



Housing & Community Development

Olene Walker Housing Loan Fund

Date: September 10, 2026

Time: 9:00am

Anchor Location: DHHS - Child & Family Services Office, 1385 South State Street, SLC UT 84115

Virtual Link: <https://utah-gov.zoom.us/j/81040058074>

Agenda

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| 1. Welcome and Introductions: | Beth Holbrook |
| 2. Roll Call: | Janell Quiroz |
| 3. Public Comment: | Beth Holbrook |
| 4. Action Items: | |
| 4.1. Approval of minutes: | Beth Holbrook |
| 4.1.1. Quarterly Meeting - May 14, 2026 | |
| 4.2. DHCD Updates | Tricia Davis Winter |
| 4.3. Financial Report & FY27 Budget Update | Thom Kingston |
| 4.4. Self-Help Program Presentation | Brad Bishop |

Funding Available (total - approximate):

HOME:	\$11,096,213.40
HOME Match:	\$ 562,500.00
HTF:	\$ 3,381,329.77
LIH:	\$ 2,499,523.33
PDG:	\$ 50,000.00

Funding Requested (total):

HOME:	\$22,784,466.00
Match:	\$ 0.00
HTF:	\$11,871,998.00
LIH:	\$ 5,993,490.00
PD:	\$ 50,000.00

5. New Business:

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|--|---------------|
| a. Discussion of funding availability and awards | Dan Murphy |
| b. OWHLF board meeting schedule | Beth Holbrook |





New Applications Received [listed by statute priority, then by score]

A. Homeless Projects [Statute Priority - Homelessness]:

- 5.1. 273 Apartments - Blue Line/First Step House Todd Andersen
Score: 459 out of 500 \$1M HOME
New Construction - 9% LIHTC - 50 Units - Not yet awarded
Applied for State Tax Credits but has not been awarded
273 East 800 South, Salt Lake City, Salt Lake County
- 5.2. Valley Safe Haven - GIV Group/Valley Behavioral Health Daniel Herbert-Voss
Score: 444 out of 500 \$2M HOME
Acquisition/Rehabilitation - 9% LIHTC - 108 Units - Not yet awarded
Applied for State Tax Credits but has not been awarded
550 & 556 West 700 South, 280 East 600 South, Salt Lake City, Salt Lake County
- 5.3. Parkhill Commons - Blue Line/Housing Connect Daniel Herbert-Voss
Score: 437 out of 500 \$1.25M HOME
New Construction - 9% LIHTC - 70 Units - Not yet awarded
Applied for State Tax Credits but has not been awarded
201 East Parkhill Way, Millcreek, Salt Lake County
- 5.4. Safe Haven - GIV Group/Valley Behavioral Health Daniel Herbert-Voss
Score: 437 out of 500 \$2M HOME
Acquisition/Rehabilitation - 9% LIHTC - 54 Units - Not yet awarded
Applied for State Tax Credits but has not been awarded
550 & 556 West 700 South, Salt Lake City, Salt Lake County





B. Acquisition/Rehab Projects [Statute Priority - Acquisition/Rehabilitation]:

- 5.5. Friendship Manor - Friendship Manor Corporation Daniel Herbert-Voss
Score: 400 out of 500 \$1.65M HOME, \$2M HTF
Rehabilitation - HUD Permanent Supportive Housing - 178 units
1320 East 500 South, Salt Lake City, Salt Lake County
- 5.6. Landmark - Western Region Nonprofit Housing Corp Daniel Herbert-Voss
Score: 368 out of 500 \$1M HOME, \$600K HTF
Acquisition/Rehabilitation - 9% LIHTC - 52 units - Not yet awarded
350 West 400 North, Tooele, Tooele County
- 5.7. Northwest Pipeline - Housing Authority of SLC/HAME Daniel Herbert-Voss
Scores: 367 out of 500 \$1M HOME
Acquisition/Rehabilitation - PAB/4% LIHTC - 63 units - Awarded April 8, 2026
Awarded State Tax Credits on August, 27, 2026
315 East 200 South, Salt Lake City, Salt Lake County
- 5.8. Nebo Red Cliffs - Terra Realty & Management Daniel Herbert-Voss
Score: 264 out of 500 \$1M HOME, \$1.3M HTF
Acquisition/Rehabilitation - 9% LIHTC - 36 units - Not yet awarded
295 South 100 East, Nephi, Juab County
- 5.9. Apple Tree - Northwest Real Estate Capital Todd Andersen
Score: 260 out 500 \$870K HOME
Acquisition/Rehabilitation - 9% LIHTC - 24 units - Not yet awarded
691 South 600 East, Brigham City, Box Elder County
- 5.10. Renee Ann - Northwest Real Estate Capital Daniel Herbert-Voss
Score: 248 out of 500 \$980K HOME
Acquisition/Rehabilitation - 9% LIHTC - 24 units - Not yet awarded
6325 West 25 North, Hurricane, Washington County





- 5.11. St. George Villas - Hampstead Development Daniel Herbert-Voss
Score: 239 out of 500 \$1M HOME
Acquisition/Rehabilitation - PAB/4% LIHTC - 40 units - awarded July 8, 2026
351 West Tabernacle Street, St. George, Washington County

C. New Construction [Statute Priority - New Construction]:

- 5.12. The Lupine Apartments - Housing Authority of SLC/HAME Daniel Herbert-Voss
Score: 364 out of 500 \$1M HOME
New Construction - PAB/4% LIHTC - 133 units - Awarded April 8, 2026
Awarded State Tax Credits on August, 27, 2026
333 East 200 South, Salt Lake City, Salt Lake County
- 5.13. The Three Ferns - GIV Group Daniel Herbert-Voss
Score: 362 out of 500 \$1M HTF
Acquisition/Rehabilitation - 9% LIHTC - 50 units - Not yet awarded
486 26th Street, Ogden, Weber County
- 5.14. Sagebrush Flats - Blanding Partners, LLC Daniel Herbert-Voss
Score: 355 out of 500 \$350K HOME
New Construction - 9% LIHTC - 25 units - Not yet awarded
1802 West South Jordan Parkway, South Jordan, Salt Lake County





- 5.15. The Jefferson Apartments - Great Lakes Capital Daniel Herbert-Voss
Score: 348 out of 500 \$2M HOME, \$2M HTF
New Construction - PAB/4% LIHTC - 182 units - Awarded July 9, 2025
Awarded State Tax Credits in 2025
1376-1390 South Jefferson Street, Salt Lake City, Salt Lake County
- 5.16. The Amelia - Affordable Housing Specialists Todd Andersen
Score: 337 out of 500 \$2M HOME/ LIH
New Construction - PAB/4% LIHTC - 144 units - Awarded January 14, 2026
Awarded State Tax Credits on August, 27, 2026
916 South 200 West, Salt Lake City, Salt Lake County
- 5.17. The Chicago - Great Lakes Capital Daniel Herbert-Voss
Score: 332 out of 500 \$3.1M HOME/HTF
New Construction - PAB/4% LIHTC - 119 units - Awarded January 14, 2026
Awarded State Tax Credits on August, 27, 2026
27-41 North Chicago Street, Salt Lake City, Salt Lake County
- 5.18. Cove Junction Apartments II - Western Region NHC Daniel Herbert-Voss
Score: 316 out of 500 \$1.35M HOME/HTF
New Construction - 9% LIHTC - 40 units - Not yet awarded
1534 South Cove View Road, Richfield, Sevier County
- 5.19. Book Cliffs Flats - Green River Partners Todd Andersen
Score: 312 out of 500 \$500K LIH
New Construction - 9% LIHTC - 25 units - Not yet awarded
125-195 North Howard Street, Green River, Emery County





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| 5.20. | Lone Pine Manor - Spire Development
Score: 295 out of 500
New Construction - 9% LIHTC - 48 units - <u>Not yet awarded</u>
1260 West 1700 North, Salem, Utah County | Daniel Herbert-Voss
\$2.9M HOME/LIH |
| 5.21. | Fairpark Phase IV - Friends of Switchpoint
Score: 293 out of 500
New Construction - 9% LIHTC - 80 units - <u>Not yet awarded</u>
2080 West North Temple, Salt Lake City, Salt Lake County | Daniel Herbert-Voss
\$2M LIH |
| 5.22. | The Winston Apartments - Chelsea Investment Group
Score: 292 out of 500
New Construction - PAB/4% LIHTC - 154 units - Awarded July 8, 2026
<u>Not awarded STC in first round, but have re-applied for STC second round.</u>
1485 South 300 West, Salt Lake City, Salt Lake County | Daniel Herbert-Voss
\$2M HOME, \$2M HTF |

D. Predevelopment Grants [Listed Alphabetically]:

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|-------|---|--------------------------------------|
| 5.23. | Garfield County Housing - Garfield County
Rural Predevelopment Grant - 20 units
Escalante/Tropic/Panguitch, Garfield County | Daniel Herbert-Voss
\$34K LIH PDG |
| 5.24. | Helper Affordable Housing - Helper City
Rural Predevelopment Grant - 20 units
Undeveloped Land East, Helper, Carbon County | Daniel Herbert-Voss
\$16K LIH PDG |

E. Returning Projects Requesting Changes:

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| 5.25. | 85 North Phases I & II - URHC / Provo City HA
Requesting Permission to Purchase GP's Interest
\$849,252 HOME, \$1M LIH, \$861,964 HTF - Awarded October 22, 2020
85 North 100 East, Provo, Utah County | Todd Andersen
No new funds |
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| 5.26. | Palmer Court Apartments - The Road Home
Requesting approval for demolition of property
Requesting forgiveness of HOME loan
\$1.5M HOME - Awarded December 20, 2007
999 South Main Street, Salt Lake City, Salt Lake County | Dan Murphy
No new funds |
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| 5.27. | Senior Living at Millcreek - SLAM Development
Score: 314 out of 500
Requesting additional Funding
\$2M HOME - Awarded October 9, 2025
\$135K LIH - Awarded May 12, 2026
Awarded State Tax Credits in 2025
151 12th Street, Ogden, Weber County | Daniel Herbert-Voss
\$1M LIH - additional |

6. Reports (Please review prior to meeting – Staff will answer questions)

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| 6.1. | Multifamily Quarterly Progress Report | Daniel Herbert-Voss |
| 6.2. | Single Family Report Progress Report | Kathryn Halterman |
| 6.3. | Energy Star Report | Daniel Herbert-Voss |
| 6.4. | Monitoring Report Update | Steve Fox |
| 6.5. | HomeChoice Quarterly Report | Suzanne Stout |
| 6.6. | Cash Flow Loan Status Report | Daniel Herbert-Voss |
| 6.7. | TOD Report | LuAnn Spangberg |
| 6.8. | Utah Housing Preservation Fund | Lukas Ridd |
| 6.9. | Landlord Incentive Program | Kathryn Halterman |

7. Next Quarterly Board Meeting: December 10, 2026

- 7.1. Adjourn:





Olene Walker Housing Loan Fund Members - [63N-24-302]

Name	Board Position	Representation per Statute
Beth Holbrook	Chair	Transit Oriented Development
Jason Wheeler	Co-Chair	Housing Advocacy, First or Second Class
David Snow	Member	Mortgage Lending Community, MF
Dakota Wurth	Member	Local Government, First or Second Class
Jed Nilson	Member	Home Builder Interests, SF
John Lindsay	Member	Rental Housing Interests
Kaitlin Myers	Member	Housing Advocacy, Third, Fourth, Fifth, or Sixth Class
Kip Paul	Member	Real Estate Sales Representative
Logan Monson	Member	Local Government, Third, Fourth, Fifth, or Sixth Class
Marty Henrie	Member	Mortgage Lending Community, MF
Michael Glenn	Member	Rural Interests
Steven Bond	Member	Home Builders Interests, MF
Tyler Jensen	Member	Manufactured Housing Interests
Vacant		Modular Housing





Meetings and Information

All meetings for the [Public Body Title] will be posted to the public notice website. To receive meeting notifications, please subscribe by following these steps:

1. <https://www.utah.gov/pmn/>
2. Government Type: "State Agency"
3. Entity: "Governor's Office > Office of Economic Development (GOED)"
4. Public Body: ["Olene Walker Housing Loan Fund"]
5. "Subscribe to this body"

2026 OWHLF quarterly meetings will take place in Rm. #157A of 1385 South State Street, SLC UT 84115 on the following dates and times:

- February 12, 9:00am | Q1 Meeting
- May 14, 9:00am | Q2 Meeting
- September 10, 9:00am | Q3 Meeting
- December 10, 9:00am | Q4 Meeting

Website(s):

- <https://housing.utah.gov/affordable-housing/owhlf/>

