



**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]:

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| 4. Blue House Group Home (St. George) – Access Foundation<br>Score: 336 out of 500 (7 minutes)<br>Acquisition/Rehabilitation – OWHLF Only<br>470 North 400 West, St. George, Washington County | Daniel Herbert-Voss<br><br>Requesting \$295,545 LIH |
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New Construction Projects [Ranked by Score]:

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| 5. Fairmont Heights Phase II (SLC ) Lincoln Avenue Development<br>Score: 377 out of 500 (7 minutes)<br>New Construction – 9% LIHTC/OWHLF<br>2257 South 1100 East, SLC, Salt Lake County | Daniel Herbert-Voss<br><br>Requesting \$1M HOME           |
| 6. Senior Living at Millcreek (Ogden) – B3 Development<br>Score: 352 out of 500 (7 minutes)<br>New Construction – PAB/4% LIHTC<br>151 12 <sup>th</sup> Street, Ogden, Weber County      | Daniel Herbert-Voss<br><br>Requesting \$2M HOME           |
| 7. 1300 South Apartments (SLC) - Hermes Affordable Services<br>Score: 333 out of 500 (7 minutes)<br>New Construction - PAB/4% LIHTC<br>SE Corner 1300 S & 400 W, SLC, Salt Lake County  | Daniel Herbert-Voss<br><br>Requesting \$3.6M LIH-HTF      |
| 8. Latitude (SLC) – Hermes Affordable Services<br>Score: 330 out of 500 (7 minutes)<br>New Construction – PAB/4% LIHTC<br>950 West 200 South, SLC, Salt Lake County                     | Daniel Herbert-Voss<br><br>Requesting \$1,500,000 LIH     |
| 9. The Jefferson (SLC) – Great Lakes Capital<br>Score: 327 out of 500 (7 minutes)<br>New Construction – PAB/4% LIHTC<br>1376-1390 South Jefferson Street, SLC, Salt Lake County         | Daniel Herbert-Voss<br><br>Requesting \$2,873,000 LIH-HTF |
| 10. Liberty Lofts (SLC) – Purple Sage Partners/Cowboy Partners<br>Score: 313 out of 500 (7 minutes)<br>New Construction – 9% LIHTC/OWHLF<br>217 East 400 South, SLC, Salt Lake County   | Daniel Herbert-Voss<br><br>Requesting \$4M HOME, HTF      |

Predevelopment Grant: (7 minutes)

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| 11. Dream Center at Hope Mt. Ranch (Mt. Pleasant) – Dream Institute<br>21440 North 9570 East, Mt. Pleasant, Sanpete County | Daniel Herbert-Voss<br>Requesting \$50,000 LIH PD |
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Item 2: Returning Multifamily Projects [Ranked by Score]:

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| 1. 144 South (SLC) – Red Gate Properties<br>Score: 339 out of 500 (7 minutes)<br>New Construction – Additional OWHLF Funds – PAB/OW<br>144 South 500 East, Salt Lake City, Salt Lake County | Daniel Herbert-Voss<br><br>Awarded \$850K LIH<br>Requesting \$500,000 Add'l LIH |
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| <p>2. Avalon-Newhouse (Helper/Price) – Western Region NHC<br/> Score: 327 out of 500 (7 minutes)<br/> Acquisition/Rehabilitation – Restructure of Existing OWHLF Debt<br/> 178 Main St; 5 W Main St; Helper/Price, Carbon County</p> | <p>Daniel Herbert-Voss<br/><br/> No New Funds Requested</p>                                |
| <p>3. Birkhill Lofts (Murray) – The Knowlton Group<br/> Score: 322 out of 500 (7 minutes)<br/> New Construction – Updated Capital Stack<br/> 4277 South Main Street, Murray, Salt Lake County</p>                                    | <p>Daniel Herbert-Voss<br/><br/> Awarded \$1.625M HOME/HTF<br/> No New Funds Requested</p> |
| <p>4. Alta North Station (SLC) – Alta Bay Capital<br/> Score: 217 out of 500 (7 minutes)<br/> New Construction – New PAB Allocation<br/> 1865 West North Temple, Salt Lake City, Salt Lake County</p>                                | <p>Daniel Herbert-Voss<br/><br/> Awarded \$2M HOME<br/> No New Funds Requested</p>         |
| <p>5. Liberty Corner (SLC) - Cowboy Partners<br/> Score: 292 out of 500 (7 minutes)<br/> New Construction<br/> 262 West 1300 South, Salt Lake City, Salt Lake County</p>   | <p>Dan Murphy<br/><br/> Awarded \$2.2M HTF/LIH<br/> \$297,890.19 HTF</p>                   |

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

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| 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: