



**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 12<sup>th</sup> 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 <a href="#">(7 minutes)</a> Acquisition/Rehabilitation – Restructure of Existing OWLF 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 <a href="#">(7 minutes)</a> 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 <a href="#">(7 minutes)</a> 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 <a href="#">(7 minutes)</a> 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
2. Single Family Progress Report
3. Energy Star Report
4. Monitoring Report Update
5. Home Choice Quarterly Report
6. Cash Flow Loan Status Report
7. TOD Report
8. Utah Housing Preservation Fund

**V. Next Quarterly Board Meeting: October 9, 2025**

Adjourn: