



**WORKFORCE
SERVICES**
**HOUSING & COMMUNITY
DEVELOPMENT**

OLENE WALKER HOUSING LOAN FUND

Quarterly Board Meeting
July 10, 2025 – 9:00 am
Olene Walker Administration Building
140 East 300 South – Room 211A & B
Salt Lake City, Utah
Zoom Link
<https://utah-gov.zoom.us/j/85485380755>

A G E N D A

I. Welcome Beth Holbrook

II. Public Comment: [\(3 minutes\)](#)

III. ACTION ITEMS:

Item 1: Approval of Minutes: [\(3 minutes\)](#) Beth Holbrook
Quarterly Meeting – April 10, 2025

Item 2: Financial Report & FY 2025 Budget Update: [\(5 minutes\)](#) Kaylee Beck

Item 3: Policy updates [\(5 minutes\)](#) Dan Murphy

IV. NEW BUSINESS:

Item 1: New Applications Received (listed by statute priority and then by score):

Homeless Projects [Statute Priority – Homelessness]:

1. 273 Apartments Perm Supportive Housing (SLC) – First Step House Daniel Herbert-Voss
Score: 453 out of 500 [\(7 minutes\)](#)
New Construction – 9% LIHTC/OWHLF Requesting \$1M HTF
273 East 800 South, SLC, Salt Lake County
2. Gardens at Palmer (SLC) – The Road Home Daniel Herbert-Voss
Score: 394 out of 500 [\(7 minutes\)](#)
New Construction – 9% LIHTC/OWHLF Requesting \$4M HOME, HTF
999 South Main Street, SLC, Salt Lake County
3. Weber HA Perm Supportive Housing (Roy) – Weber HA Daniel Herbert-Voss
Score: 336 out of 500 [\(7 minutes\)](#)
Acquisition/Rehabilitation – OWHLF Only Requesting \$2M HTF
4102 South 1900 West, Roy, Weber County

Acquisition/Rehab Projects [Statute Priority – Rehabilitation]:

4. Blue House Group Home (St. George) – Access Foundation
Score: 336 out of 500 [\(7 minutes\)](#)
Acquisition/Rehabilitation – OWHLF Only
470 North 400 West, St. George, Washington County

Daniel Herbert-Voss
Requesting \$295,545 LIH

New Construction Projects [Ranked by Score]:

5. Fairmont Heights Phase II (SLC) Lincoln Avenue Development
Score: 377 out of 500 [\(7 minutes\)](#)
New Construction – 9% LIHTC/OWHLF
2257 South 1100 East, SLC, Salt Lake County

Daniel Herbert-Voss
Requesting \$1M HOME

6. Senior Living at Millcreek (Ogden) – B3 Development
Score: 352 out of 500 [\(7 minutes\)](#)
New Construction – PAB/4% LIHTC
151 12th Street, Ogden, Weber County

Daniel Herbert-Voss
Requesting \$2M HOME

7. 1300 South Apartments (SLC) - Hermes Affordable Services
Score: 333 out of 500 [\(7 minutes\)](#)
New Construction - PAB/4% LIHTC
SE Corner 1300 S & 400 W, SLC, Salt Lake County

Daniel Herbert-Voss
Requesting \$3.6M LIH-HTF

8. Latitude (SLC) – Hermes Affordable Services
Score: 330 out of 500 [\(7 minutes\)](#)
New Construction – PAB/4% LIHTC
950 West 200 South, SLC, Salt Lake County

Daniel Herbert-Voss
Requesting \$1,500,000 LIH

9. The Jefferson (SLC) – Great Lakes Capital
Score: 327 out of 500 [\(7 minutes\)](#)
New Construction – PAB/4% LIHTC
1376-1390 South Jefferson Street, SLC, Salt Lake County

Daniel Herbert-Voss
Requesting \$2,873,000 LIH-HTF

10. Liberty Lofts (SLC) – Purple Sage Partners/Cowboy Partners
Score: 313 out of 500 [\(7 minutes\)](#)
New Construction – 9% LIHTC/OWHLF
217 East 400 South, SLC, Salt Lake County

Daniel Herbert-Voss
Requesting \$4M HOME, HTF

Predevelopment Grant: [\(7 minutes\)](#)

11. Dream Center at Hope Mt. Ranch (Mt. Pleasant) – Dream Institute
21440 North 9570 East, Mt. Pleasant, Sanpete County

Daniel Herbert-Voss
Requesting \$50,000 LIH PD

Item 2: Returning Multifamily Projects [Ranked by Score]:

1. 144 South (SLC) – Red Gate Properties
Score: 339 out of 500 [\(7 minutes\)](#)
New Construction – Additional OWHLF Funds – PAB/OW
144 South 500 East, Salt Lake City, Salt Lake County

Daniel Herbert-Voss
Awarded \$850K LIH
Requesting \$500,000 Add'l LIH

2. Avalon-Newhouse (Helper/Price) – Western Region NHC Score: 327 out of 500 (7 minutes) Acquisition/Rehabilitation – Restructure of Existing OWHLF Debt 178 Main St; 5 W Main St; Helper/Price, Carbon County	Daniel Herbert-Voss No New Funds Requested
3. Birkhill Lofts (Murray) – The Knowlton Group Score: 322 out of 500 (7 minutes) New Construction – Updated Capital Stack 4277 South Main Street, Murray, Salt Lake County	Daniel Herbert-Voss Awarded \$1.625M HOME/HTF No New Funds Requested
4. Alta North Station (SLC) – Alta Bay Capital Score: 217 out of 500 (7 minutes) New Construction – New PAB Allocation 1865 West North Temple, Salt Lake City, Salt Lake County	Daniel Herbert-Voss Awarded \$2M HOME No New Funds Requested
5. Liberty Corner (SLC) - Cowboy Partners Score: 292 out of 500 (7 minutes) New Construction 262 West 1300 South, Salt Lake City, Salt Lake County	Dan Murphy Awarded \$2.2M HTF/LIH \$297,890.19 HTF

Item 3: Reports (Please review prior to meeting – Staff will answer questions)

1. Multifamily Quarterly Progress Report	Daniel Herbert-Voss
2. Single Family Progress Report	Kathryn Halterman
3. Energy Star Report	Daniel Herbert-Voss
4. Monitoring Report Update	Steve Fox
5. Home Choice Quarterly Report	Suzanne Stout
6. Cash Flow Loan Status Report	Daniel Herbert-Voss
7. TOD Report	Dan Adams
8. Utah Housing Preservation Fund	Lukas Ridd

V. Next Quarterly Board Meeting: October 9, 2025

Adjourn: