



# 25th Annual Utah Housing Matters Awards

## **Jack Gallivan Legacy Award**

*Harold Woodruff*

## **UHC Members of the Year**

*Kristy Chambers—Columbus Community Center*

## **Agency of the Year**

*Weber Housing Authority*

## **Urban Project of the Year**

*Residence at West Haven*

## **Rural Project of the Year**

*Beaver Meadows*

## **Green Project of the Year**

*Cinnamon Springs*

## **Person of the Year**

*Carol Hollowell*

## **Housing Leader on the Hill of the Year**

*Masha Judkins*



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## WHO WE ARE



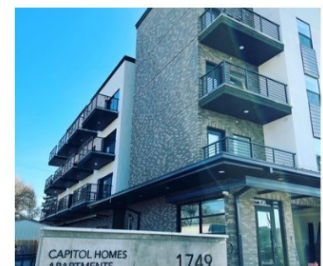
### Development

A non-profit developer with **31 years** of experience provides aid with affordable housing needs, such as acquisition, rehabilitation, or preservation.



### \$27 million

Distributed to landlords yearly for over households obtain affordable private-market housing in Salt Lake County



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J.W. Gallivan  
1655 White Pine Canyon Road  
Park City, Utah 84060

Tara Rollins, Executive Director  
Utah Housing Coalition  
230 S. 500 W, Ste 260  
Salt Lake City, UT 84101

November 25, 2009

My deepest thanks, Tara --

to you and to the entire Utah Housing Coalition for creating the "Jack Gallivan Legacy Award" in my name. I am embarrassed but greatly flattered to be the first recipient. My cup overflows.

In accepting the award for me, my son, Mickey, expressed my belief that permanent housing is such a logical start in helping the chronically homeless find their own dignity. I believe there is no greater gift. It is the gift that each member of the Utah Housing Coalition delivers every day.

For that gift of love, and for connecting my name to those who receive recognition for their gifts, you have my heart-felt thanks.



Best wishes,

*Jack Gallivan/jbb*

J.W. Gallivan

# Keynote Speaker

## Governor Spencer Cox



### Utah's 18th Governor

Gov. Spencer J. Cox is a husband, father, farmer, recovering attorney, and Utah's 18th governor. He's also currently serving as 2023-2024 chairman of the National Governors Association.

Gov. Cox has a long track record of public service, serving as a city councilmember, mayor, county commissioner and state legislator before being appointed as Utah's lieutenant governor in 2013. He was sworn in as governor on Jan. 4, 2021.

During his first term in office, Gov. Cox has cut \$1.1 billion in taxes, implemented landmark changes in water law, water conservation and infrastructure planning, locked in record funding for education and teachers, enacted universal school choice, and secured funds for affordable housing. A long-time advocate for suicide prevention and mental health resources, he's become a national voice on protecting youth from the harms of social media. He also signed early education and workforce program funding, launched the One Utah Health Collaborative, and expanded opportunities for women, diverse communities and those living in rural parts of the state.

***As our state grows, we must provide more housing opportunities, build more trails and recreational options, and invest more in strategic infrastructure for the future of Utah***

With a focus on solutions, Gov. Cox promotes respect in politics and innovation in government, works across party lines to find common ground, and regularly participates in hands-on service projects. These elements are the foundation of his NGA Chair's Initiative, "Disagree Better: Healthy Conflict for Better Policy."

A sixth-generation Utahn, Gov. Cox was born and raised in Fairview, a town of 1,200 in the center of the state. He met First Lady Abby Palmer Cox at age 16 and they married after he returned from serving a two-year mission for The Church of Jesus Christ of Latter-day Saints in Mexico. He attended Snow College, Utah State University, and the Washington and Lee University School of Law, then clerked for U.S. District Judge Ted Stewart and worked at a Salt Lake City law firm. Several years later, Gov. Cox and First Lady Cox moved back to Fairview to raise their four children – Gavin, Kaleb, Adam, and Emma Kate – on the family farm. The governor, first lady and Emma Kate currently reside in the Kearns Mansion, also known as the Governor's Mansion, in Salt Lake City.

# Harold Woodruff

## Jack Gallivan Legacy Award



It is with great pleasure and enthusiasm that we nominate Harold Woodruff for the prestigious Utah Housing Coalition Gallivan Legacy Award. Harold is an outstanding Architect specializing in Salt Lake's affordable housing sector, demonstrating a commitment to enhancing the lives of numerous individuals and families across Utah through his accomplishments and leadership in affordable housing. Through his efficient architectural designs, Harold has significantly improved the landscape of affordable housing, ensuring safe, high-quality, and sustainable living environments.

Mr. Woodruff's contribution to the affordable housing scene in Utah is not just notable but transformative. His architectural expertise, coupled with a passion for creating sustainable, inclusive, and affordable living spaces, has left an indelible mark on both urban and rural communities in the state. His life's work in the affordable housing arena has provided equitable housing solutions, employing creative value through modification and suggestive means and methods to ensure the successful completion of each affordable housing project he touched.

Harold's exceptional work spans a multitude of projects throughout the state. Each project reflects his visionary approach to design and his deep understanding of the nuanced requirements of affordable housing. His designs combine functionality, and cost-effectiveness, ensuring that these homes are not just shelters but thriving, welcoming communities for those in need of affordable housing. What truly distinguishes Harold is his holistic approach to affordable housing solutions. He actively engages with the community, collaborating with various stakeholders to understand their needs and concerns. His work is a testament to his ability to incorporate these insights into designs that not only meet, but exceed expectations, creating safe, and sustainable communities.

Mr. Woodruff's outstanding contributions to Utah's affordable housing landscape exemplify the spirit of the Gallivan Legacy Award. His dedication, innovative thinking, and tireless efforts in improving the lives of individuals and families through the development of quality housing in both urban and rural communities make him an exceptional candidate for this esteemed recognition.

Mr. Woodruff's remarkable contributions are evident in his involvement in several impactful projects across the state. Some of the notable projects that highlight his dedication and vision for affordable housing include: Central City Apartments, Medina Place Apartments, Kelly Benson Apartments, Grace Mary Manor, and Grayson Apartments.

**The Jack Gallivan Legacy Award is given to a person who has had a tremendous positive impact on affordable housing and community issues in our state, just as Mr. Gallivan did throughout his life.**

# Harold Woodruff

## Jack Gullivan Legacy Award

Harold is knowledgeable, his projects are beautifully designed, and he takes great pains to make sure they have the amenities the intended residents will enjoy. When he designed Permanent Supportive Housing Project (PSH) for chronically homeless individuals, he included an exercise room, TV room, library, and alcove that also served as a social space, a very large meeting room to accommodate all the residents, a laundry, horseshoe pit, volleyball court, basketball court, and a gazebo with barbecue grills. This provided the residents with every opportunity to experience socialization in their recovery from homelessness. He also designed an office space for the services helpful to this population.

He didn't just invent these ideas: he joined homeless providers in traveling to see similar projects and talked to the property and supportive service managers of those projects to identify what worked, what didn't and what they wished they had. For example, he learned in Seattle, WA that street life was vibrantly social and newly housed persons could feel trapped in isolation; hence he incorporated large social spaces. He also patiently sat through hours of meetings with community homeless service providers to seek input and improve his design work.

Besides Harold's design work, he is unusual in that he takes responsibility. There was a contractor error with the plumbing at Grace Mary Manor, and though this wasn't Harold's doing he'd signed off on it.. He didn't dodge his role and offered to reimburse the project for the cost of correction. As it happened, the contractor rightly fixed the problem, but it's an example of Harold's great integrity that he didn't palm the problem off. Kerry Bate stated, "I have never worked with another architect who had this kind of ethic. Harold has a statewide reputation among nonprofit and affordable housing developers because he is attuned to their social objectives and committed to the highest quality."

Harold's visionary approach, collaborative spirit, and dedication to affordable housing have significantly impacted the landscape of our state. His architectural innovations and unwavering commitment have not only provided shelter but also fostered a sense of pride and stability among those in need.

In recognition of his outstanding contributions to the affordable housing sector, we strongly advocate for Mr. Harold Woodruff to be honored with the Utah Housing Coalition Gullivan Legacy Award. His exemplary work stands as a testament to his dedication to creating better, more inclusive communities through affordable housing initiatives.

**Thank you, Harold**  
**For your continued love of your community, your passion**  
**and the need for great architecture for our most valuable**

# Member of the Year

## Kristy Chambers ~ Columbus Community Center



Kristy Chambers, CEO of Columbus Community Center, has been the CEO of Columbus since 2015, leading a large nonprofit disability service provision organization that transforms hundreds of lives annually through their work. She also partnered with Housing Connect and many other organizations to build the Hub of Opportunity, a 200,000 square foot mixed-used affordable housing apartment complex featuring Columbus's NextWork Academy program for autistic young adults.

This year, Kristy partnered with the Autism After 21 Utah Project at Madison House Autism Foundation to be a leading community partner on the first-ever neuro-inclusive housing market analysis study in the state of Utah. Where many partner organizations are happy to share a logo for the website and leave it at that, Kristy helped to identify key constituents, sent emails to partner organizations, shared the Learning Session and surveys with disabled self-advocates and their family members, hosted the Local Leaders Workshop, and contributed a written section to the final report, among other things. The final report from this study was recently published in print and at [neuroinclusiveutah.org/findings](http://neuroinclusiveutah.org/findings). The groundbreaking data in this report is already having an impact through another project that Columbus is undertaking with Kristy at the helm - the renovation of a 4-plex in Millcreek that is being transformed into neuro-inclusive housing. This unique building will serve as a home to 8 adults with intellectual and developmental disabilities (I/DD), and will incorporate many neuro-inclusive elements such as biophilic design, universal design, extra-durable features, smart home features, and security features, in addition to being nearby public transportation.

Throughout every step of this process, Kristy has gone above and beyond. Her work truly embodies the spirit of Utah Housing Coalition's mission "Through education, advocacy, and community partnerships, the Utah Housing Coalition is dedicated to promoting equitable and sustainable communities to ensure all Utahans have a safe and affordable place to call home." Thanks in no small part to her tireless efforts and generosity with her time and experience, many more disabled Utahns will be able to access safe and affordable (and neuro-inclusive!) homes in the future. In many respects, autistic adults and individuals with I/DD have been an invisible, forgotten population. Kristy's leading partnership on the Salt Lake Valley Neuro-Inclusive Housing Market Analysis Report ensures that they have a voice and a platform to make their needs and preferences heard, and to educate stakeholders in the public and private sectors about the needs of this community.



**This award is given to a member organization of the Utah Housing Coalition that has gone above and beyond their call of duty to help advance our mission.**



# Agency of the Year

## Weber Housing Authority

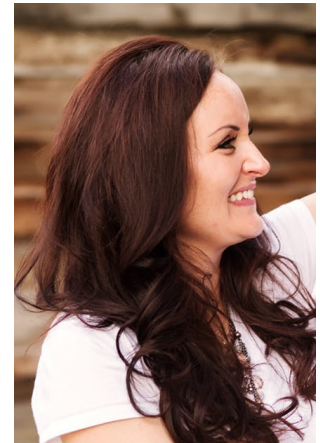
Weber Housing Authority (WHA) **embraces the importance of human life.** WHA was formed with the mission to assist families and individuals in seeking and obtaining affordable, decent, safe, and sanitary housing in Weber County. WHA strives to promote personal, economic, and social upward mobility to provide participants the opportunity to make the transition from subsidized to non-subsidized housing. They commit to be a strong community partner in collaborating with other agencies and entities, through advocacy and support, to enhance the vitality and viability of our community. Monthly, they coordinate services with the local service providers to support resident's success and wellbeing.

Those who work at WHA and the Board stand out as stewards of hope, providing vital services and support to those in need, and exemplifying the core values and mission of the Utah Housing Coalition.

The Weber Housing Authority exemplifies the highest standards of excellence in the realm of affordable housing. Their outstanding efforts have had a profound impact on the lives of countless residents in Weber County, making them a true pillar of the community.

**The Weber Housing Authority has demonstrated excellence in the following key areas:**

- Affordable housing development
- Resident services and support
- Community engagement
- Innovative solutions
- Responsive and compassionate leadership



**This award is presented to an agency that best exemplifies ways of dealing with the affordable housing community and serves as a model for how to accomplish goals in an efficient, professional and unique manner.**

# Urban Project of the Year

## Residence at West Haven



Residences at West Haven is an exceptional development that stands as a beacon of hope and innovation in addressing the unique housing needs of our senior citizens in West Haven, Utah. This remarkable community has shown unwavering dedication to enhancing the lives of its residents and serves as a prime example of targeting a unique population that goes beyond basic affordability with the innovation in financing, which includes federal tax credit equity generated from the sale of 9% LIHTC, permanent financing from Rocky Mountain CRC, soft financing from Olene Walker HOME

funds, Utah's Department of Workforce Services' Deeply Affordable Housing Award, deferred developer fee, and a significant contribution of local tap and impact by the City of West Haven.

In 2021, TWG Development and Weber Housing Authority were awarded 9% tax credits for this 62+ community. This \$10.7 million project features 40 one-bedroom apartments for seniors aged 62+ earning 60% of the Area Median Income and below with a preference for Veterans. This project uses Income Averaging and has 8 Project Based Vouchers for those making under 30% of the AMI. The project features 7 units for physically handicapped, 4 units targeted specifically for Veterans, and 5 units targeted specifically for the homeless and operate under a services agreement with the Weber Housing Authority. The units are unique to the needs of seniors, providing them with a secure and vibrant environment to age in place gracefully. Residences at West Haven is a testament to the power of collaboration and commitment to the wellbeing of Utah's aging population.

This new construction project features one-building with approximately 38,796 GSF in a three story, elevator serviced, wood framed structure, which met the team's goals to be of cost-effective to build and manage, visually appealing, and compatible with the surrounding neighborhood. The City of West Haven waived 75% of the Parks impact fees and 75% of the permit fees. Residences at West Haven meets 2015 Enterprise Green Communities Criteria and is Energy Star Certified. Onsite amenities include a fitness room, community raised garden, computer room/business center, and permanently installed bike racks. Unit amenities include a linen/coat closet, in-unit laundry, and balconies with enclosed storage. Homelessness among older adults is a growing concern in Utah, especially within our Veteran communities. The aging population, along with factors such as limited retirement savings, medical expenses, and a lack of affordable housing options, contribute to the vulnerability of seniors to homelessness. Due to the award of Utah's Department of Workforce Services' Deeply Affordable Housing Award, Residences at West Haven has a Supportive Housing Reserve to continue to address homelessness among older adults and veterans, as it is an ongoing process and Weber Housing Authority plays a vital role in these efforts. Residences at West Haven also was awarded HOME funds from Olene Walker as a surplus cash flow loan and has 7 floating HOME units on the property.

**This award is given to an urban project that demonstrates great leadership in financing, targeting, and building design.**

# Rural Project of the Year

## Beaver Meadows



Achieving projects in the rural areas is somewhat challenging. Sometimes the barriers are unlimited but can be resolved if you are dedicated to working through them. What sticks out for this project is the perseverance of the team at Beaver Housing Authority. The Beaver Housing Authority worked for a few years to get Beaver Meadows in the ground and operating at capacity.

Just like the rest of the state, Beaver County is seeing an increase in growth and residents are seeing the need to increase housing people can afford. It is important to address the housing needs so we can have our family members stay and work in the area, as well as attract and maintain first responders, teachers, and nurses.

Beaver Meadows, is a twenty-five unit ENERGY STAR®-rated fully landscaped housing community consisting of two, three, and four-bedrooms, 20 units in Beaver City and another 5 units in nearby Milford. The development was funded with proceeds generated from the sale of Federal Low Income Housing Tax Credits (LIHTC) purchased by Cache Valley Bank, along with financing provided by Utah Housing Corporation and Beaver Housing Authority. The units are rented to households earning no more 51% of the area median income (AMI) for Beaver County—e.g., \$36,476 to \$45,595 for a household of four—and will rent for \$589 to \$896 per month, plus utilities.



**This award is given to a rural project that demonstrates great leadership in financing, targeting, and building design.**





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Rocky Mountain Power has contracted with ICAST, a leader in multifamily housing, to manage and administer a custom energy efficiency incentive program for multifamily properties in their service territory.

# Utah Housing Coalition Is Celebrating 50 Years

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To Donate



**\$50  
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# Green Project of the Year

## Cinnamon Springs



On behalf of ICAST (International Center for Appropriate and Sustainable Technology) and Rocky Mountain Power (RMP), I am writing to express our support for the “Project of the Year (Design/Green)” award nomination for the “Cinnamon Springs” project and IDC Apartments, the property owners.

This project is located at 4720 S 2200 W, Taylorsville, UT, 84129, and comprises 144 apartments. This is a naturally occurring affordable housing complex that caters to households earning less than or equal to 80% of

the area median income. The project involved replacing 20+ year-old gas furnaces and central air conditioners with dual-fuel heating solutions comprising cold-climate air-source heat pumps and new gas furnaces. The owner also decided to replace all of their old, manual thermostats with EcoBee smart programmable thermostats. The project will achieve over \$181,300 in annual utility cost savings or ~\$3.25M over the lifetime of the upgrades.

The project leveraged heat pumps (with efficiencies 300% higher than their conventional counterparts for space conditioning) and smart solutions to directly benefit 144 households by reducing their utility bills, increase the comfort, while reducing their health care costs due to improved indoor air quality. The project also reduced operating and maintenance costs for the property owner, while reducing emissions in the Wasatch region to positively impact the inversion effect.

By showcasing such projects that increases the affordability of housing, we can help convince other multifamily property owners and managers to pursue similar impacts. This is especially important in the boom times created by the Inflation Reduction Act and Bipartisan Infrastructure Law.



Committee felt that recognition of upgrading energy efficiency in Natural Occurring Affordable Housing (NOAH) warranted recognition.

# Person of the Year Carol Hollowell Switchpoint

In April of 2023, I attended the Utah League of Cities and Towns conference in St. George. It was there that I met Carol Hollowell and toured Switchpoint. Switchpoint's moto is "Changing the Face of Poverty." They are doing just that. They model their program doing the following and offering many much needed services:

Open 24/7

Individualized approach by assigning every client a case manager.

Partner with over 20 nonprofits and government agencies.

Offers several classes.

Give clients access to computers and shower facilities for homeless individuals.

Switchpoint has several micro-businesses to help fund the programs and services. One of the businesses is the Switchpoint Garden. The fruits and vegetables are used at the shelter and food pantry. The community garden is a hi-tech, aeroponics garden that produces year-round.

Another business is the Thrift Store to provide affordable clothing and household items to their clients and the community. They also operate a doggy day care, Bed 'N' Biscuits for dog and cat daycare, boarding, grooming and training. This provides animal care for their clients and the community as well.

I also toured the Switchpoint Boutique and the Switchpoint Coffee shop where they sell the Switchpoint branded coffee as another micro-business to help with funding. I visited the 24/7 Daycare, Stepping Stones. The teaching staff receive ongoing training in child development. They work with parent's schedules to provide the best care, education and play in a happy home-away-from-home setting. Now, if someone can only find income by working a night shift, they have somewhere to take their child.

All the businesses offer a job shadowing program for their residents and clients at Switchpoint. All net proceeds fund the operations at the homeless shelter. Beyond the shelter in St. George, Switchpoint is also in the process of opening a community resource center and shelter in Tooele.

Not only has Switchpoint provided homeless sheltering and services, they have also built and maintained affordable housing for many communities. They have communities in St. George (Riverwalk Village) and Salt Lake City (The Point and Fairpark).

I believe that Switchpoint is serving people in unique and different ways. They go above and beyond to help those in need and involve the entire community to be successful. All of their programs require volunteers and community support. This is a unique model and should be commended and recognized.



**This award is presented to an individual in our community who has shown leadership and innovation in their field or who has gone beyond their call of service to advocate for, preserve and grow the affordable housing inventory in our state.**

# UHC Housing Leader on the Hill

## Marsha Judkins



Marsha Judkins graduated from Bingham High School in South Jordan (Go Miners!). She then moved to Provo to begin college at BYU on an academic scholarship. Marsha changed her major three times—Mathematics, Piano Pedagogy, Math again—, married a fellow student, had five of their seven children, and moved to their current home west of the freeway in Provo before graduating with a B.A. in Political Science with a minor in Mathematics ten years after she started.

Marsha was appointed to the Utah Legislature in July of 2018. Her first session she hit the ground running sponsoring quite a few bills for a freshman. She signed on as a co-sponsor for Consent to Services for Homeless Youth, Sponsored by Representative Weight, a bill the Coalition was invested in.

In 2019 the Coalition worked with the Representative to sponsor a bill on Renter Expenses Disclosure Requirements. This bill did not pass in 2019 but it did pass in 2020.

Marsha serves on the Social Services Committee and has accomplished extremely meaningful work there. Her comments and questions identify her as someone who understand Utah issues and seeks meaningful solutions.

Marsha is an advocate for balanced landlord tenant law and passed legislation helping both sides. Additionally she has run eviction expungement legislation that helps both landlords and tenants by incentivizing both sides to settle debts. Landlords are incentivized to waive portions in order to get something and tenants are incentivized to pay their balance and receive an expungement from their record.



**This award is presented to an individual who works as part of the State Legislature to advance housing resources and legislation that benefits housing and homeless programs in Utah. This person demonstrates leadership beyond the norm, advocates for those who have no or very poor housing and shelter and works tirelessly for all of Utah's citizens.**



# Thank You, 2023 Board

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Through education, advocacy, and community partnerships, the Utah Housing Coalition is dedicated to promoting equitable and sustainable communities to ensure all Utahans have a safe and affordable place to call home.