



**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
- Item 4: Davis County HOME Consortium Request (3 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
4102 South 1900 West, Roy, Weber County

Requesting \$2M HTF

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

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| <p>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</p> | <p>Daniel Herbert-Voss

 No New Funds Requested</p> |
| <p>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</p> | <p>Daniel Herbert-Voss

 Awarded \$1.625M HOME/HTF
 No New Funds Requested</p> |
| <p>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</p> | <p>Daniel Herbert-Voss

 Awarded \$2M HOME
 No New Funds Requested</p> |
| <p>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</p> | <p>Dan Murphy

 Awarded \$2.2M HTF/LIH
 \$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: