

**MINUTES OF THE COMMUNITY REINVESTMENT AGENCY
FINANCE COMMITTEE**

Wednesday, February 18, 2026

2:00 p.m.

451 S State Street Room 118 Salt Lake City, Utah 84111

The following Committee Members were present:

Danny Walz- Reinvestment Agency, Mike Akerlow- Deputy Director of Community and Neighborhoods, Heather Royall- Deputy Director of Housing & Neighborhood Development, Amy Rowland- Reinvestment Advisory Committee, Peter Makowski- Department of Economic Development, Marina Scott- City Treasurer

The following Committee Members were absent:

Baxter Reecer- Reinvestment Advisory Committee, Mary Beth Thompson- Chief Finance Officer

Present Agency Leadership:

Cara Lindsley – Deputy Director

Present Agency Staff:

Tracy Tran- Senior Project Manager, Browne Sebright- Project Manager, Austin Taylor- Project Manager, Meghan Fenton- Office Facilitator II, Miranda Johnson- Finance Analyst III, Baylee White- Finance Analyst III, Eric Holmes- Senior Project Manager

Present City Staff:

Jennifer Huntsman – City Attorney

A. ANNOUNCEMENTS

Staff reported that there are no new updates or announcements at this time.

B. BUSINESS ITEMS

1. Housing Development Loan Program (HDLP) Application Review for Recommendation

Browne Sebright, Project Manager, starts the Housing Development Loan Application Review with a brief overview of the program, reviewing the threshold requirements and its goal to provide low-cost finance assistance to incentivize the development and preservation of affordable housing within city limits. Mr. Sebright states the program received ten (10) applications. One (1) application did not meet the threshold requirements, leaving nine (9) eligible applicants for consideration. Total funding for HDLP is \$8.1 million is: **\$5.5 million** – Housing Development Program (flexible, citywide). **\$2.4 million** – Deeply affordable housing funds ($\leq 30\%$ AMI), **\$50,000** – High Opportunity Areas funding (for projects in designated census tracts). Mr. Sebright discusses the update made to the project priority list this year, per CRA Board direction. Priority scores are used to rank applications, determine potential interest rate reductions, and reflect the level of public benefit offered. A new secondary observation score was added to assess application quality. Two additional criteria were introduced to encourage new developers and promote affordable housing in areas with limited existing supply. Applications are requesting cash flow loans, unless otherwise noted.

FY2025-2026 CRA FINANCE COMMITTEE RECOMMENDED HDLP FUNDING ALLOCATIONS

The CRA Finance Committee recommends that funding be allocated to projects in the order of funding ranking.

| | PROJECT/APPLICANT | ADDRESS | Alignment with Project Priorities Score | Scoring Criteria Evaluation | LIHTC Awarded? | FUNDING REQUEST | Min. Funding Request | CRA Housing Development Fund | CRA Deeply Affordable Funds | CRA High Opportunity Funds | TOTAL FUNDING RECOMMENDATION | FINAL APPLICATION RANKING |
|--------------|---|--------------------------|---|-----------------------------|----------------|---------------------|----------------------|------------------------------|-----------------------------|----------------------------|------------------------------|---------------------------|
| 1 | Gardens at Palmer <i>GIV Group / The Road Home / First Step House</i> | 999 S Main Street | 19 | 17 | Yes, 9% | \$3,500,000 | \$2,000,000 | | \$2,168,128 | | \$2,168,128 | 1 |
| 2 | 200 West Apartments <i>First Step House</i> | 1055 S 200 W | 14 | 19 | Applying, 9% | \$2,500,000 | \$1,000,000 | | | | \$0 | |
| 2 | North West Pipeline Building <i>Housing Assistance Management Enterprise</i> | 315 E 200 S | 11 | 10 | Applying, 4% | \$2,884,183 | \$2,884,183 | | | | \$0 | |
| 3 | The Chicago <i>Great Lakes Capital</i> | 27 N Chicago Street | 9 | 20 | Yes, 4% | \$2,000,000 | \$2,000,000 | \$1,687,537 | \$312,463 | | \$2,000,000 | 2 |
| 4 | Emeril Apartments <i>Community Development Corporation of Utah</i> | 37 North 800 West | 9 | 17 | Yes, 4% | \$2,300,000 | \$2,000,000 | \$2,000,000 | | | \$2,000,000 | 2 |
| 5 | 300 West Apartments <i>Chelsea Investment Co</i> | 1485 S 300 W | 9 | 13 | Applying, 4% | \$2,400,000 | \$1,900,000 | \$1,900,000 | | | \$1,900,000 | 3 |
| 7 | The Amelia <i>Cole West</i> | 209 W 900 S | 7 | 22 | Yes, 4% | \$5,000,000 | \$3,000,000 | | | | \$0 | |
| 8 | Safe Haven <i>Valley Behavioral Health</i> | 550 W 700 S | 6 | 14 | Applying, 9% | \$712,866 | \$499,006 | | | | \$0 | |
| 9 | Washington Yards <i>Briarshore</i> | 1050 S Washington Street | 6 | 17 | Applying, 4% | \$2,000,000 | \$1,300,000 | | | | \$0 | |
| TOTAL | | | | | | \$23,297,049 | \$16,583,189 | \$5,587,537 | \$2,480,591 | \$0 | \$8,068,128 | |

| Funds Availability | Funds Recommended by Finance Committee | | |
|-----------------------------------|--|---------------------|------------------|
| | Total Available | Recommended Funding | Funds Remaining |
| CRA Housing Development Fund | \$ 5,587,537 | \$ 5,587,537 | \$ - |
| CRA Deeply Affordable Funds | \$ 2,480,591 | \$ 2,480,591 | \$ - |
| CRA High Opportunity Funds | \$ 50,000 | \$ - | \$ 50,000 |
| Total Potential HDLP Funds | \$ 8,118,128 | \$ 8,068,128 | \$ 50,000 |

Legend:

Green boxes: Applicant qualifies for & wants to be considered for these funds.

Black box: Applicant does not qualify for these funds.

Conditions of Approval:

- Projects receive a 0.5% interest rate reduction for each included priority. Sustainability allows for a 1% or 2% reduction. The maximum reduction per development is 2%. The interest rate is calculated as follows: Base Interest Rate minus (-) Interest Rate Reductions (up to 2%) = proposed interest rate; Base interest rate shall be locked within a month of closing. Projects shall maintain project priorities and the same weighted score at closing. Deviation from Project Priorities met may require Board approval.
- Final Terms shall comply with the requirements, standard loan terms and conditions, interest- rate reductions, and all other details laid out within the FY2025-2026 Housing Development Loan Program (HDLP) Guidelines. Changes to repayment type may occur (hard repayment versus cash flow repayment) and shall be based on requirements listed in the HDLP Guidelines or it required by a senior lender. Changes in repayment type will cause a change in the base interest rate. Repayment priority and lien position shall be based on the size of the loan; consideration may be made for other government entity loans if required through their policies. Funds may be disbursed in a lump sum if required by senior lender(s).
- For all loan awards greater than \$899,999, the Sustainable Development Policy requires buildings to be designed to operate without fossil fuels, but it would not restrict the ability to have backup generators for emergence

C. DISCUSSION AND COMMENTS

- a. Amy Rowland expressed concern that the “emerging developers” category may unintentionally reward lack of experience, potentially conflicting with scoring for developer experience. She suggested ensuring the focus remains on housing models to avoid inconsistencies in point allocation. Ms. Rowland requested clarification on the loan term criteria, specifically whether the stated term refers to amortization or the full loan term. Tracy Tran clarified that it refers to the length of the construction-to-permanent loan term (not amortization). It was confirmed that any remaining balance would be due at the end of the stated loan term.
- b. Ms. Rowland raised concern about the potential for vacant or inactive commercial space and the impact of the 3-point criterion given close scoring. Ms. Tran clarified that projects must include publicly accessible commercial space that is actively marketed and leased within three years. If not leased within that timeframe, the city may revoke the interest rate reduction.
- c. Mike Akerlow raised concern in application for Northwest Pipeline Building regarding the high cost. The developer, Grant Wise, responded that the costs are due to the project being a historic building and its conversion and rehabilitation to a residential building.
- d. Ms. Rowland commented that regarding the “ready to start construction” criterion, noting that while receiving 9% tax credits is a major milestone, it does not necessarily mean a project is construction ready. It was also noted that 4% of credit projects often face additional financing hurdles and the process should avoid incentivizing premature expenditures before funding is secured.
- e. Committee discusses prioritizing projects with secured LIHTC awards as an indicator of readiness, while acknowledging that tax credits alone do not guarantee construction readiness and that 4% and 9% credits carry different risks and timelines. Members debated balancing readiness with overall project priority scores and public benefits and considered whether to award full minimum funding to the top-ranked, credit-secured project versus distributing funds across multiple projects. Concerns were raised about committing funds to projects that have not yet secured 9% credit due to higher uncertainty and timing risk.
- f. The committee reviews funding allocations for affordable housing projects, focusing on prioritization and distribution of funds at the minimum request. Finalizing funding allocations for affordable housing projects, confirming Gardens at Palmer as the top priority and directing remaining funds to The Chicago, Emeril Apartments, and 300 West Apartments.
- g. Committee members vote to request forwarding a recommendation to the CRA Board of Directors:

Motion: Committee Member, Heather Royall, moves to request forwarding a recommendation to the CRA Board of Directors

Second: Committee Member, Mike Akerlow

Outcome: Motion passed unanimously, (0-6)

D. ADJOURNMENT

There being no further business, the meeting was adjourned.

Minutes Approved:



Danny Walz , Finance Committee Chairperson

This document, along with the digital recording, constitutes the official minutes of the Community Reinvestment Agency Finance Committee held on Wednesday, February 18, 2026