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PRIVATE ACTIVITY BOND PROGRAM

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Meeting of the Board

April 08, 2026, at 9:00 a.m.
Olene Walker Building
140 East 300 South, Room 211
Salt Lake City, Utah 84111

This meeting was streamed at: <https://utah-gov.zoom.us/j/81799838985>
Materials regarding this meeting and an audio recording of the meeting can be found at
<https://www.utah.gov/pmn/sitemap/notice/1069261.html>

Steve Waldrip, Chair of the Board

Board Members Present:

Kamron Dalton, GOED
Dean Lundell, Lehi City
Kirt Slaugh, Utah Treasurer's Office
Heidi Voordeckers, North Salt Lake City
David Damschen, UHC
Amelia Powers Gardner, Utah County
Chip Dawson, South Jordan City

Board Member Absent:

Nate Talley, USHE
Nicole Rosenberg, Iron County

Supporting Staff:

Tricia Davis Winter, HCD Director
Jennifer Domenici, HCD Asst. Dir.
Jenn Schumann, HCD PM
Robert Andreasen, DWS Counsel
Ambra Peterson, HCD Staff
Janell Quiroz, HCD Staff
Kaylee Beck, DWS Financial

**Attendees and Project Representatives noted in
the minutes:**

Dan Adams, Executive Director for AFORDA
Andrew Nestlehut: Utah Housing Corporation
Matthew Klein: The Hive on 11th
Claudia O'Grady: Utah Housing Corporation
KiHo Kang: KIHOMAC
Scot Merrihew: KIHOMAC
Jason Evans: KIHOMAC
Daniel Nackerman: The Lupine, Historic NW Pipeline
Building
Siah Siabi: The Lupine, Historic NW Pipeline Building
Jessie Oyler: Provo Scattered Sites
Geoff Anderson: Provo Scattered Sites



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PRIVATE ACTIVITY BOND PROGRAM

Meeting Minutes:

I. Welcome and Introductions

Chair Steve Waldrip brought the meeting to order at 9:02 a.m. and acknowledged that the Board had a quorum. He welcomed those attending the meeting both in person and virtually. Chair Waldrip introduced himself.

II. [01:32] Public Comment

The Chairman invited the public to make a comment. No public comments were submitted prior to the meeting. Dan Adams, participating online, asked to make a public comment. He introduced himself as the Executive Director of AFORDA and shared a synopsis of AFORDA's mission and work. Verbatim his statement was, *"I just wanted to say that AFORDA is a Utah-based nonprofit lender focused on advancing affordable multifamily housing, by filling a critical gap in early-stage financing. We provide acquisition and pre-development loans with 90% LTV that allows low-income housing tax credit and bond finance projects to secure sites, complete due diligence and move efficiently toward closing. By partnering with banks and leveraging public and private capital. We provide essential capital to develop multifamily housing. Our role is simple; we help ensure viable, affordable housing projects don't stall before they reach construction. For most participants today, our financing may not help with your current project, but as you consider future projects, we would appreciate you looking at our products to see if they are a fit for you. Thank you."* Following his statement Chair Waldrip asked Mr. Adams if he also would speak about the appropriations received during the last legislative session. Mr. Adams said, *"We recently launched a new, statewide fund for acquisition pre-development funding for multifamily projects. It was \$750,000 from the state legislature. \$250,000 of that was ongoing, and \$500,000 one time. We've been seeing a lot of activity happening in southern Utah and we feel there's a need for financing out there for that. This is being used as top loss for that fund. It's a \$26 million loan fund. We have 6 different banks across the state of Utah that are participating in that fund as well"*. The Chairman thanked Mr. Adams for his comments. No additional members of the public offered comments.

III. [04:33] Approval of January 14, 2026, Minutes

The pending minutes for January 14, 2026, were sent to the Board members prior to the meeting for review. Chair Waldrip asked for a motion regarding the meeting minutes.

A motion to approve the pending minutes of January 14, 2026, was made by Board member Kamron Dalton and seconded by Board member Heidi Voordeckers. The motion passed with a unanimous vote of affirmation from all members present: Board member David Damschen, Board member Dean Lundell, Board member Kamron Dalton, Board member Heidi Voordeckers, Board member Chip Dawson and Board member Kirt Slauch. There were no negative votes. Absent from the vote were Board members Amelia Powers Gardner, Nicole Rosenberg and Nate Talley.

IV. [05:11] Division Leadership Update



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DEVELOPMENT**

PRIVATE ACTIVITY BOND PROGRAM

The Chair invited Tricia Winter to share the Housing and Community Development Legislative Update. Ms. Winter reviewed a summary document created by the Department of Workforce Services to communicate the legislative changes impacting housing programs. Ms. Winter gave synopses HB475, HB68, HB436, HCR6, SB39, HB507 and SB206. During the update Ms. Winter asked Chair Waldrip if he would be willing to cover the update on HB 492. Following the bill updates Ms. Winter concluded with a note that the legislature conducted a broad review of state General Fund investments to identify 5% budget reductions. The Rural Single-Family Assistance and Rural Single-Family Revolving Loan programs were included in the budget reductions. The Chair gave the Board an opportunity to ask questions. The Board asked if the new revolving loan program would overlap with existing revolving loan programs and if direction would be given to municipalities to distinguish which would serve a project best. This question led to additional questions and conversations about whether it would be prudent to have some representatives of the various boards and councils coordinate or sit on overlapping boards and councils. Ms. Winter added that project portal might help better align and prioritize the projects with the best resources. Ms. Domenici also added a comment about the use of the funding portal. Ms. Laura Hanson, the Governor's Senior Advisor for Long-Range Planning, was not a participant in this meeting but was referred to multiple times in this conversation.

V. [20:51] Status Updates

A. [20:55] Status of Accounts

Chair Waldrip asked Kaylee Beck to review the status of accounts. Before Ms. Beck began her update, Ms. Schumann shared that the volume cap is set by population numbers and a multiplier and that late in the day prior to the meeting, the official population numbers had been released so the increase will be calculated and addressed at the July PAB meeting but the increase is approximately \$5M. Ms. Beck reviewed the account balances and application totals for the current application cycle. She addressed the increase due to the relinquishment earlier in the week from Ventana. Ms. Beck stated that should the Board choose, they would have enough volume cap to approve all the applications in the current application cycle. The Chair asked for clarification of the numbers presented in the Board's packet.

B. [24:35] Project Updates

The Chair invited Ms. Schumann to give an update on projects. Ms. Schumann highlighted the projects that had closed, held groundbreaking or grand opening celebrations since the last update. Projects that had completed their PAB closings were The Cooperative 1881 (22 Communities), and Promontory Place (Alta Bay Capital). A groundbreaking was celebrated for The Cooperative 1581 (22 Communities). Additionally, Howick (CDCU/Blueline) hosted a ribbon cutting.

C. [25:45] Relinquished Cap Updates:

Ms. Schumann referred the Board back to Ms. Beck's update about a relinquishment. She said that Acumen Development relinquished \$13,000,000 in volume cap for the Ventana



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DEVELOPMENT**

PRIVATE ACTIVITY BOND PROGRAM

project. Ms. Schumann explained that Acumen Development realized that they would not be able to close by the April 7th deadline but is still committed to the affordable housing project in Kanab. She stated that she would not be surprised to see them returning to the Board with a new application for a retooled Ventana project in the future.

VI. [27:15] Volume Cap Extension Requests

A. [27:15] Single-family Housing Projects: None

a. Utah Housing Corporation

First Extension

Original Allocation: \$198,654,857.10 [January 2026]

Organization Representation: Andrew Nestlehut

Chairman Waldrip invited Andrew Nestlehut to review the request with the Board. Mr. Nestlehut stated the request for a first extension for the allocated \$198,654,857.10, adding the side note that the request amount will change with the new population numbers once those have been inputted into the calculations. Mr. Damschen added comments about market conditions including the impact of tariffs and the war in Iran. He said that even in the current market conditions they will have no trouble making productive use of the volume cap.

A motion to approve the first extension of \$198,654,857.10 was made by Board member Kirt Slauch and seconded by Board member Kamron Dalton. The motion passed with a unanimous vote of affirmation from all members present: Board member David Damschen, Board member Dean Lundell, Board member Kamron Dalton, Board member Heidi Voordeckers, Board member Chip Dawson, Board member Amelia Powers Gardner and Board member Kirt Slauch. There were no negative votes. Absent from the vote were Board members Nicole Rosenberg and Nate Talley.

B. [31:09] Multifamily Housing Projects

The Chairman asked the board to look through the first extensions as a group and the second extensions as a group to determine if they would be comfortable voting on them grouped by extension number, he asked the board to identify if any of the projects need to be pull out of the group for individual action. There was no Board objections or discussion to Chair Waldrip's suggestion. The Chair invited Ambra Peterson to read an overview of each first extension. Ms. Peterson read a summary of each project applying for a first extension. There were a couple of questions and comments from the Board clarifying timelines and how those timelines will require additional extensions.

1. [32:12] theAmelia

First Extension

144 Units - 100% Affordable

New Construction

916 South 200 West

Developer - Cole West & Affordable Housing Specialists Salt Lake City, UT 84101

Original Allocation \$14,500,000 [January 2026]

2. [32:42] Alta North Station

First Extension

292 Units - 100% Affordable



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DEVELOPMENT**

PRIVATE ACTIVITY BOND PROGRAM

New Construction
Developer - Alta Bay Capital
Original Allocation \$22,365,000 [January 2026]

1865 West North Temple
Salt Lake City, UT 84116

3. [33:29] South Salt Lake Affordable, Phase II

138 Units - 100% Affordable
New Construction
Developer - BCG ARC Fund
Original Allocation \$12,500,000 [January 2026]

First Extension

2250 S State Street
South Salt Lake, UT 84115

4. [34:05] Emeril Apartments

135 Units - 100% Affordable
New Construction
Developer - Community Development Corporation
Of Utah & BlueLine Development
Original Allocation \$12,900,000 [January 2026]

First Extension

826 Emeril Avenue
Salt Lake City, UT 84116

5. [34:44] The Gregory

169 Units - 100% Affordable
New Construction
Developer - Great Lakes Capital
Original Allocation \$15,800,000 [January 2026]

First Extension

738 W South Temple
Salt Lake City, UT 84104

6. [35:23] The Chicago

119 Units - 100% Affordable
New Construction
Developer - Great Lakes Capital
Original Allocation \$11,600,000 [January 2026]

First Extension

27-41 North Chicago Street
Salt Lake City, UT 84104

7. [35:59] Lotus Forge

193 Units - 100% Affordable
New Construction
Developer - Lotus Company
Original Allocation \$17,000,000 [January 2026]

First Extension

2261 Grant Ave
Ogden, UT 84401

8. [36:35] Lotus Vale

106 Units - 100% Affordable
New Construction
Developer - Lotus Capital
Original Allocation \$11,500,000 [January 2026]

First Extension

195 West 7200 South
Midvale, UT 84111



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DEVELOPMENT**

PRIVATE ACTIVITY BOND PROGRAM

Following the summaries of each first extension request read by Ms. Peterson, the Chair asked the board for any additional questions. The Board noted appreciation for the increase of multi-room units coming online. The Board asked Staff to track the unit mix over time. The Chair called for a motion noting that it should list the individual projects specifically.

A motion to approve the first extension requests for the Amelia, Alta North Station, South Salt Lake Affordable Phase II, Emeril Apartments, The Gregory, The Chicago, Lotus Forge, and Lotus Vale was made by Board member Heidi Voordeckers and seconded by Board member David Damschen. The motion passed unanimously with a vote of affirmation from all members present: Board member David Damschen, Board member Dean Lundell, Board member Kamron Dalton, Board member Heidi Voordeckers, Board member Chip Dawson, Board member Amelia Powers Gardner and Board member Kirt Slaugh. There were no negative votes. Absent from the vote were Board members Nicole Rosenberg and Nate Talley.

9. [39:22] One Fifty North (FKA Alta Fairpark)

165 Units - 100% Affordable

New Construction

Developer - Alta Bay Capital

Original Allocation: \$20,000,000 [October 2025]

Revised Allocation: \$12,600,000 [January 2026]

After Ms. Peterson's summary the board asked about the revised allocation.

Second Extension

140 North 1000 West

Salt Lake City, UT 84116

10. Promontory Place - CLOSED 4/7/26

The request for a second extension was not needed as the project closed on their PAB bonds the day prior to the meeting. The closing happened within twenty-four hours of the meeting, so it was not removed from the agenda. An extension for Promontory Point was also not discussed in the meeting as it no longer needed an extension.

11. [40:40] Kearns Apartments

82 Units - 100% Affordable

New Construction/Rehabilitation

Developer - Brinshore/Housing Connect

Original Allocation: \$10,900,000 [October 2025]

Second Extension

5000 W 5035 S; 4950 W 5100 S

Kearns, UT 84118

12. [41:23] Jefferson Apartments

182 Units - 100% Affordable

New Construction

Developer - Great Lakes Capital

Original Allocation: \$11,600,000 [October 2025]

During this summary the Board asked for clarification on the timeline and the possible need for an additional extension.

Second Extension

1376-1390 S Jefferson St

Salt Lake City, UT 84115



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DEVELOPMENT**

PRIVATE ACTIVITY BOND PROGRAM

13.[42:47] Lotus Crown

25 Units - 100% Affordable
New Construction
Developer - Lotus Company
Original Allocation: \$4,000,000 [October 2025]

Second Extension

2331 Grant Ave
Ogden, UT 84401

14.[43:22] Senior Living at Millcreek

116 Units - 100% Affordable
New Construction
Developer - SLAM Development
Original Allocation: \$13,386,000 [October 2025]

Second Extension

151 12th Street
Ogden, UT 84404

Following the summaries of each second extension request Chair Waldrip asked the board if there were any projects that needed to be pulled from the group motion. He also asked for any additional questions or comments about the second extension projects. The Chair called for a motion.

A motion to approve the second extension requests for One Fifty North, Kearns Apartments, Jefferson Apartments, Lotus Crown, and Senior Living at Millcreek was made by Board member David Damschen and seconded by Board member Chip Dawson. The motion passed unanimously with a vote of affirmation from all members present: Board member David Damschen, Board member Dean Lundell, Board member Kamron Dalton, Board member Heidi Voordeckers, Board member Chip Dawson, Board member Amelia Powers Gardner and Board member Kirt Slaugh. There were no negative votes. Absent from the vote were Board members Nicole Rosenberg and Nate Talley.

15.[45:25] Camden Court (fka 1300 S Apartments)

96 Units - 100% Affordable
New Construction
Developer - Hermes Affordable Services
Original Allocation: \$19,100,000 [July 2025]

Third Extension

400 W 1215-1225 South
390 W 1300 South
Salt Lake City, UT 84101

Chair Waldrip moved the meeting on to the third extension requests. Ms. Peterson read a summary of the project. Chair Waldrip clarified that even though the project is actively in closing calls it still had to file for this extension. There were no questions from the Board, so the Chair called for a motion.

A motion to approve the third extension request for Camden Court was made by Board member Kamron Dalton and seconded by Board member Kirt Slaugh. The motion passed unanimously with a vote of affirmation from all members present: Board member David Damschen, Board member Dean Lundell, Board member Kamron Dalton, Board member Heidi Voordeckers, Board member Chip Dawson, Board member Amelia Powers Gardner and Board member Kirt Slaugh. There were no negative votes. Absent from the vote were Board members Nicole Rosenberg and Nate Talley.

16.[47:04] Flats at Folsom

188 Units - 100% Affordable

Third Extension



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DEVELOPMENT**

PRIVATE ACTIVITY BOND PROGRAM

New Construction
Developer - Lincoln Ave Communities
Original Allocation: \$30,848,000 [July 2025]

16 South 800 West
Salt Lake City, UT 84104

Ms. Peterson read a summary of the project. There were no questions from the Board, so the Chair called for a motion.

A motion to approve the third extension request for Flats at Folsom was made by Board member David Damschen and seconded by Board member Chip Dawson. The motion passed unanimously with a vote of affirmation from all members present: Board member David Damschen, Board member Dean Lundell, Board member Kamron Dalton, Board member Heidi Voordeckers, Board member Chip Dawson, Board member Amelia Powers Gardner and Board member Kirt Slaugh. There were no negative votes. Absent from the vote were Board members Nicole Rosenberg and Nate Talley.

17. [48:23] The Hive on 11th

169 Units – 100% Affordable
New Construction
Developer – Lincoln Ave Communities
Original Allocation: \$27,155,000 [July 2025]

Third Extension

1116 S Richards Street
SLC, UT 84101

Ms. Peterson read a summary of the project. The Board asked about the removal of the land lease. The representative for the project was Matthew Klein; he joined the conversation to answer the Board's questions. The Chair called for a motion.

A motion to approve the third extension request for The Hive on 11th was made by Board member Heidi Voordeckers and seconded by Board member David Damschen. The motion passed unanimously with a vote of affirmation from all members present: Board member David Damschen, Board member Dean Lundell, Board member Kamron Dalton, Board member Heidi Voordeckers, Board member Chip Dawson, Board member Amelia Powers Gardner and Board member Kirt Slaugh. There were no negative votes. Absent from the vote were Board members Nicole Rosenberg and Nate Talley.

18. [52:00] Daybreak Phase II

184 Units – 100% Affordable
New Construction
Developer – Wasatch Residential Group
Original Allocation: \$33,000,000 [January 2025]

Fifth Extension

10851 S Grandville Ave
South Jordan, UT 84009

Ms. Petersen read a summary of the project. There were no Board questions. Chair Waldrip asked for a motion.

A motion to approve the extension request for Daybreak Phase II was made by Board member Kirt Slaugh and seconded by Board member David Damschen. The motion passed unanimously with a vote of affirmation from all members present: Board member David Damschen, Board member Dean Lundell, Board member Kamron Dalton, Board member Heidi Voordeckers, Board member Chip Dawson, Board member Amelia Powers Gardner and Board member Kirt Slaugh. There were no negative votes. Absent from the vote were Board members Nicole Rosenberg and Nate Talley.



**WORKFORCE
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DEVELOPMENT**

PRIVATE ACTIVITY BOND PROGRAM

Chair Waldrip thanked Ms. Peterson for speaking to each project and he thanked the developers that came to represent the projects, noting that even though the board didn't have a lot of questions they still appreciated the project representatives being present and available.

VII. [53:53] New Volume Cap Requests

Amount Requested

A. [54:01] New Volume Cap Requests

The Chair announced the next agenda category, new volume cap requests and invited Jenn Schumann to address the Board. Ms. Schumann presented a synopsis of the applications received and provided a look at how the policy changes have impacted the applications received. Ms. Schumann and the Board discussed various metrics and threshold requirements. Chairman Waldrip asked for the reasons for changes in cost per individual. He also asked if the program was tracking how reliant projects are on state tax credits and if there was a way to show how state tax credits have impacted the deliverable product to market. (During this discussion a voice is heard from the back of the room answering a question that Mr. Damschen asked, that voice is Claudia O'Grady of the Utah Housing Corporation.) Mr. Damschen said that UHC would be happy to share the data they are tracking with the Board should the Board desire and that the data is on their website as well. Ms. Schumann reviewed the scoring summary showing a comparison of the three multi-family projects applying.

1. [01:04:40] KIHOMAC

\$10,000,000

Manufacturing Request

New Construction

Score: 555

3800 N Fairfield Road

Layton, UT 84041

Ms. Schumann introduced the manufacturer's representation: KiHo Kang, Scot Merrihew and Jason Evans, and received the Chair's permission to invite them to be present to the discussion on their project. She then gave a synopsis of the project. Following the synopsis of the project, Chair Waldrip asked the representatives to talk about their project. The Board asked about their previous project's award of EDTIF (Economic Development Tax Increment Financing). They asked about whether the jobs created would be filled from the Utah labor market, and whether the project is the recipient of any other subsidy programs through the state which led to the question of whether PAB was needed for the project. The Chair also asked how the manufacturer was able to make the PAB application work for them when there are so few manufacturers applying for PAB. After the Board had finished asking question the Chairman asked Ms. Schumann to speak briefly about the scoring. Following Ms. Schumann's scoring comments, the Chair called for a motion.

A motion to approve the manufacturing request of KIHOMAC for \$10,000,000 was made by Board member Kamron Dalton and seconded by Board member David Damschen. The motion passed unanimously with a vote of affirmation from all members present: Board member David Damschen, Board member Dean Lundell, Board member Kamron Dalton, Board member Heidi Voordeckers, Board member Chip Dawson, Board member Amelia Powers Gardner and Board member Kirt



**WORKFORCE
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HOUSING & COMMUNITY
DEVELOPMENT**

PRIVATE ACTIVITY BOND PROGRAM

Slaugh. There were no negative votes. Absent from the vote were Board members Nicole Rosenberg and Nate Talley.

2. [01:25:17] APPLICATION WITHDRAWN

Ventana Apartments

\$7,100,000

120 Units - 100% Affordable

New Construction

970 E Kaneplex Drive

Developer - Acumen Development Partners

Kanab, UT 84741

Chair Waldrip acknowledged project #2 on the agenda stating that after the Board Packets were distributed, the developer WITHDREW their application from consideration. He noted that the developers were working to retool the project and indicated that they intend to reapply for Volume Cap in a future round.

3. [01:25:36] The Lupine

\$18,900,000

133 Units - 100% Affordable

New Construction

333 East 200 South

Developer - Housing Authority SLC/HAME

Salt Lake City, UT 84111

Score: 261

Ms. Schumann introduced the representatives of the developer: Daniel Nackerman, and Siah Siabi. She acknowledged that the next project, Historic NW Pipeline Building, is a separate project but that it is from the same developer and that both projects are a part of one large development so there may be times when the conversation is related to both projects. Ms. Schumann gave a synopsis of The Lupine. Mr. Nackerman gave background on the Housing Authority, highlighting real estate experience and added more details about the project. The Board asked for clarification on whether they had received a loan from the Olene Walker Lone Fund or if that is in the application process and the follow-up question on the timing for the application. The Board asked about permits and for more information about the Affordable Housing Infrastructure Grant. They asked about the financing gaps and the status of applications for other noted and expected financial support. The Board asked for a break down the project's experience score. There was a conversation between the Board members that was project relevant adjacent about metrics involving "individuals served" and how soft of a number that was in comparison to door count or square footage. The concern from some of the Board was the cost of the project and how their score seems to be weighted around the one metric of individuals served. The Board asked the developers to talk more about the cost aspect of the project as well as the land cost. The last question for this project was how well it would work on its own if the Historic NW Pipeline Building was not approved. From the conversation it was determined that the two projects, though separate applications, were dependent on each other and neither project would work without the other. The Board at this point in the conversation decided to discuss the next project before taking any action on either project.



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DEVELOPMENT**

PRIVATE ACTIVITY BOND PROGRAM

4. [01:51:33] Historic NW Pipeline Building

\$13,500,000

63 Units - 100% Affordable

New Construction

Developer - Housing Authority SLC/HAME

315 East 200 South

Salt Lake City, UT 84111

Score: 250

Ms. Schumann called out that this project is from the same developer as the previous project and she gave a synopsis of the Historic NW Pipeline Building. Following the synopsis the Chair invited Mr. Nackerman and Mr. Sabi to speak about the project. They added more information about the costs, the work of renovation and the value the finished developments will bring to the city. The Board asked for information about the rents. They asked how secure the developers felt with the cost estimates – given that it is a historic building where cost surprises could pop up. The Chair made a statement summing up the Board’s situation in deciding on the two projects. Ms. Domenici asked the developers about their environmental review. The Board asked if the developers had considered doing some of the project as market rate. The Board members expressed opposing views on whether the costs were justified and whether it would be prudent to wait and see if other projects were presented later in the year that the Board might like better. There were concerns shared about the scoring process and staff not making recommendations based on quality control rather than baseline requirements. Ms. Winter added a comment that staff had previously provided recommendations but that it had been decided that staff’s role is to assess whether a project meets the requirements of the program and then allow the board to discuss and make the decisions. The debate continued weighing the cost per unit with the intangibles that are specific to these two projects. They discussed how other developers might interpret this decision as precedent for cost per unit going forward but also the importance of the revitalization effort for the future of the downtown area. During the discussion board members expressed where they felt their vote would be. The Board asked the developers to talk about the potential risk of the project needing to come back to the board for more allocation if funding doesn’t all come together as planned. The Board asked if the applied for grants were received would they correspondingly reduce their state tax credit request. The Chair asked the Board if they should take action on the two projects together or separately and board agreed to vote on them collectively. He then called for a motion.

During the rollcall vote Board member Damschen asked to explain his vote and made the following statement, “At Utah Corporation, this is our business, this is what we do. And we do 9% tax credits, which provide stable housing and supportive services for people that have been chronically homeless. And then on the other end of the spectrum, we help people achieve home ownership. 3,500 to 4,500 families a year buy their first home. We bring money to the table for down payment assistance. The governor has, as his stated priority, home ownership. That doesn't mean that the governor doesn't care greatly about what we do here, he does, I know he does. But I'll remind you all that not only can we come back in July or October and take another look



**WORKFORCE
SERVICES
HOUSING & COMMUNITY
DEVELOPMENT**

PRIVATE ACTIVITY BOND PROGRAM

at this project with other projects. At the end of the year, as has always been the case given the market. See, if you go back to the 1970s or 80s, volume cap for housing was unlimited. We're actually talking to members of our congressional delegation about maybe temporarily doing that again. The amount of tax-exempt volume cap that we receive is grossly inadequate. We could use about 5 times more volume cap to drive mortgage rates down to help more people achieve home ownership. These resources go to these projects, and that's great. But if they don't go to these projects, at the end of the year, we snap up every dollar we can get, and we drive mortgage rates down, and we help people achieve home ownership. So, it's all housing. And I just wanted to remind everyone that the governor has an aggressive goal, 35,000 new homes. And that's a home ownership-focused objective, and we do that, too. And this resource, if it doesn't go here, it goes there."

During the rollcall vote Board member Amelia Powers Gardner made the following statement regarding her vote, "I understand that it's an expensive project because of the land acquisition, but as a commissioner for Utah County, where we also have a significant affordable housing problem, I have a hard time using my taxpayer dollars to revitalize Salt Lake's downtown. I agree that these are affordable housing dollars, and we need to be focusing on affordable housing and not utilizing our money to revitalize a downtown"

A motion to approve The Lupine for an allocation of \$18,900,000 and the Historic NW Pipeline Building for an allocation of \$13,500,000 was made by Board member Kamron Dalton and seconded by Board member Kirt Slauch. The motion passed by majority with a rollcall vote. Affirmative votes: Board member Dean Lundell, Board member Kamron Dalton, Board member Heidi Voordeckers, Board member Chip Dawson, and Board member Kirt Slauch. Negative votes: Board member David Damschen and Board member Amelia Powers Gardner. Absent from the vote were Board members Nicole Rosenberg and Nate Talley.

5. [02:26:32] Provo Scattered Sites

\$26,000,000

228 Units - 100% Affordable

Acquisition/Rehabilitation

Various locations: Provo

Developer - Provo City Housing Authority

Utah County

& Good Housing Partnership

Score: 250

Ms. Schumann introduced the representatives of the developer, Jessie Oyler and Geoff Anderson. Following Ms. Schumann's synopsis of the project the Chair invited the developers to share more specifics about their partnership and project. The Board asked about and expressed concerns about the readiness of the project. They wanted to know timeline for closing, including the amount of extensions they would be seeking and whether it would be better to come back to the Board when they are closer to execution. They asked for clarification on their readiness score. The Board asked about the experience score, seeking more information on 4% project experience as well as RAD experience. When the Board's questions were complete the Chair called for a



**WORKFORCE
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DEVELOPMENT**

PRIVATE ACTIVITY BOND PROGRAM

motion. Once the motion was made and seconded the Board added concerns about the inefficiency of a scattered site including the monitoring and auditing aspect in the years to come as well as the timetable. But they agreed that the Provo location is in the project's favor. They asked if the project could be considered successful if a few of the sites end up not working out.

A motion to approve the Provo Scattered Sites application for \$26,000,000 was made by Board member Kirt Slauch and seconded by Board member Heidi Voordeckers. The motion passed unanimously by a rollcall vote with affirmative votes from all members present: Board member David Damschen, Board member Dean Lundell, Board member Kamron Dalton, Board member Heidi Voordeckers, Board member Chip Dawson, Board member Amelia Powers Gardner and Board member Kirt Slauch. There were no negative votes. Absent from the vote were Board members Nicole Rosenberg and Nate Talley.

VIII. [02:43:21] Other Business and Adjournment

A. Transfer of Exempt Facilities and Small Issue Manufacturing Bond Account to the Pool Account

Ms. Schumann explained the policy and procedure of the account transfers recommended. She explained that staff were asking for a motion to make these transfers no sooner than July 1 (per statute) but before the next board meeting on July 8 so that all of the accounts will be in order by that July meeting.

A motion was made to comply with State Statute Section 35A-8-2105 (5) and transfer any unallocated volume cap from the Exempt Facilities and/or the Small Issue Manufacturing Bond Account to the Pool Account, then transfer 50% of the Pool Account back into Small Issue Manufacturing. The effective date of the transfer to be no sooner than Jul 1, 2026, and before July 8, 2026. That motion was made by Board member Kameron Dalton and seconded by Board member David Damschen. The motion passed with a unanimous vote of affirmation from all members present: Board member David Damschen, Board member Dean Lundell, Board member Kamron Dalton, Board member Heidi Voordeckers, Board member Chip Dawson, Board member Amelia Powers Gardner and Board member Kirt Slauch. There were no negative votes. Absent from the vote were Board members Nicole Rosenberg and Nate Talley.

B. Stephen "Chip" Dawson Acknowledgement and Appreciation

Ms. Schumann acknowledged end of term and shared some stats about Board member Dawson's time on the PAB Board. The Board commented with gratitude and well wishes to Mr. Dawson.

C. Nicole Rosenberg Acknowledgement and Appreciation

Ms. Schumann and the Chair expressed appreciation for Board member Rosenberg, who's term was also ending.

D. Next Meeting – Wednesday, July 08, 2026 (meeting location is anticipated to be 1385 S State Street)

The meeting was adjourned at 11:51 with a motion from Board member Chip Dawson.