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# SALT LAKE CITY COUNCIL STAFF REPORT

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**DATE:** February 10, 2009

**SUBJECT:** YWCA request for a cash flow loan from the Salt Lake City Housing Trust Fund for construction of a crisis shelter and residence for women and children

**STAFF REPORT BY:** Jennifer Bruno, Budget & Policy Analyst

**AFFECTED COUNCIL DISTRICTS:** District 4

**ADMINISTRATIVE DEPT:**

**AND CONTACT PERSON:** LuAnn Clark, Housing and Neighborhood Development Director

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## POTENTIAL MOTIONS:

1. **["I move that the Council"]** Adopt a resolution authorizing a cash flow loan from Salt Lake City's Housing Trust Fund to the YWCA for Construction of the New Crisis Shelter for Women and Children.
  - or*
  2. **["I move that the Council"]** Not adopt a resolution authorizing a cash flow loan from Salt Lake City's Housing Trust Fund to the YWCA for Construction of the New Crisis Shelter for Women and Children..
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The following information was provided previously for the Council Work Session on February 3, 2009. It is provided again for your reference.

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## KEY ELEMENTS:

- A. The Young Women's Christian Association (YWCA) is requesting a cash flow loan of \$500,000 from the City's Housing Trust Fund in order to renovate and expand the YWCA's current shelter and residence, to construct a Crisis Shelter and Residence for Women and Children, and to provide special needs transitional housing.
  1. The project will provide 48 units total - 24 units of short term crisis shelter and 12 units of extended shelter (up to six months) for women with dependent children, as well as 12 units of transitional housing (up to two years) for single, homeless women.
  2. The units will be separated into two buildings adjacent to the YWCA's current building (**see attached site plan and rendering**).
  3. Other project components include a cafeteria, drop-in child care for approximately 20 children, after school/summer camp room for approximately 40 children/day, a teen room, an intake and assessment room, meeting rooms, and a prayer/meditation room. The project will also include significant green space. The project breakdown is as follows:

<b>Building Program</b>	<b>Square Feet</b>	<b>%</b>
Crisis Shelter	23,262	50%
Residential Self Sufficiency Center	6,376	14%
Children's Advocacy	2,588	6%
Child Care	949	2%
Parking Garage/Storage	9,990	21%
Café/Shared Spaces	3,336	7%
<b>Total</b>	<b>46,501</b>	

4. Shelter will be provided to women and children who have experienced domestic violence, without regard to income. However, 94% of the clients served in the prior year were earning less than 80% of area median income.
5. The project will be phased in to ensure residents are not displaced as a result of construction.
6. Although the YWCA will not be pursuing LEED Silver certification with the USGBC due to the cost of the certification process, architects for the project are designing the project to LEED Silver standards. The following are some examples of sustainable elements included in the project: RMP Supply Side Management, Questar Thermwise Energy Efficiency Programs, ground-source heating, high efficiency windows, LED lighting, roof insulation, and building system sensors to shut down heating/cooling/electricity in unoccupied spaces. *See Master Plan and Policy Considerations #B for further issues regarding LEED certification.*
7. It will be located at 322 East 300 South (approximately 1.5 blocks from the Library TRAX station).
8. Funding sources and uses are as follows:

<b>Sources</b>	
Private Fundraising	\$ 11,234,830
State Appropriation for Land Acquisition (in-kind)	\$ 1,000,000
Interest Earnings	\$ 915,481
New Markets Tax Credits	\$ 4,563,000
Kresge Foundation Grant	\$ 1,000,000
<b>SLC Housing Trust Fund Loan (2.6% of total funding)</b>	<b>\$ 500,000</b>
<b>Total</b>	<b>\$ 19,213,311</b>
<b>Uses</b>	
Land/Building Acquisition Costs	\$ 1,125,000
Rehabilitation/Construction Costs	\$ 12,236,862
Architectural/Engineering Fees	\$ 928,450
Professional Fees	\$ 228,000
Furnishings and Equipment	\$ 1,700,000
New Markets Tax Credit Fees	\$ 1,800,000
Developer Overhead	\$ 446,587
Contingency (2% of total)	\$ 367,106
Special Inspections	\$ 270,000
Legal Fees/Other	\$ 111,306
<b>Total</b>	<b>\$ 19,213,311</b>

- B. The request is for a \$500,000 cash flow loan from the Salt Lake City Housing Trust Fund.
  1. Typically the administration would recommend funding a request of this kind out of the CDBG Housing Match fund. This fund provides grants to these types of "special needs housing" requests. However, because the YWCA's project includes funding

from New Markets Tax Credits, other federal funds (CDBG) cannot be used for the project.

2. The request, and recommendation from the Housing Trust Fund Advisory Board, is for a \$500,000 loan at 0% for 30 years, to be paid year by year out of available cash flow.
  3. This is effectively a grant, as payments will be structured each year on the YWCA's ability to repay the loan based on available cash flow. There is no guarantee year to year that the YWCA will have the cash flow available to repay the "loan." The Administration has indicated in their transmittal that it is possible that the Housing Trust Fund will not be repaid in full, and does not recommend that the Housing Trust Fund be used for this purpose on a regular basis. However, the Housing Trust Fund Advisory Board feels that because of the special needs market that this project serves, and because of the restrictions on using the City's other funding sources, it is in the best interest of the citizens of the City to agree to this loan.
  4. The balance of the Housing Trust Fund is \$5,016,000, and there is \$1,848,000 in the RDA Housing Trust Fund. If the Council approved this application, the balance in the City's Housing Trust Fund would be **\$4,516,000**.
  5. The fund is usually kept in a constantly "revolving" status with interest payments on loans made by the fund. If the Council structured a traditional loan for this amount (3% for 30 years, regular payments), the amount of interest earned by the fund would be approximately \$270,000 over the life of the loan.
  6. The City's money would be used for construction hard costs.
- C. In July 2007, the YWCA presented the plans to the Salt Lake City Planning Commission for a Planned Development Conditional Use permit, and received unanimous approval.
- D. In June 2008, the YWCA presented the plans to the Central City Community Council and received unanimous approval.
- E. On December 15, 2008, the Housing Trust Fund Advisory Board voted unanimously to support the approval of the loan and proposed terms of the loan.
- F. On January 15, 2009, Mayor Becker reviewed the request and recommended approval.

## **OPTIONS:**

The Council may wish to consider the following options:

1. Forward the resolution to the next Council Meeting for consideration.
2. Request additional information.
3. Defer consideration of the request until after the Council has reviewed and adopted the Salt Lake City Housing Policy (*it should be noted that the YWCA has indicated that in order to secure the full amount of New Markets Tax Credits, they need to have the resolution from Salt Lake City by the end of March*).

## **MASTER PLAN AND POLICY CONSIDERATIONS:**

- A. The Administrative staff evaluation of the application contained in the Administration's transmittal notes that the project "meets the following new housing policies currently being reviewed by the City Council." At the time this transmittal was prepared, Administrative staff believed that the new housing policy had been transmitted to the Council for review. After clarifying with Administrative staff, it is Council staff's understanding that the new Housing Policy transmittal should be transmitted to the Council sometime in the next two to three weeks. The Council may wish to discuss the option of deferring this request until after review of the new Housing Policy, although, as noted above, the YWCA has indicated that in order to secure the full amount of New Markets Tax Credits, they need to have the resolution from Salt Lake City by the end of March.

- B. Salt Lake City Code 18.95 requires that all construction built with City funds meet a LEED Certified level at a minimum. The Applicant has indicated that their Architects are designing the project to LEED silver standards, but due to upfront and ongoing cost constraints, they will not be pursuing the actual certification of their status through the USGBC. They maintain that they are meeting the spirit of the Council's LEED ordinance by designing a significant amount of environmentally-conscious features into the project (*RMP Supply Side Management, Thermwise Energy Efficiency Programs, ground-source heating, high efficiency windows, LED lighting, roof insulation, building system sensors to shut down heating/cooling/electricity in unoccupied spaces*). The Council's LEED ordinance does allow for an exception in the following circumstance: "The application of LEED standard factors will increase construction costs beyond the funding capacity for the project, or will require that the project's scope of work or programmatic needs be diminished to meet budget constraints..." **Administrative staff has confirmed with both the Mayor's Office and City Building Official that they are supportive of allowing a waiver for this project – both due to the cost constraints issue, and due to the fact that the City's contribution is such a small percentage of total project costs (2.6%).** The purpose statement of the section reads as follows: "The purpose of this chapter is to promote development consistent with sound environmental practices by requiring, subject to sections 18.95.040, 18.95.050, and 18.95.120 of this chapter, that applicable building projects constructed with city construction funds obtain, at a minimum: a) "silver" for city owned and operated buildings, or b) "certified" for private building projects that receive city funds. These designations shall be from the "USGBC" as defined herein." The Council may wish to discuss this issue further.
- C. The property is zoned Residential Mixed Use (RMU). The purpose statement for the RMU zone is as follows: "The purpose of the R-MU residential/mixed use district is to reinforce the residential character of the area and encourage the development of areas as high density residential urban neighborhoods containing supportive retail, service commercial, and small scale office uses. The design guidelines are intended to facilitate the creation of a walkable urban neighborhood with an emphasis on pedestrian scale activity while acknowledging the need for transit and automobile access."
- D. The Central Community Master Plan (2005) future land use map identifies this site as "High Mixed Use" (50 or more dwelling units/acre). The Master Plan also includes the following relevant policy statements:
- Overall master plan goal (#3) – Provide a basis for funding specific programs that assist housing, capital improvement programs, and public services.
  - Residential Land Use (1.0) – Use residential zoning to establish and maintain a variety of housing opportunities that meet social needs and income levels of a diverse population.
  - Residential Land Use (3.0) – Promote construction of a variety of housing options that are compatible with the character of the neighborhoods of the Central Community.
  - Residential Land Use (3.1) – Encourage residential developers to build housing that provides residential opportunities for a range of income levels, age groups, and family size.
  - Residential Land Use (3.4) – Encourage high performance, energy-efficient residential development.
- E. The Council's current adopted Housing Policy (1999) states the following:

## **I. Affordable and Transitional Housing**

*The City Council supports:*

1. Salt Lake City residents having access to housing that does not consume more than 30 percent of their gross income.
2. The analysis of the impacts of fees and current zoning on affordable housing.
3. The type of business growth that is compatible with affordable housing needs in the City.
4. Development of programs to meet the housing needs of all individuals employed by and working or living within Salt Lake City.
5. Policies and programs that encourage home ownership without jeopardizing an adequate supply of affordable rental housing.
6. The dispersal of affordable and transitional housing Citywide and valley-wide. In particular, the Council supports the establishment of smaller transitional housing programs, with a minimum of one four-plex per Council District.
7. The citywide development of single room occupancy housing (SROs).
8. The City providing examples of how affordable housing can be built, offering incentives for innovative projects that developers may not initially be willing to undertake and serving as a facilitator/partner to maximize housing opportunities.

## **II. Citywide Cross Section of Housing**

*The City Council supports:*

1. A citywide variety of residential housing units, including affordable housing.
2. Accommodating different types and intensities of residential development.

## **III. Housing Stock Preservation, Rehabilitation and Replacement**

*The City Council advocates:*

1. Policies and programs that preserve or replace the City's housing stock including, the requirement of, at a minimum, a unit-for-unit replacement or a monetary contribution by developers to the City's Housing Trust Fund in lieu of replacement.
2. The City promoting housing safety and quality through adequately funding by fees the City's apartment inspection program and programs that assist home and apartment owners in rehabilitating and maintaining housing units.

## **IV. Funding Mechanisms**

*The City Council supports:*

1. Increasing the housing stock via public-nonprofit and/or for profit partnerships.
2. Establishing a public document that outlines annual sources and uses of funds for housing and housing programs.
3. Maximizing public reviews and input relating to use of City housing monies.



eliminating racism  
empowering women  
**ywca**

# YWCA OF SALT LAKE CITY EXPANDED CAMPUS

SITE PLAN



 ajc architects





eliminating racism  
empowering women  
**ywca**

## YWCA OF SALT LAKE CITY EXPANDED CAMPUS

CAMPUS EXPANSION OVERVIEW

 ajc architects

FRANK B. GRAY  
DIRECTOR

# SALT LAKE CITY CORPORATION

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT  
OFFICE OF THE DIRECTOR

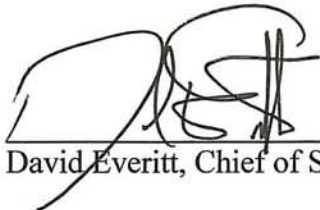
RALPH BECKER  
MAYOR

MARY DE LA MARE-SCHAEFER  
DEPUTY DIRECTOR

ROBERT FARRINGTON, JR.  
DEPUTY DIRECTOR



## CITY COUNCIL TRANSMITTAL

  
David Everitt, Chief of Staff

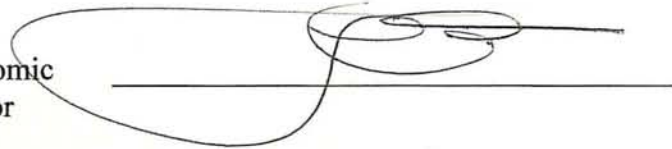
Date Received: Jan 16, 2009

Date Sent to City Council: 1/22/09

**TO:** Salt Lake City Council  
Carlton Christensen, Chair

**DATE:** January 15, 2009

**FROM:** Frank Gray, Community & Economic  
Development Department Director



**SUBJECT:** The Young Women's Christian Association (YWCA), requesting a cash flow loan from the Salt Lake City Housing Trust Fund in the amount of \$500,000 for construction of a new Crisis Shelter and Residence for Women and Children that will provide special needs housing.

**STAFF CONTACT:** LuAnn Clark, Housing & Neighborhood Development Director, at 535-6136 or [luann.clark@slcgov.com](mailto:luann.clark@slcgov.com)

**ACTION REQUIRED:** Adoption of a Resolution by the City Council

**DOCUMENT TYPE:** Resolution

**BUDGET IMPACT:** None

### DISCUSSION:

**Issue Origin:** The YWCA is requesting a cash flow loan from the City's Housing Trust Fund in the amount of \$500,000 for construction of a new Crisis Shelter and Residence for Women and Children that will provide special needs housing. Phase I of the project will include a crisis and extended shelter for women and children, as well as long-term transitional housing for women and children in need.



***Analysis:*** This campus expansion is the culmination of years of planning and preparation for the new shelter. Phased-in construction will ensure that homeless women and children residing in the main YWCA building will not be displaced during the construction period.

It is anticipated the total construction costs of the project will be approximately \$19 million. The YWCA has secured approximately \$13 million dollars from private fund raising efforts. Sources for the remaining \$6 million include New Markets Tax Credits in the amount of approximately \$4.5 million, a Kresge Foundation grant in the amount of \$1 million, and the request from the City's Housing Trust Fund for \$500,000. The amount requested from the City's Housing Trust Fund is 2.6% of the total project costs. The YWCA anticipates the new project will be open in 2010.

The City currently has \$5,016,000 in the Housing Trust Fund and \$1,848,000 in the RDA Housing Trust Fund. Funding this project from the Housing Trust Fund account would leave a fund balance of \$4,516,000.

***Recommendations:***

The Housing Trust Fund Advisory reviewed the request on December 15, 2008 and voted unanimously to support approval of the project.

Mayor Becker reviewed this request on January 15, 2009 and recommended approval of the request.

**PUBLIC PROCESS:** The Housing Trust Fund Advisory Committee reviewed this request on December 15, 2008, and voted unanimously to support the approval of this project.

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Attachment A: Resolution

Attachment B: Staff Evaluation of the YWCA Crisis Shelter Project

Attachment C: December 15, 2008 Housing Trust Fund Advisory Board Minutes

Attachment D: Loan Application

**ATTACHMENT A**  
**Resolution**

RESOLUTION NO. \_\_\_\_\_ OF 2009  
AUTHORIZING A CASH FLOW LOAN FROM  
SALT LAKE CITY'S HOUSING TRUST FUND  
TO THE YWCA FOR CONSTRUCTION OF THE NEW  
CRISIS SHELTER FOR WOMEN AND CHILDREN

WHEREAS, Salt Lake City Corporation (the City) has a Housing Trust Fund to encourage affordable and special needs housing development within the City; and

WHEREAS, The YWCA, a Utah nonprofit organization, has applied to the City for a cash flow loan from the City's Housing Trust Fund for construction of a crisis shelter and an extended shelter that will provide 24 units of short term crisis shelter and 12 units of extended shelter (up to six months) for women with dependent children, as well as 12 units of transitional housing (up to two years) for single, homeless women. The project will have phased-in construction in order to ensure residents are not displaced during the construction period.

THEREFORE, BE IT RESOLVED by the City Council of Salt Lake City, Utah:

1. It does hereby approve Salt Lake City to enter into a cash flow loan agreement with the YWCA, from the City's Housing Trust Fund for \$500,000.00, with a zero percent (0%) annual interest rate over thirty (30) years.

2. The YWCA will use the loan funds for construction of the Crisis Shelter to be located at 340 East 300 South in Salt Lake City. The loan requested from the City will be leveraged with approximately \$13 million in private funding and new markets tax credits. It is anticipated the total cost of the project will be approximately \$19,000,000.00.

3. Ralph Becker, Mayor of Salt Lake City, Utah, or his designee, following approval of the City Attorney, is hereby authorized to execute the requisite cash flow loan agreement documents on behalf of Salt Lake City Corporation and to act in accordance with their terms.

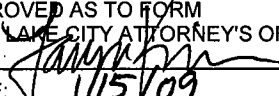
Passed by the City Council of Salt Lake City, Utah, this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

SALT LAKE CITY COUNCIL

By: \_\_\_\_\_  
CHAIR

ATTEST:

\_\_\_\_\_  
CITY RECORDER

APPROVED AS TO FORM  
SALT LAKE CITY ATTORNEY'S OFFICE  
BY:   
DATE: 1/15/09



**ATTACHMENT B**  
**Staff Evaluation**

**EVALUATION  
SALT LAKE CITY HOUSING TRUST FUND  
YWCA Crisis Shelter & Residence for Women & Children**

Name of Organization: YWCA

Name of Project: Crisis Shelter & Residence for Women & Children

Location of Project: 322 East 300 South

Project Description:

The proposed project will replace and expand the current YWCA shelter and residence and will consist of two buildings, a crisis shelter and an extended shelter. The project will provide 24 units of short term crisis shelter and 12 units of extended shelter (up to six months) for women with dependent children, as well as 12 units of transitional housing (up to two years) for single, homeless women. The project will have phased-in construction in order to ensure residents are not displaced during the construction period.

The 24 short term shelter units will range from 384 to 507 square feet for a total of 9,585 square feet. The 12 extended shelter units and the 12 transitional units will each be 363 square feet for a total of 8,712 square feet.

The project will include significant outdoor green space and healing child-centered spaces. Supportive service space will include a cafeteria that will provide more than 80,000 meals and snacks each year; a drop-in child care for approximately 20 children; an after school/summer camp room for approximately 40 children each day; a teen room; intake and assessment areas; meeting rooms; and a prayer/meditation room.

Shelter is provided to women and children who have experienced domestic violence without regard to income. Last year, however, 94% of the clients were low-income earning less than 80% of area median income with many earning less than 30% of area median income.

It is anticipated the new buildings will open in 2010.

Amount and terms requested:

The applicant is requesting a \$500,000 cash flow loan at zero percent interest over thirty years for special needs housing.

Is the entire project eligible for Housing Trust Fund money?

No. Housing Trust Fund monies can only be used for the residential portion of the project. The applicant is only requesting 2.6% of their entire project budget from the Housing Trust Fund.

According to information provided in the application, approximately 94% of the clientele served at the YWCA earn 80% of area median income or less each year.

Are the funds leveraged with non-government dollars?

Yes. Total project sources and uses are as follows:

SOURCES OF FUNDS - Permanent Financing:

Equity		\$13,150,311
New Markets Tax Credits		4,563,000
Kresge Foundation Grant		1,000,000
2nd Mortgage	SLC HTF	500,000
	TOTAL	\$19,213,311

USES OF FUNDS

Land/Building Acquisition Costs	\$ 1,125,000
Rehabilitation/Construction Costs	12,236,862
Architectural/Engineering Fees	928,450
Professional Fees	228,000
Furnishings and Equipment	1,700,000
New Markets Tax Credit Fees	1,800,000
Developer Overhead	446,857
Contingency	367,106
Special Inspections/Commissionings	270,000
Other (Legal Fees and Title Insurance)	110,412
	TOTAL \$19,213,311

Total Square Footage of project by program function:

Crisis Shelter	23,262 sq. ft.	50%
Residential Self Sufficiency Center	6,376 sq. ft.	14%
Children's Advocacy	2,588 sq. ft.	6%
Child Care	949 sq. ft.	2%
Parking Garage/Storage	9,990 sq. ft.	21%
Café/Shared Spaces	3,336 sq. ft.	7%

Does the requesting agency have sufficient cash flow to repay the loan?

No. They will not be collecting sufficient funds from the majority of their clients to repay the loan; therefore, they are requesting the loan be structured as a cash flow loan. The financial statements for the project will be reviewed by Staff each year to determine the level of project cash flow.

Does the project have demonstrated community support?

Yes. The application includes a letter of support from the Central City Community Council.

Does the requesting agency have a track record of owning, operating and maintaining this type of housing project?

Yes. The YWCA has operated their crisis shelter since 1976.

Housing Policies and Preferred Housing Criteria for City-funded Projects

This project meets the following new housing policies currently being reviewed by the City Council:

- That all SLC residents should have access to decent, safe and affordable housing.
- The City should accommodate different types of residential housing development for residents that will not consume more than 30% of the resident's gross income.
- The City should preserve and, if possible, expand in appropriate areas, existing subsidized housing in the City.

Project Strengths:

The applicant has extensive experience in assisting the clients this project would serve. The YWCA opened its first domestic violence center in 1976.

This project would provide safe housing options and supportive services to single homeless women and women and children experiencing domestic violence.

The project will remain affordable for 55 years.



Project Weaknesses:

The applicant is requesting a cash flow loan at zero percent interest over thirty years.

Board Options

Approve the loan as requested.

Deny the request.

**ATTACHMENT C**  
**December 15, 2008 Minutes**

## **HOUSING TRUST FUND ADVISORY BOARD**

### **Meeting of December 15, 2008**

The following board members were in attendance: Curtis Anderson, Paula Carl, Joe Gallegos, Rick Knuth, Kent Moore, Elly Muth, Nancy Pace, Faina Raik and Shawn Teigen. Staff members in attendance were LuAnn Clark, Director of Housing and Neighborhood Development, Sandi Marler, CD Programs Administrator, City Council staff Janice Jardine and Jan Davis, Administrative Secretary.

Chairperson Kent Moore called the meeting to order at 12:17 p.m.

Kent Moore welcomed the Board members to the meeting and everyone introduced themselves.

Rick Knuth motioned to approve the May 22nd minutes. Faina Raik seconded the motion. All voted "Aye." The motion passed.

**Consider a request from the Young Women's Christian Association (YWCA) for a \$500,000 cash flow loan at zero percent interest per annum over thirty years. Their proposed project will replace and expand the current YWVA shelter and residence and will consist of two buildings, a crisis shelter and an extended shelter. The project will provide 24 units of short term crisis shelter and 12 units of extended shelter (up to six months) for women with dependent children, as well as 12 units of transitional housing (up to two years) for single, homeless women.**

Ms. Anne Burkholder, Chief Executive Officer and Ms. Carrie Romano, Campaign and Special Projects Manager of the Young Women's Christian Association (YWCA) were present to provide details and answer questions pertaining to the request.

Ms. Burkholder described the history of the YWCA and how their service reaches thousands of Utah women, teens, and children each year providing shelter and transitional housing. Ms. Burkholder said that family violence is a serious problem in Salt Lake City and that there has been a significant increase for domestic violence shelter services. Ms. Burkholder said that last year the YWCA's downtown shelter could not meet all the requests. Ms. Burkholder said that in 2004, the YWCA Board developed a long-term strategic plan committed to expanding and enriching programs and services in the area of family violence.

Ms. Burkholder explained that as part of the YWCA's Centennial Capital Campaign, the new residence will replace and expand the current shelter. Ms. Burkholder described in detail the new crisis shelter and extended shelter construction. Ms. Burkholder said that the requested funds will help with the construction hard costs. Ms. Burkholder stated that during the construction phase, homeless women and children now residing in the main building will not be displaced.

Ms. Burkholder said that the YWCA has raised \$15.2 million in capital funding and that \$14.2 million is from private sources such as individuals, foundations and corporations. Ms. Burkholder said that they have been working with the State of Utah for three years to obtain the State's parking lot that is adjacent to the YWCA. Ms. Burkholder said that the legislature appropriated \$1 million to help purchase the land. Ms. Burkholder indicated that they are pursuing new markets tax credits and the support of Salt Lake City to become a partner in the project.

The Board asked about the phased-in construction and the impact on the current residents. Ms. Burkholder explained that no one will be displaced during construction. Residents will move to the new buildings after construction and that the new buildings will increase bed capacities and offer better living space.

The Board inquired about the financial security of the project considering the current economy and that so many projects are on hold. Ms. Burkholder responded that the project has been long in planning and that the financials and donors have been subjected to intense examination by all the partners. Carrie Romano indicated that they have updated pledge payment commitments from the donors and that they are looking to public partners and new markets for funding.

Chair Kent Moore commented to the Board that the requested \$500,000 is a cash flow loan with the potential of no funds being repaid back into the project. Ms. LuAnn Clark explained to the Board cash flow notes and agreed that there is that possibility of no monies coming back. Ms. Clark discussed the types of available funding and the current balance in the HTF. Ms. Sandi Marler reminded the Board that the HTF is for affordable housing, as well as special needs housing, and that this project is special needs housing.

Curtis Anderson motioned to approve the loan request for a \$500,000 cash flow loan at zero percent interest per annum over 30 years. Nancy Pace seconded the motion. All voted "Aye." The motion passed.

**Review 2009-10 Housing Opportunities for Persons with Aids (HOPWA) applications and make funding recommendations.**

Mr. Bob Gore, HOPWA Administrator for Housing and Neighborhood Development was present to answer questions pertaining to the applications.

Mr. Gore presented to the Board the recommended funding from the HIV Aids and Entitlement Committee. Mr. Gore said that it was recommended, by the HIV Aids and Entitlement Committee, that the Utah AIDS Foundation receive funding of \$10,000 instead of the requested \$20,000. Mr. Gore said that the State Health Department also funds the Utah AIDS Foundation and that the Utah AIDS Foundation did not draw down all of its money for case management. Mr. Gore said that last year, the Housing Authority of Salt Lake City missed the application deadline and with the second round of applications, the HASLC received \$98,752. The Housing Authority of the County of Salt Lake was approved funding of \$38,500 and had received an additional \$25,000 from the second round of applications. Mr. Gore said that the rest of the applicants' funding requests are the same amounts as last year.

New Board member Paula Carl declared that she is on the Board of the Multi-Ethnic Development Corporation. Ms. Sandi Marler reminded the Board of Shawn Teigen's affiliation with Salt Lake Community Action Program (CAP). After a short discussion, Chair Kent Moore and the Board was in agreement to allow Ms. Carl and Mr. Teigen the right to express an opinion on those funding requests but would not be allowed to vote.

A short discussion followed regarding the role of the HIV Aids and Entitlement Committee and prior year allocated money that had not been spent. Mr. Gore said that the committee made the recommendation that if there is additional HOPWA funding that \$50,000 go to the Housing Authority of Salt Lake City and if there is less funding, the decrease would be divided between the two housing authorities. Ms. Clark indicated that Congress has not validated the funding or the exact dollar amount available.

The amount of funding for each application was discussed and the applications below represent the Board's recommendation for 2009-2010 HOPWA funds.

Curtis Anderson motioned to allocate funds as per the HIV Aids and Entitlement Committee recommendation as presented and any additional funding to go to the Housing Authority of Salt Lake City. Should there be less funding, it is to be divided between the Housing Authority of Salt Lake City



**ATTACHMENT D**  
**Loan Application**

**FUNDING APPLICATION  
SALT LAKE CITY HOUSING TRUST FUND  
Cover Sheet**

Project Name: YWCA Crisis Shelter and Residence for Women and Children

Applicant/Organization: Young Women's Christian Association (YWCA) of Salt Lake City

Mailing Address: 322 East 300 South  
Salt Lake City, Utah 84111

Contact Person: Carrie Romano

Phone Number: 801-573-3372

Fax Number: 801-355-2826

E-mail: cromano@ywca.com

Federal Employee Identification Number: 87-0212467

Project Name: YWCA Crisis Shelter and Residence for Women and Children

Project Location: 322 East 300 South, Salt Lake City 84111

Amount Requested: \$ 500,000.

Terms Requested: 30-year Cash Flow Loan (0%) for Special Needs Housing

Please contact Sandi Marler at 535-7269 if you have questions or need assistance completing this application. The application is typed in Microsoft Word and is available on disc.

## Project Description

### Part I

1. Describe the scope of the project (how many total units, how many affordable units, type of project, etc.). Please address how your project will be accessible/visit-able. Please attach site plan, floor plan, and elevation of your project, if available.

The YWCA of Salt Lake City is requesting \$500,000 from the Salt Lake City Housing Trust Fund to help support construction of the YWCA's new Crisis Shelter and Residence for Women and Children made homeless as a result of domestic violence.

The new residence will replace and expand the YWCA's current shelter and residence now housed within our main building. The new Crisis Shelter and Residence will include two buildings consisting of crisis and extended shelter, and transitional housing with 48 units and 165 beds (plus cribs). The residence will include significant outdoor green space in the heart of an urban center and healing child-centered spaces for the hundreds of children who call the YWCA home each year. Supportive service space will include: a café/cafeteria that will provide an estimated 80,000+ meals and snacks annually for women and children residing on the YWCA's campus; drop-in child care (for approximately 20 children each day); an afterschool/summercamp room (for approximately 40 children each day); a teen room; areas for domestic violence crisis intake, assessment, individual and group meeting spaces; and a prayer and meditation room.

The new buildings will be constructed on property adjacent to the YWCA's campus. The phased-in construction will ensure that homeless women and children now residing in the main YWCA building are not displaced during construction. After completion, women and children in the new residence can easily access the range of supportive services at the YWCA. The YWCA is committed to expanding and enriching its range of programs and services—to better meet the needs of women and their families and more effectively address the issue of family violence in our community.

The YWCA's campus expansion plan and capital campaign are the culmination of significant planning and preparation, including long-term strategic planning, architectural master planning, and capital campaign feasibility study. In 2004, in anticipation of our second century of service, the YWCA Board and leadership developed a comprehensive long-term strategic plan for the organization through 2020. The YWCA's strategic vision for the year 2020 is to be a vibrant women's organization that has strengthened and fully integrated its three historic identities as a social service organization, a women's membership organization, and a social change organization—with focused efforts in the area of family violence. The YWCA's Centennial Capital Campaign and Phase I campus expansion includes the new 61,000 square foot Shelter and Residence for Women and Children (two buildings) fleeing family violence as well as a 10,000 square foot confidential walk-in Center for Families.

Family (domestic) violence is a crime that affects thousands of Utah women, teens and children each year and takes an enormous toll on their health and well-being. The

impact of such violence goes far beyond the immediate harmed caused. The YWCA's current residential capacity cannot meet demand. Last year the YWCA could not fill approximately 730 requests for emergency shelter (representing 1,671 women and children) because our residence was full. The YWCA's shelter has a utilization rate of over 90%, and the YWCA's two housing programs maintain waiting lists and existing rooms are cramped and uncomfortable. *The new Shelter and Residence for Women and Children will significantly expand and enrich the YWCA's capacity to address family violence, better meet the needs of women and families, and strengthen the foundation for a more coordinated community response to family violence. It will allow us to do more, do better and do differently.*

The YWCA's expanded campus will be designed and constructed with careful attention to sustainability and environmental conservation. Although the YWCA does not plan to pursue formal LEED certification for the campus expansion, the YWCA's architects are designing to Silver LEED standards. The YWCA is participating in the Rocky Mountain Power Supply Side Management and Questar Gas Thermwise Energy Efficiency Programs, to design efficient energy systems within the Crisis Shelter and Residence that exceed code. The YWCA's Crisis Shelter and Residence are designed with a ground-coupled heating/cooling geothermal pump system, high efficiency glass/windows, increased roof insulation, LED lighting, and sensors to shut down electricity/heating/cooling systems that have been left on in unoccupied spaces. Please see attached floor plans for additional information.

2. Does the project conform to the City's Master Plans for the area? Please indicate which master plan(s). Briefly restate the master plan objectives the project will meet.

The YWCA's Crisis Shelter is the only domestic violence Crisis Shelter in Salt Lake City, and serves more victims of domestic violence than any of the 15 crisis shelters in the State of Utah. Since 1906, the YWCA has providing meaningful opportunities and life-changing programs in our local community. The YWCA has been located on the corner of 300 East and 300 South since 1912. We are committed to continuing our long legacy of enhancing our community and neighborhood with a well planned and maintained campus, strong mission and effective programming.

The YWCA's planned Crisis Shelter and Residence will clearly conform to the Salt Lake Central City Master Plan. Specifically, the new Crisis Shelter and residence conforms to the following Central City Masterplan goals/objectives:

Residential Land Use:

- Objective 2: Support the development and maintenance of affordable housing
- Objective 3: Encourage new construction that is compatible with existing architecture, scale, and neighborhood character and adjacent land uses.

Environment:

- Objective 3: Use high performance / energy efficient practices in buildings constructed by the City or using City funds to reduce energy and resource costs.

3. What is the property zoned?

Residential - Mixed Use

4. All new construction projects will need to be reviewed by the appropriate Community Council. Please provide a copy of the Community Council's response to the review of your project.

In June 2008, the YWCA presented our Phase I expansion plans to the Salt Lake Central City Neighborhood Council and received their unanimous approval. Please see attachments for additional information. In July 2007 the YWCA also received unanimous approval for a Planned Development Conditional Use Permit from the Salt Lake City Planning Commission.

5. Please include a breakdown of the number of units that will be provided for the various percentages of area median income (i.e., how many units for those at 80%, 50% AMI, etc.), along with a list of the rents that will be charged to each group.

The YWCA of Salt Lake City's new Crisis Shelter and Residence for Women and Children will include crisis and extended shelter (36 units with 153 beds, and 12+ cribs) as well as transitional housing (12 units with 12 beds) for homeless women without dependent children who have experienced domestic violence. Last year more than 90% of our Crisis Shelter and Transitional Housing residents combined reported annual household income below \$24,000.

Domestic Violence Shelter: The YWCA's shelter is available without charge to women and children who have experienced family violence, regardless of income. However last year 90% of women and children served in the YWCA's Crisis Shelter were "very low income" (less than 30% of AMI), 93% were "low income" (less than 50% of AMI) and 94% were "moderate income" (less than 80% AMI).

Transitional Housing: Last year 100% of the women who lived in our Residential Self-Sufficiency Program (transitional housing) were very low income (less than 30% of AMI). All were previously homeless and had no dependent children. Homeless women in the YWCA's transitional housing currently pay a flat \$270 per month for "room and board", including all food and supportive services. Although future adjustments for inflation or programming may be made in the resident fee structure, the YWCA is committed to providing affordable housing for low-moderate income women (and children).

6. How will the project be accomplished if the Salt Lake City Trust Fund is unable to fund this request?

The YWCA is working diligently to fund its campus expansion with private and public support, and without debt. To date the YWCA has raised most of the funds needed to complete the project with private philanthropic support, as well as a \$1 million appropriation from the State of Utah to help offset the cost to purchase the property. If Salt Lake City cannot provide funding to support the new Crisis Shelter and Residence

for Women and Children, the YWCA will continue to pursue private and public funding to complete the project. The YWCA and our architects have undertaken four design modifications/reductions in square footage to bring the budget down. The YWCA cannot further cut square footage without reducing bed capacity (as the YWCA's state licensed bed capacity is dependant upon square footage). If the YWCA cannot secure all funding needed to complete our Phase I campus expansion (Crisis Shelter and Residence for Women and Children and confidential walk-in Center for Families), further design modifications will need to be made to build to budget or the YWCA will need to incur debt for the project.

7. How do you intend to use funds provided by Salt Lake City Corporation?

The YWCA intends to use funds from Salt Lake City Corporation to help support construction hard costs for the new Crisis Shelter and Residence for Women and Children.

**Project Funding**  
Part II

1. Please list the sources of all funds as of the date of the application. **If this is a tax credit project, please provide one complete copy of the tax credit application.**

**Sources of Funding/Construction:**

<b>Sources</b>	<b>Amount</b>
Private Funding	
Jon & Karen Huntsman	\$2,000,000
Intermountain Healthcare	\$2,000,000
Thomas & Mary Schubach McCarthy	\$1,500,000
Anonymous	\$1,500,000
Peter M. & Paula Green Johnson	\$1,000,000
Randy & Jennifer P. Speers	\$1,000,000
George S & Dolores Doré Eccles Foundation	\$1,000,000
The Church of Jesus Christ of Latter-day Saints Foundation	\$1,000,000
O.C. Tanner	\$1,000,000
The Call Family Foundation	\$500,000
Steiner Foundation	\$250,000
The Philip G. McCarthy Family Foundation	\$250,000
Emma Eccles Jones Foundation	\$250,000
Fidelity Foundation	\$250,000
The Right Reverend Carolyn Tanner Irish	\$100,000
Bamberger Memorial Foundation	\$100,000
Norman & Barbara L. Tanner	\$50,000
Mark and Kathie Miller Foundation	\$50,000
Sorenson Legacy Foundation	\$50,000
Brock Van de kamp and Rachele McCarthy	\$30,000
Dominique McCarthy	\$30,000
Harris and Amanda Simmons	\$30,000
Bill & Mary Jane Weyher	\$30,000
Zions Bank	\$30,000
YWCA Board, Staff and Other Community Gifts	<u>\$150,000</u>
Total Private Funding	\$14,234,830
State of Utah Appropriation (in-kind)	\$ 1,000,000
Interest Earnings	<u>\$ 915,481</u>
Subtotal	\$16,150,311
Reserved Funding (for future YWCA Center for Families/Legacy Endowment)	<u>(\$ 3,000,000)</u>
<b>Subtotal Secured Sources Available</b>	<b>\$ 13,150,311</b>
<b>Unsecured Sources/Debt</b>	
New Markets Tax Credit Equity (projected to close 12/2008)	\$ 4,563,000
Kresge Foundation (\$1 million pending challenge grant decision 3/2009)	\$ 1,000,000
Salt Lake City Housing Trust Fund	<u>\$ 500,000</u>
<b>Subtotal Unsecured Sources/debt</b>	<b><u>\$ 6,063,000</u></b>
<b>Total Sources (secured and unsecured)</b>	<b>\$19,213,311</b>

1a. Ratio of Salt Lake City Trust Funding to total funding: 3% of funding (1 to 36 ratio)

2. Please list the uses of all funds for the proposed project, being as specific as possible. The total of Uses of Funds should equal the total project cost.

Uses:

Land/Building Acquisition Cost	\$ 1,125,000
Rehabilitation/Construction Cost (incl. permit costs, 7% cont.)	\$12,236,862
Architectural/Engineering Fees	\$ 928,450
Professional Fees (capital campaign consultant, Owner's Rep.)	\$ 228,000
Furnishings and Equipment	\$ 1,700,000
New Markets Tax Credit Fees (paid out of NMTC equity)	\$ 1,800,000
Developer Overhead	\$ 446,587
Owner Hard/Soft Cost Contingency	\$ 367,106
Special Inspections/Commissionings	\$ 270,000
Other (legal fees, title insurance, etc.)	<u>\$ 110,412</u>
Total Uses	\$ 19,213,311

3. What will be the value of the project at the time of completion?

Approximately \$13,361,862 (\$12,236,862 construction and \$1,125,000 land acquisition)

4. Please attach sales or operating projections for the project for the first five years after completion. Please list below the assumptions made to prepare the operating projection. Please show revenue and expense categories in as much detail as possible.

The YWCA has attached our five-year operating projection summaries for the programs that will operate in the two new buildings. The financial projections for 2009-2014 are our most optimistic scenario in which all projected new positions are added the moment we open. This gives us a resource development goal. We will budget and hire based on available operational funding. If necessary, we can move in "flat" and have COLA raises as our incremental expense. There are 13 worksheets that build up to the condensed budget attachments that include inflation factors, COLA increases, benefits, administrative and overhead costs, and growth in program and support services expenses for each year (not included). Further detail can be provided if requested.

5. What is the source of repayment of the funds?

The YWCA is requesting a 30-year cash flow loan at 0% interest.

6. What type of security is being offered to the City?

With strong community support the YWCA has raised \$15.2 million in private and public funding to date for our Phase I campus expansion, and the YWCA will serve as the Guarantor of the construction project completion. The YWCA has a strong track record of program excellence and financial accountability. The YWCA of Salt Lake City is one of only three Utah nonprofits to currently receive Charity Navigator's highest four-star rating



and among 18% of nonprofits across the country to receive four-star ratings for at least two consecutive years. The YWCA's 2007/08 audited financial statement is attached.

7. Please list **all** other governmental grants, loans, tax credits, licenses, etc., necessary for this project to proceed. Please include information on the status of all funding required for the completion of this project.

<b>Funding Source</b>	<b>Funds Expended</b>	<b>Funds Available</b>	<b>Projected Funding</b>	<b>Total</b>
<b>Capital Campaign Account Balance (Sept. 2008)</b>		\$8,000,000		<b>\$8,000,000</b>
<b>Scheduled Payments on Written Pledge Commitments (2008-2010)</b>				
Jon & Karen Huntsman			\$1,500,000	
Thomas & Mary Schubach McCarthy			\$1,250,000	
Anonymous			\$500,000	
Jennifer P. Speers			\$416,665	
George S & Dolores Doré Eccles Foundation			\$1,000,000	
O.C. Tanner Co.			\$600,000	
The Call Family Foundation			\$250,000	
Emma Eccles Jones Foundation			\$250,000	
Mark and Kathie Miller Foundation			\$20,000	
Brock Van de kamp and Rachele McCarthy			\$20,000	
Dominique McCarthy			\$20,000	
Other Private Community Gifts	\$ 371,000		\$37,165	
<b>Committed Private Philanthropic Subtotal</b>	<b>\$ 371,000</b>	<b>\$8,000,000</b>	<b>\$5,863,830</b>	<b>\$14,234,830</b>
Kresge Foundation			\$1,000,000	<b>\$1,000,000</b>
State of Utah Appropriation	\$1,000,000			<b>\$1,000,000</b>
Interest Earnings	\$ 429,481		\$486,000	<b>\$ 915,481</b>
Salt Lake City Housing Trust Fund			\$500,000	<b>\$500,000</b>
New Market Tax Credit Equity (Dec. 2008 Closing)			\$4,563,000	<b>\$4,563,000</b>
<b>SUB TOTAL</b>	<b>\$ 1,800,481</b>	<b>\$8,000,000</b>	<b>\$12,412,830</b>	<b>\$22,213,311</b>
Amount Of Private Contributions Reserved for Center for Families/Endowment			(\$3,000,000)	<b>(\$3,000,000)</b>
<b>Total</b>	<b>\$1,800,481</b>	<b>\$8,000,000</b>	<b>\$9,412,830</b>	<b>\$19,213,311</b>

Funding Available

The State of Utah (Legislature and Governor's Office) approved a \$1 million appropriation to help offset the cost to purchase the property adjacent to the YWCA's main campus in downtown Salt Lake City. As of September 2008, the YWCA will have spent approximately \$1.8 million on pre-development costs including the land acquisition, architectural and engineering fees, and developer overhead. These pre-development costs were funded with the State Appropriation, interest earnings and approximately \$371,000 in donor funds. The YWCA currently (Sept. 2008) has approximately \$8 million in cash (from charitable gifts) in our Capital Campaign Account, with \$5.8 million in written gift commitments that are being paid over the next three years. The YWCA needs to reserve *at least* \$3 million of pledged gifts for the future Center for Families, which will be constructed on our main campus immediately after the new Shelter and Residence are completed.

8. Please describe the purchase terms under which the applicant will/has acquire(d) the property. How much of the purchase price will be paid with equity provided by the applicant? By others?

In September 2007, the YWCA purchased five parcels (totaling .89 acres of land adjacent to the YWCA's main campus) of land from the State of Utah for an agreed upon "fair market value" of \$1,125,000, offset by the \$1 million appropriation from State of Utah. Salt Lake City Officials provided significant support and assistance with the land acquisition and state appropriation.

9. If an appraisal of the property has been obtained, please attach a copy.

Please see attached summaries for YWCA of Salt Lake City and State of Utah Appraisals.

10. Please state the number of years you will maintain this property as affordable.

The YWCA plans to maintain this property as "special needs affordable housing" for the foreseeable future (for at least 55 years), and likely through the life of the buildings. Over our last century of service, the YWCA has changed its programs and services in Salt Lake City to meet the changing needs of our community. The YWCA is committed to expanding and enriching our programs and services in the area of family violence, because that is what we believe the community needs at this time. However, we are hopeful that this will not always be the case and our work will continue to evolve over the next century to meet changing needs. For example, our new residence and shelter could be used at someday to provide safe, supportive and affordable housing for "elderly/senior" women in our community. Because the YWCA is a 501(c)(3) nonprofit charitable organization, with a mission of empowering women and eliminating racism, the new Shelter and Residence will likely house programs and services that help us to meet our mission well into our next century of service.

## Applicant Information

### Part III

1. Please check each of the following which is true for the Applicant

- ☐ (a) The Applicant is an individual doing business under his/her own name.
- ☒ (b) The Applicant has the status indicated below and is organized or to be organized under the laws of \_\_\_\_\_ Utah \_\_\_\_\_
- ☐ A corporation
- ☒ A nonprofit or charitable institution or corporation
- ☐ A partnership known as or to be known as: \_\_\_\_\_
- ☐ A business association or joint venture known as or to be known as: \_\_\_\_\_
- ☐ A Federal, State or local government or instrumentality thereof
- ☐ Individual known as: \_\_\_\_\_
- Social Security Number of Individual: \_\_\_\_\_
- ☐ Other (explain): \_\_\_\_\_

2. If the Applicant is not an individual or a government agency, give date of organization:

The YWCA of Salt Lake City was founded in 1906

3. Please provide a list of the officers, director or trustees, board of trustees or board of directors, or partners of the applicant's organization.

#### YWCA of Salt Lake City 2008/2009 Board of Directors

**Beth Strathman** (2007 – 2010, second term)  
Director of Human Resources  
Salt Lake City School District  
**Nicole Kershaw** (2006 – 2009, first term)  
Marketing Manager  
Stoel Rives LLP

President

Vice President

<b>Cindy Yamada Thomas</b> (2002 – 2009, second term) Financial Advisor Morgan Stanley	Treasurer
<b>Peggy M. Stone</b> (2007 – 2010, first term) Vice President, Human Resources Beneficial Financial Group	Secretary
<b>Lori Teske Hudson</b> (2002 – 2009, second term) Marketing Consultant Aspen Consulting Group	Immediate Past President
<b>Saray Alburges</b> (2008 – 2011, first term) Financial Analyst/Client Relations Select Portfolio Servicing	
<b>Kaye Jorgensen</b> (2002 – 2009, second term) Senior Vice President, Human Resources O.C. Tanner Company	Past President
<b>Jackie Lalor</b> (2007 – 2010, first term) Regional Marketing (UT, ID, MT) Qwest	
<b>Jana Laney</b> (2006 – 2009, first term) Information Protection Manager American Express Centurion Bank	
<b>Jennifer Mackintosh</b> (2007 – 2010, second term) CRA and Compliance Officer Lehman Brothers Commercial Bank	
<b>Lynn Trenbeath</b> (2005 – 2011, second term) Former Asst Superintendent of Support Services, Davis County School District Community Volunteer	
<b>Denise M. Winslow</b> (2007 – 2010, first term) Vice President, Community Relations Wells Fargo Bank	
<b>Constance B. White</b> (2006 – 2009, first term) Director of WREGIS Western Electricity Coordinating Council	
<b>Sabina Zunguze</b> (2006 – 2009, first term) Founder and Owner Beautiful Options USA LLC	
<b>Ex Officio</b> Anne Burkholder, Chief Executive Officer	

#### **YWCA of Salt Lake City 2008/09 Community Advisory Board**

<b>Eric Jergensen</b> (2007 - ) Salt Lake City Council	Chair
<b>Pamela Atkinson</b> (2005 - ) Community Advocate, Special Advisor to Governor Huntsman	
<b>Dave Buchman</b> (2005 - ) Wells Fargo Bank	
<b>Alexis Cairo</b> (2007 - ) Rio Tinto	

**Susan O'Donnell Flaim (2002 - )**  
*Kern River Gas Transmission Company*

**Gladys Gonzalez (2005 - )**  
*Mundo Hispano Newspaper*

**Carol L. Hunter (2008 - )**  
*Rocky Mountain Power*

**Paula Green Johnson (2004 - )**  
*Community Volunteer*

**Dave Jones (2007 - )**  
*Pathway Associates*

**Crystal Maggelet (2006 - )**  
*Crystal Inns*

**Mary Schubach McCarthy (2003 - )**  
*Community Volunteer*

**Chieko Okazaki (2002 - )**  
*Community Volunteer*

**Dinesh Patel (2007 - )**  
*vSpring Capital*

**Stormy Simon (2006 - )**  
*Overstock.com*

**Shelley Thomas Williams (2004 - )**  
*Community Volunteer*

**Lynnie Zimmerli (2006 - )**  
*Community Volunteer*

**Ex Officio**

**Beth Strathman**  
*Salt Lake City School District*  
*YWCA Board President*

**Anne Burkholder**  
*Chief Executive Officer, YWCA*

4. Who will manage the property once it has been acquired?

The property has been acquired and is managed by the YWCA.

5. Please provide a brief description of your organization.

For more than 100 years the YWCA of Salt Lake City has been a voice for women, a force for change, and a place for hope in Utah. The mission of the YWCA is to empower women and girls and eliminate racism. Since 1906, the YWCA has been on the forefront of social change in Utah, offering innovative programming to create meaningful opportunities for local women and their families. Our enduring belief has been that better lives for women—all women—will lead to stronger families and communities.

Unemployment, fair working conditions, racial discrimination, affordable housing, family violence, homelessness, and teen pregnancy are some of the issues the YWCA has addressed during the last century in Utah. Throughout its history the YWCA has worked

to meet the needs of underserved populations in Utah—women migrating west to find work during the Depression, servicemen during World War I and World War II, and relocated Japanese-Americans after World War II. The YWCA offered Utah's first African-American and Japanese-American girls clubs, opened the first women's boarding house in Utah, the first public cafeteria in Utah, and the first employment bureau for women in Utah, and founded the local traveler's aid society. In 1976 the YWCA opened the first domestic violence crisis shelter in Utah, and one of the first in the country. In 1982 the YWCA opened the first and only residential Teen Home for homeless pregnant and parenting teen girls and their babies. The YWCA developed Utah's first Diversity Services Program within a shelter to provide culturally relevant services to women of color. In 1998 the YWCA opened the first transitional housing program in Utah for low-income women and their children made homeless from family violence, and in 2007 the YWCA opened Utah's first Family Justice Center.

Since opening the first domestic violence crisis shelter in Utah in 1976, the YWCA has developed an integrated range of social service programs—primarily in the area of family violence. The YWCA's programs address a variety of basic, immediate needs for safety, shelter, food, and clothing, as well as longer term needs for affordable housing, quality child care, economic empowerment, racial justice, emotional health, and physical well-being. With strong collaborative partnerships the YWCA has developed programs to prevent family violence, to intervene effectively when family violence does occur, and to strengthen the systems and laws designed to increase victim safety and offender accountability. Today the YWCA is Utah's oldest, largest and most comprehensive provider of shelter, housing and supportive services for women and children who have experienced family violence.

The YWCA's current programs and services include: a 24-hour domestic violence crisis line; safe, confidential crisis shelter with on-site supportive services; child-centered advocacy and supportive services for children who have been exposed to family violence (academic support, after-school program, summer day camp, therapeutic activities); culturally competent advocacy services for women of color, immigrants, and refugees who are victims of domestic violence; transitional housing with supportive services for survivors of family violence (homeless women without dependent children and low-income mothers and children); a residential Teen Home for pregnant and parenting teens and babies; full-time, nationally accredited child care for homeless children and the community at-large; violence prevention education and outreach; and the new Salt Lake Area Family Justice Center.

The YWCA is located in downtown Salt Lake City, and serves women and children from throughout Utah and the surrounding states; however, most of the women, teens and children served are from Salt Lake City. Last fiscal year the YWCA of Salt Lake City reached approximately 10,000 Utah women, teens and children, and housed 906 individual women, teens and children in its domestic violence crisis shelter, Teen Home, and two transitional housing programs. On any given night more than 250 women, teens and children who are homeless as a result of family violence may be staying at the YWCA. Last year 32% of the YWCA's program participants identified themselves as White/Caucasian Non-Hispanic, and 68% were women and children of color and/or Hispanic/Latina. In addition last year 74% of the YWCA's program participants reported annual household incomes of less than \$24,000.

6. Who will be responsible for this project?

The YWCA of Salt Lake City will be responsible for this project.

7. Please provide examples of experience your organization has with this type of project.

With strong private and public support the YWCA of Salt Lake City has successfully constructed two new buildings on its campus during the last decade including: the Kathleen Robison Huntsman Apartments (est. 1997); a 48,000 sq. foot, 36-unit transitional housing program for low-income mothers and children who have experienced family violence (a Low-Income Housing Tax Credit Project with Wells Fargo Bank); and the YWCA's 18,000 sq. foot, Lolie Eccles Teen Home and Child Care Center (est. 2001).

Salt Lake City provided significant assistance in planning, funding and developing the YWCA's Kathleen Robison Huntsman Apartments. Salt Lake City also provided important support and funding for the YWCA's Lolie Eccles Teen Home and Child Care Center.

**Current Ownership Information**  
**Part IV**

1. Who is the current owner of the property?

The YWCA of Salt Lake City is the current owner of the property.

2. Who is the current manager of the property?

The YWCA of Salt Lake City is the current manager of the property.

3. Please provide a list of the officers, director or trustees, board of trustees or board of directors, or partners of the organization that currently owns the property.

Same board members noted above.

Certification

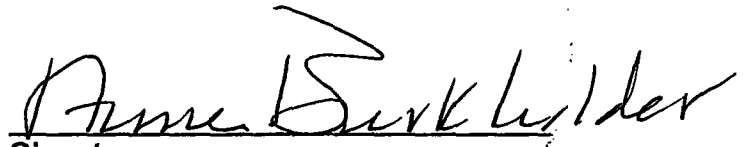
ANNE BURKHOLDEIR

I (we)

Beth Strathman

certify that this  
Applicant Disclosure of Ownership and Control is true and correct to the best of my (our)  
knowledge and belief.

  
Signature

  
Signature

YWCA Board President

Title

YWCA Chief Executive Officer

Title

322 East 300 South, SLC, UT 84111

Address and Zip Code

322 East 300 South, SLC, UT 84111

Address and Zip Code

Date: November 3, 2008

Date: November 3, 2008



## PREPARATION OF LOAN DOCUMENTS

I (we) understand and agree with Salt Lake City Corporation's policy that all loan documents required from Salt Lake City Corporation, necessary for closing of the loan, will be processed and signed two weeks prior to the loan closing date and that no changes to those loan documents and/or requests for additional documents and/or letters requiring the Mayor's signature will be made during the two week period prior to the loan closing.

Bob Smith  
Signature

Board President  
Title

November 3, 2008  
Date

Anne Burkholder  
Signature

CHIEF EXECUTIVE OFFICE  
Title

3 November, 2008  
Date

**NOTE: PLEASE PROVIDE FOURTEEN (14) COPIES OF YOUR ENTIRE APPLICATION AT THE TIME THE APPLICATION IS SUBMITTED AND ONE (1) COPY OF YOUR TAX CREDIT APPLICATION, IF APPLICABLE.**