MINUTES OF THE REINVESTMENT ADVISORY COMMITTEE
Wednesday, March 4, 2026
4:00 p.m.
451 S State Street Room 118 Salt Lake City, Utah 84111

The following Committee Members were present:
Baxter Reecer, Amy Rowland, Ian Joyce, Rosa Bandeirinha, Adrienne Bell,

The following Committee Members were absent:
Nic Peterson, Mojdeh Sakaki

Present Agency Leadership:
Danny Walz – Director
Cara Lindsley – Deputy Director

Present Agency Staff:
Tracy Tran-Senior Project Manager
Browne Sebright- Project Manager
Meghan Fenton- Office Facilitator II

Present City Staff:
Jennifer Huntsman – City Attorney

A. ANNOUNCEMENTS

No current updates from CRA staff.

B. APPROVAL OF MEETING MINUTES

Motion: Committee Member, Baxter Reecer moves to approve the minutes of February 4, 2026
Outcome: Approved**.** Motion carried unanimously, (0-5)

C. NEW BUSINESS ITEMS

1. FY 2026-2027 Housing Development Funding Strategy

a. Tracy Tran, Senior Project Manager, presents an overview of CRA housing funds: Primary, Secondary, Housing Development, Westside Initiative) and funding sources. Ms. Tran provides recap of the current fiscal year 2025-2026 priorities which included: deeply affordable housing (≤30% AMI), family housing (3+ bedrooms), wealth-building programs (80–120% AMI), neighborhood services/commercial space, and expanding opportunities (geographic distribution). Ms. Tran also provides recap of updates from current and previous year's housing activities: $8.1M Housing Development Loan Program Notice of Funding Availability (NOFA (9 applications under review), $6.1M Residential Wealth-Building NOFA in progress and ongoing, and ADU and down payment assistance programs. Browne Sebright, Project Manager, includes the data and needs assessment being used to guide this year's funding housing strategies, in five (5) level trends: Housing costs rising faster than income (home values +8%, rent +5%), Increasing number of cost-burdened households (+11%), renter households vs. stagnant homeownership, Shortage of deeply affordable and family-sized units,

and Affordable housing concentrated in limited geographic areas. Ms. Tran and Mr. Sebright propose the priorities for the upcoming fiscal year maintain: deeply affordable housing, family housing, wealth-building opportunities, neighborhood services/commercial support, continue with incentive-based modifications include: to increase the affordability threshold from 10% to 20% for the deeply affordable units or family sizes units in the Housing Development Loan Program; to replace the 'expanding opportunity' with a broader focus on expanding affordable housing availability citywide in areas with limited affordable housing. Ms. Tran reviews the next steps moving forward will be to receive committee members' feedback, and to present to the CRA Board of Directors next month.

D. DISCUSSION AND COMMENTS

1. The Committee held a general discussion on the proposed funding strategy, focusing on improving the geographic distribution of affordable housing across the city, prioritizing deeply affordable units and family-sized housing, and balancing investments between rental developments and homeownership opportunities. Members considered the data supporting an increase in affordability requirements, noting that recent application trends indicate many projects have already met or are close to the proposed 20% threshold. The discussion reflected overall support for aligning funding priorities with demonstrated housing needs and market conditions.
2. Amy Rowland comments that simply identifying areas without affordable housing doesn't automatically mean those areas are suitable for it. Some locations—like mountainous or industrial areas—may lack affordable housing for valid reasons, such as being impractical or undesirable for residential development. Ms. Rowland comments that programs like the low income housing tax credit try to be more strategic by targeting "high-opportunity" areas—places with more jobs, lower poverty, and better schools—rather than just filling gaps on a map and that multiple factors should be considered when deciding where to build affordable housing, not just whether it currently exists there.
3. Rose Bandeirinha emphasizes the importance of affordability levels and family housing.
4. Baxter Reecer comments that while expanding affordable housing into new areas can increase access, it may also place residents farther from key amenities, jobs, and resources, potentially creating new challenges despite meeting distribution goals.
5. Ian Joyce inquires on how deeply affordable housing goals align with public safety efforts and requested more information on how the two initiatives work together.

E. ADJOURNMENT

There being no further business, the meeting was adjourned

Minutes Approved:



Baxter Reecer (Aug 19, 2026 12:53:49 MDT)

Reinvestment Advisory Committee Chairperson, Baxter Reecer

This document, along with the digital recording, constitutes the official minutes of the Reinvestment Advisory Committee held on Wednesday, March 4, 2026.