance of \$72,766. We collected \$20,447 resulting in a 28% collection rate. Of this total, \$32,098 remains outstanding for more than 90 days. HASLC currently has 27 repayment agreements in effect, with a 100% compliance rate up to last month.

For the month of January, the total recurring charges for HASLC-owned properties amounted to \$845,606 with a 4% delinquency rate. At the close of January, the combined total owed for HASLC owned properties was \$90,652

**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:**

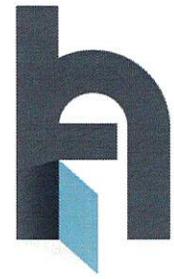
This report is for information, as an update – no action is needed.

**Housing Authority of Salt Lake City**  
**Staff Report**

Report Provided by: Angel Myers  
Department: Commission

**Item: Upcoming Conferences and Trainings**

February 23, 2026



Housing Authority  
of  
Salt Lake City

**CONFERENCES and TRAINING:**

Industry trainings and related conferences are available for HASLC Commissioners. Some of the upcoming conferences and training are listed below. Please reach out to Angel at [amyers@haslcutah.org](mailto:amyers@haslcutah.org) to register or to ask any questions.

**National Leased Housing Association (NLHA)**

- June 16-18, 2026, Washington, DC 2026 Annual Meeting
- October 29-30, 2026, Washington, DC 2026 Fall Seminar

**Nan McKay & Associates**

- March 17-18, 2026, Webinar Essentials for Commissioners
  - Several other Trainings and Webinars on their website\*\*

**National Association of Housing and Redevelopment Officials (NAHRO)**

- March 9-11, 2026, Washington, DC 2026 Washington Legislative Conference

**Public Housing Authority Directors Association (PHADA)**

- June 10-16, 2026, Chicago, IL 2026 Annual Convention and Exhibition
  - September 13-15, 2026, Washington, DC 2026 Legislative Forum

**National Alliance to End Homelessness**

- March 2-4, 2026, Unsure of Location; registration is sold out; however, I have emailed for waitlist 2026 Leadership Summit on Ending Homelessness

**Office of the State Auditor**

- Continuing trainings can be found online at <https://training.auditor.utah.gov>



**HOUSING AUTHORITY OF SALT LAKE CITY**

**Meeting Location: 350 South 400 East, Salt Lake City, 84111**

11:00 a.m. – 2:00 p.m.

Please call 801-428-0600 for more information

**The Housing Authority of Salt Lake City is committed to our Mission:**

*To provide affordable housing opportunities for our community*

**2026 Scheduled Board Meeting Dates**

Monday, January 26, 2026

Monday, February 23, 2026

Monday, March 30, 2026

Monday, April 27, 2026

Monday, May 18, 2026

Monday, June 29, 2026

Monday, July 27, 2026 (\*may be cancelled)

Monday, August 31, 2026

Monday, September 28, 2026

Monday, October 26, 2026

Monday, November 30, 2026

Monday, December 28, 2026 (\*may be cancelled)

\*No meetings will be held in July and December unless necessary.

END OF BOARD PACKAGE