Housing & Community Development

Olene Walker Housing Loan Fund

Date: October 15, 2026
Time: 9:00am
Anchor Location: Multi-Agency State Office Building, 195 North 1950 West, SLC UT 84115
Virtual Link: https://utah-gov.zoom.us/j/81040058074

Agenda

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 - September 10, 2026
   - 4.2. Financial Report & FY27 Budget Update — Thom Kingston

Funding Available (approximate):		Funding Requested:	
HOME:	$13,621,092.33	HOME:	$18,302,747.00
HOME Match:	$ 675,000.00	Match:	$ 0.00
HTF:	$ 3,026,181.06	HTF:	$13,090,781.00
LIH:	$ 1,732,783.93	LIH:	$ 3,313,388.00
PDG:	$ -0-	PD:	$ -0-
Total:	**$19,055,057.32**	**Total:**	**$34,706,916.00**

   - 4.3. Electronic Meeting Resolution — Brian Swan
5. **New Business:**
   - 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 - Awarded Sept 25, 2026
Also awarded State LIHTC Sept 25, 2026
273 East 800 South, Salt Lake City, Salt Lake County

5.2. Parkhill Commons - Blue Line/Housing Connect — Daniel Herbert-Voss
Score: 437 out of 500 — $1.25M HOME
New Construction - 9% LIHTC - 70 Units - Awarded Sept 25, 2026
Also awarded State LIHTC Sept 25, 2026
201 East Parkhill Way, Millcreek, Salt Lake County

5.3. Safe Haven - GIV Group/Valley Behavioral Health — Daniel Herbert-Voss
Score: 437 out of 500 — $2M HOME
Acquisition/Rehabilitation - 9% LIHTC - 54 Units - Awarded Sept 25, 2026
Also awarded State LIHTC Sept 25, 2026
550 & 556 West 700 South, Salt Lake City, Salt Lake County

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

5.4. 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

5.5. Landmark - Western Region Nonprofit Housing Corp — Daniel Herbert-Voss
Score: 368 out of 500 — $1M HOME, $600K HTF
Acquisition/Rehabilitation - 9% LIHTC - 52 units - Awarded Sept 25, 2026
350 West 400 North, Tooele, Tooele County

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5.6. Northwest Pipeline - Housing Authority of SLC/HAME — Daniel Herbert-Voss
Scores: 367 out of 500 — $1.47M HOME, $1.53M HTF
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

5.7. St. George Villas - Hampstead Development — Daniel Herbert-Voss
Score: 244 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]:

5.8. The Lupine Apartments - Housing Authority of SLC/HAME — Daniel Herbert-Voss
Score: 364 out of 500 — $2M HOME, $1M HTF
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

5.9. The Three Ferns - GIV Group — Daniel Herbert-Voss
Score: 362 out of 500 — $1M HTF
Acquisition/Rehabilitation - 9% LIHTC - 50 units - Awarded Sept 25, 2026
486 26th Street, Ogden, Weber County

5.10. 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 on December 30, 2025
1376-1390 South Jefferson Street, Salt Lake City, Salt Lake County

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5.11. The Amelia - Affordable Housing Specialists — Todd Andersen
Score: 337 out of 500 — $1.37M HOME
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

5.12. The Chicago - Great Lakes Capital — Daniel Herbert-Voss
Score: 327 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

5.13. 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 - Awarded Sept 25, 2026
1534 South Cove View Road, Richfield, Sevier County

5.14. Book Cliffs Flats - Green River Partners — Todd Andersen
Score: 312 out of 500 — $500K LIH
New Construction - 9% LIHTC - 25 units - Awarded Sept 25, 2026
125-195 North Howard Street, Green River, Emery County

5.15. Lone Pine Manor - Spire Development — Daniel Herbert-Voss
Score: 293 out of 500 — $2.9M HOME/LIH
New Construction - 9% LIHTC - 48 units - Awarded Sept 25, 2026
1260 West 1700 North, Salem, Utah County

5.16. The Winston Apartments - Chelsea Investment Group — Daniel Herbert-Voss
Score: 292 out of 500 — $2M HOME, $2M HTF
New Construction - PAB/4% LIHTC - 154 units - Awarded July 8, 2026

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Not awarded STC in first round, but have re-applied for STC second round.
1485 South 300 West, Salt Lake City, Salt Lake County

D. Returning Projects Requesting Changes:

5.17.	Elmbridge - Mountainlands Community Housing Trust End of 15-Yr LIHTC Period – Investor Exit Loan #HPO1181 – $1M Awarded April 22, 2010 - 76 Units 82 West 750 North, Heber City, Wasatch County	Daniel Herbert-Voss No New Funds Requested

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

6.1.	Multifamily Quarterly Progress Report	Daniel Herbert-Voss
6.2.	Energy Star Report	Daniel Herbert-Voss
6.3.	Monitoring Report Update	Steve Fox
6.4.	HomeChoice Quarterly Report	Suzanne Jacob
6.5.	Cash Flow Loan Status Report	Daniel Herbert-Voss
6.6.	TOD Report	LuAnn Spangberg
6.7.	Utah Housing Preservation Fund	Lukas Ridd

7. Next Quarterly Board Meeting: February 11, 2027

7.1. Adjourn:

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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

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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 on the following dates and times:

- February 12, 9:00am | Q1 Meeting
- May 14, 9:00am | Q2 Meeting
- September 10, 9:00am | Q3 Meeting
- October 15, 9:00am | Q4 Meeting

Website(s):

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

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