

CAC Citizen Advisory Committee

*February 25, 2026, | Salt Lake County Government Center, 2001 South State Street, North Building,
Room N3-600 Jordan River 1:00 – 3:00 pm*

| Meeting called to order by Dan Tisdale

In Attendance

Committee Members: J. Todd Richards, Candy Tippetts, Antonio Valbuena, Pat Holmes

Online Committee Members: Rex Marler, Tom Christiansen, Lisa Nguyen, Audrey Evans, Jacob Lawson, Mike Anderson, Turner Bitton

Excused:

Staff: Dan Tisdale, Tallie Viteri, Derick Davis, Smita Patel, Madeline Martinez

Guests:

1. Call Meeting to Order and Review Staff Items of Business - Dan Tisdale

- Dan welcomed everyone, verified a quorum, and started the meeting at 1:06. Dan said he had an answer from the Rape Recovery Center on the committee's clarifying question. The amount on the budget was correct, but they forgot to change it on the application. Dan said he has updated the master schedule to reflect changes to the dates.

2. Approve meeting minutes from the 2/18 meeting – Chair

- Candy asked for a motion to approve the minutes from the 2/18 meeting. Todd motioned to approve the minutes. Pat seconded the motion. All in favor, none opposed. Motion passed.

3. Application Review – Chair

- **CDCU - Emeril**
 - \$1,000,000.00
 - Audrey said this will cover construction costs. Two and three-bedroom units. They do list partnerships. Pat said the narrative is detailed, and it mentions social needs. It did not address the land ownership. Good narrative.
 - Todd said they are asking for \$1 million out of a \$51 million budget. Good leverage with amounts listed limited budget detail.
 - Rex said there is good coordination with housing stability, but little with thriving communities. They talk about having extra funds that will lead to economic stability.
 - Lisa said they show good partnerships and experience. They listed programs that they work with. They don't list years of experience with federal funding.

- Turner said their tenants will be 70% AMI or lower. Two and three-bedroom units. They did a good job of breaking down the population they serve. Jacob agreed with Turner.
 - Antonio said it's a good program, an innovation with family units. Tom said the innovation was good with affordability and family-size units.
- **CDCU – CD Land Trust**
 - \$1,000,000.00
 - Pat said there is detail on the cost of the homes. Community Land Trust, financial literacy. Good narrative. Audrey said they will cap the resale value to maintain affordability. Under 80% AMI, excellent project.
 - Todd said they are asking for \$1 million of the \$4 million budget. Decent leverage.
 - Rex said this is similar to their previous application. Good coordination with housing stability.
 - Candy said they have been active for several years. Down payment assistance with SLC. Federal funding experience with HOME and CDBG. Lisa had nothing to add.
 - Jacob said they cover the income and population quite well. Turner had nothing to add.
 - Tom said the innovation is good, using a CLT and keeping the home affordable for future homeownership. Antonio had nothing to add.
- **Alta Bay Capital**
 - \$882,000.00
 - Audrey said it's a piece of a larger project. A lot of amenities, ESL, GED instructions, work, and employment training. Pat said the narrative was fluff. No details in the design phase. No vision of the project after reading.
 - Todd said the \$882K of the \$40 million project is all construction. No details on the project. Still in its early stages.
 - Rex said with 200 units, they have housing stability, 60% AMI economic stability, and thriving communities. It hits all three marks. Mike had nothing to add.
 - Lisa said they talk about their partnerships and how they will deliver community-focused multi-family development. They do have extensive experience managing federal funding.
 - Turner said they have 200 units that are 60% AMI or below. Would like to see more on the population served.
 - Antonio said there is not a lot of innovation. Maybe public transit. Tom said he was aligned with Antonio and said there wasn't a lot of detail.
- **Healthy Starts – Mama Bears**
 - \$68,681.04

- Audrey said this is a center that will serve 12 kids. Multiple problems with the home. Pat said the narrative was good. Questioning if they are currently in operation?
- Todd said this is the full ask, no leverage. Not a lot of contingencies.
- Rex said they are hitting the coordination with childcare, which helps economic mobility. They are hitting a couple of the target plans. Mike agreed with what Rex said. It is a worthwhile project, but would like to see better responses.
- Candy said they have no experience. Also, no federal funding experience. Lisa had nothing to add.
- Turner said that all the children they will be serving are 80% AML. Eighty percent of those are 50% AML. Would like to see more response on the questions.
- Antonio said there is no innovation. Tom agreed, no innovation.
- Tallie mentioned that they recently became 501C3. Going from for-profit to non-profit.

- **Healthy Starts – Learning Stars**

- \$35,818.75
- Pat said the narrative was short and listed the construction details. Good narrative. Audrey had nothing to add.
- Todd said the budget was a copy and paste. Description was good.
- Mike said this was the same as the last application. Same as previous comments. Rex agreed with Mike and would also like to see more detail.
- Lisa said it was exactly the same as the other application. Not much experience.
- Turner said this was word-for-word from the previous application. Would like to see more details on the population that is covered. Jacob would like to see more details and descriptions.
- Tom said this was almost word-for-word. Not innovative. Antonio had nothing to add.

- **Healthy Starts – Brighter Steps 1**

- \$26,500.05
- Pat said the narrative was detailed. Audrey has questions about transparency.
- Todd said the contingency is 15%. They are asking for the full amount of the project cost. No leverage.
- Rex said it's the same as the previous application. Mike said he had the same comments as the previous.
- Lisa said she has the same comments.
- Turner said this is similar to the previous. Would like additional information.
- Antonio said it was the same. No innovation. Tom said the same.

- **Healthy Starts – Brighter Steps Up**

- \$33,118.26
 - Audrey had nothing to say. Pat said it's the same narrative.
 - Todd said it's the same as the previous. Would like to see one large project rather than multiple.
 - Candy asked the committee if they had anything new to add. No comments from the committee members.
- **Healthy Starts – Brighter Steps 2**
 - \$15,752.93
 - Pat wondered if they had an existing license and if they are fully operational. Audrey had nothing to add.
 - Todd had nothing to add.
 - Rex said the same. Mike said the same.
 - Candy said it was a copy and paste. Lisa had nothing to add.
 - Turner had nothing. Jacob had nothing.
 - Antonio had nothing. Tom had nothing to add. He also said the committee members should have good faith and good intentions in scoring these applications.
- **First Step House – Facility Upgrades**
 - \$164,727.00
 - Pat said this is transitional housing helping veterans. 77% retention with housing. Audrey said it's well-run, intentional, and innovative. Including female veterans.
 - Todd said he would like to know how many cameras. \$164K total, \$128K for security, \$20K for a shade structure, and \$15K for landscaping. Their contingency if they don't get full funding would be to hold off on the shade structure and the landscaping.
 - Mike said they identified creating thriving communities as coordination. Would like to see a better response to the questions. Rex said he thought they could have hit every category, but they didn't speak on that very well.
 - Lisa Candy said they have good experience. Federal funding of 30 years with details.
 - Turner said that about 97% of their clients are extremely low income, below 30% AML. He liked that they laid out why they target the population that they target. Jacob had nothing to add.
 - Antonio said this is innovative for working with veterans. Tom said it is an innovative program working with the Veterans Affairs system. They are located close to client services.
- **Healthy Starts – Brighter Steps North**
 - \$62,046.00

- Pat said they show details and a project timeline. Audrey said she would take the application at face value.
- Todd said it was descriptive.
- Candy asked the committee if anyone had anything to add. No members had any new comments.

4. Next Meeting Details – Dan Tisdale

- Dan spoke on the changes to the schedule and the scoring criteria. Dan asked that all scores be submitted by March 4th. There will not be a meeting on March 4th. The next meeting will be on March 11th. The Public Hearing is set for April 2nd, with a location to be determined.

5. Adjourn – Committee

- The meeting was adjourned at 2:57.

Committee member breakdown for application review:

- Project Narrative – Pat and Audrey
- Leverage/Budget/Contingencies – Todd
- Background/Experience/Federal Funding – Candy and Lisa
- Coordination with Consolidated Plan – Mike and Rex
- Income and Population Targeting/Project Size – Turner and Jacob
- Innovation – Tom and Antonio