



# 24th Annual Utah Housing Matters Awards



## Jack Gallivan Legacy Award

*Glenn Bailey*

## UHC Members of the Year

*Terry Gentry, The Richman Group*

## Agency of the Year

*Community and Neighborhood Department of Salt Lake City*

## Energy - Preservation Project

*47 Seventy*

## Urban Project of the Year

*Senior Living on Washington*

## Person of the Year

*Heather Lester*

## Housing Leader on the Hill of the Year

*Wayne Niederhauser*

## National Housing Leadership

*Diane Yentel, National Low Income Housing Coalition*

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  
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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

# Mickey Gallivan 1945–2022

Information from the Salt Lake Tribune



Mickey started his career in television news in Salt Lake City and then Honolulu. He was a writer/reporter for the Associated Press, assisted in the original marketing for Snowbird ski resort, was a director of the Utah Travel Council and headed the state's Economic Development Department under Governor Scott Matheson. Over the course of two decades, Mickey was a tour de force in the local advertising industry primarily with Harris & Love where he served as principal, president and CEO. In 1998-1999, he was chairman of Worldwide Partners, the world's largest network of independent advertising agencies. In 2001, Mickey was awarded the Utah Advertising Federation Silver Medal, the group's highest honor, for his long service to Utah's ad industry.

In addition, Mickey was vice president of the Salt Lake City Olympic Bid Committee from 1988 to the successful award of the 2002 Games in 1995. He served on the board of the Salt Lake Tribune Publishing Company, and Kearns Tribune Corporation. He was a member of the National Advisory Board of the David Eccles School of Business at the University of Utah; the Advisory Council of the School of Arts & Letters at the University of Notre Dame as well as the Gallivan Program in Journalism, Ethics, and Democracy; and the Salt Lake City Airport Advisory Board. He was also a chairman of the Intermountain Healthcare Foundation, and a member of the executive committee of the Salt Lake Area Chamber of Commerce. He was a trustee of Rowland Hall St. Mark's School, and for many years a trustee of Hogle Zoo.

Mickey's contributions to his community were vast. But of all his accomplishments, he was most proud of successfully advocating for Guinness on tap to be served at the Salt Lake Country Club.

Unquestionably, Mickey's greatest impact was on the people in his life. He epitomized inclusivity. His friendships transcended age as well as political and religious affiliations. He nurtured friendships from grade school, high school, Notre Dame and every job he ever had. He never stopped collecting friends or making people feel loved and important. To Mickey, every relationship had its own unique value.

As a father and husband, Mickey was one of a kind. The reciprocal devotion between Sharee and Mickey was beautiful to watch. He loved, supported and showed up for his family in extraordinary ways. And it wasn't just his own children who were deeply impacted by his love. Molly, Duffy and Meghan's friends all loved Mickey like family.

Mickey was a man of conviction. He was as principled with his politics as he was with his position on the Oxford comma. Yet one of Mickey's most admirable attributes was that he never stopped evolving. Not only did his perspective on the world continue to grow and change, so did his taste in music. While his love for The Beatles and Bob Dylan was unwavering, it was Lady Gaga he requested during his last stay at the Huntsman Cancer Institute.

Few people embrace life's vibrancy the way Mickey did. Wherever he was—whether singing the Notre Dame fight song, entertaining his grandchildren with his famous Donald Duck voice, golfing with "The Rabbits," lunching at the Alta Club with "The Damned Old Democrats," meeting up monthly with his Judge pals "The Geezers," closing down the bar at P.J. Clarke's in Manhattan, tailgating at Notre Dame Stadium, proudly leading tours of ND's campus for first time visitors, cheering on the Utes and the Irish or at home with his family—Mickey trusted in the abundance of life. He was blessed with the rare ability to soak in all that a moment has to offer. And in return, Mickey gave us the gift of his full heart.

# Glenn Bailey

## Jack Gallivan Legacy Award



Glenn Bailey has served as one of the most effective voices in support of low-income issues in Utah for more than 30 years. Glenn's moral center comes from his experience as the son of a Methodist minister raised in Michigan and raised to carry himself with classic midwestern values of modesty and compassion.

In 1992, When Bailey stepped into the role of Executive Director there was some concern about his youth and long hair however that was quickly put to rest with the effectiveness in which he reinvigorated Crossroad Urban Center into the mainstay of the community that it has become.

Crossroads Urban Center was started in 1965 and in the subsequent years it has served as a cornerstone of the community in providing direct services to individuals and families near poverty or well past the poverty threshold. Crossroads has two everyday food pantries, a busy thrift store and a dedicated ongoing advocacy effort. Every year it serves literally thousands of those in need and continues to grow as the local needs expand. Crossroads Urban Center also serves a secondary purpose of bringing together those it serves to provide organization and advocacy for lasting solutions to poverty.

While with Crossroads Urban Center, Bailey has helped foster and incubate a variety of low-income advocacy positions, groups over the years. He worked on a wide breadth of issues affecting low-income seniors such as utility rates, access to affordable housing, and health care. Under Bailey's direction Crossroads has become well known as a community leader fighting for fairness in hunger, health care, homelessness, and housing. Glenn's dedication, selflessness, humility, humor and quiet nature have made his organization one of the longest lasting and successful anywhere in the West.

Bailey has also supported and facilitated many efforts, some have come and gone, and many still continue, because of his support and leadership. Here are but a few of those. Salt Lake Citizens Congress Utahns Against Hunger, Wasatch Community Gardens, the Governor's Blue-Ribbon Taskforce on Housing, Salt Lake City inclusionary zoning Coalition, the Disabled Rights Action Committee, Utah Housing Technical Assistance Project, the 2002 and 2024/2028 Olympics community advocacy coalitions, JEDI Woman, Utah HUD Tenants Association, Utah Utility Consumer Action Group, Coalition of Religious Communities, Powerful Moms, the, Utah Medicaid Coalition. SLC and Salt Lake County housing trust funds, Salt Lake Valley Coalition for the Homeless,

Glenn's persistence with housing and homelessness has brought significant change benefitting low-income households and for his unending dedication to those less fortunate in our state, UHC awards the John "Jack" Gallivan Legacy Award to Glenn Bailey.

**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.**

# Member of the Year

## Terry Gentry ~ The Richman Group



The Richman Group, with Terry Gentry as their leader, has deserved this award for a long time. They have sponsored the Annual Utah Housing Matters Conference from day one. That means 26 years of sponsorship and support of our entire membership and the State of Utah.

Since the late 1990s, the Richman Group has placed over \$2 billion in tax credit equity in over 300 developments, including over 85 communities in Utah serving more than 6,500 households. Under Gentry's leadership, the impact of the Richman Group in Utah also includes 1) support to establish a Utah State Tax Credit Allocation Fund, 2) creation of a statewide investor fund with American Express, and 3) provision of technical assistance resulting in Utah's initial long-term plan to address chronic homelessness.

From the first transaction with the Ogden Housing Authority, Key Bank, and Richman Capital in 1997 to long-term efforts with Utah Non-Profit Housing Corporation beginning in 2002 and with many other partners into the present, Gentry has continued to demonstrate the importance of balancing the needs of investors, communities, and residents alike. The resulting projects are welcomed as community assets and a special place to call home!

A few years back Gentry reached out to the Coalition wanting to expand the Affordable Housing State Tax Credit administered by the Utah Housing Corporation. The Coalition was able to obtain a pro bono lawyer to work through the details. It took two sessions and tweaking, but this was accomplished with support of the Commission on Housing Affordability. Gentry is currently on a working group to expand the tax credit again this year.

For all their continued support of nonprofit housing development in Utah, for their advocacy for better and more housing development resources, and for their long-term support of the Utah Housing Coalition, we are proud to name The Richman Group under the leadership of Terry Gentry as the 2022 Member of the Year.



**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

## Community and Neighborhood Department of Salt Lake City



The Community and Neighborhood Department of Salt Lake City has been a proven leader in innovative housing initiatives to benefit Salt Lake City residents. In addition, they have served as a model for other municipalities in Utah with easily replicable housing projects.

The Division of Planning, Building Services, Transportation, Real Estate, Housing Stability, and Youth and Family Services are included in the Department. Past and recent accomplishments include: Expanded Form-Based Zoning (increasing the number of housing types and density), an ADU Ordinance, expanded SROs and Shared Housing zoning, OffStreet Parking Modifications (adjusting residential unit parking requirements),

RMF-30 modification (expanding density throughout the City), increased Bus Rapid Transit services, On-Demand Transit on the City's Westside, a new low-income multi-family electrification/net-zero rehab program, a Tenant Legal Representation program, and increased housing opportunities for people experiencing homelessness.

Currently, the Department is working on further initiatives such as An Affordable Housing Overlay zone (incentives for developers), Thriving In Place (a study and recommended policy on gentrification and displacement mitigation), Residential Housing Loss Mitigation modifications, and The Other Side Village.

Through the leadership of Director Blake Thomas, Deputy Directors Orion Goff and Tammy Hunsaker, and the guidance and support of Mayor Erin Mendenhall and the City Council, the Department continues to step up in advocacy, planning, and deliverables in addressing the affordable housing needs of community members.

For their persistent and multi-faceted approach to meeting the affordable housing needs of the Salt Lake City community, for their approach to changing zoning and codes to expedite affordable housing development, and for channeling resources to produce more affordable housing, we are happy to name The Community and Neighborhood Department of Salt Lake City the 2022 Agency of the Year.

**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.**

# Energy Preservation Project of the Year

## 47 Seventy



47 Seventy is a 416-unit “naturally occurring affordable housing” property in Salt Lake County. It is owned by Marble Partners, LLC, and managed by Apartment Management Consultants, LLC. The owner’s initial goal was to replace their old central air-conditioning (CAC) units to be rid of R22 refrigerants that are harmful to the ozone layer. However, in collaboration with RMP’s Multifamily Demand-Side Management (DSM) Program Administrator, they expanded the scope of work to include replacing 20-year-old furnaces to drive more significant impacts for low-income tenants. ICAST (International Center for Appropriate and Sustainable Technology) administers the renovation program and is General Contractor. Leveraging ~\$620,698 rebates from RMP, ICAST replaced the inefficient HVAC systems in over 120 units with 2-ton cold-climate air-source heat pumps (ccASHPs) and new gas furnaces for backup heating. As a result, low-income residents can expect their energy burdens to reduce by an average of 2-3 utility bills per year. In addition, the entire project will save ~\$4M over the lifetime of the upgrades. Marble Partners ultimately aims to replace all the inefficient HVAC systems at the property.

The renovations at 47 Seventy will have both financial and health/safety impacts on the tenants. Advanced clean energy technologies are utilized rather than “business as usual” appliances. ccASHPs provide both cooling and heating and are approx. 3-5 times more efficient than conventional HVAC.

These systems are a high-value investment because, in addition to reducing utility bills, they can increase residents' homes' health, comfort, and safety (e.g., because they do not give off carbon monoxide). Reducing reliance on natural gas also reduces greenhouse gas emissions, creating health benefits for surrounding communities. The dual fuel heat pump solutions at 47 Seventy will abate ~3M lbs. of carbon emissions annually and ~57M lbs. over the lifetime of the upgrades.

For their forward thinking to the financial and health/safety benefit of low-income households in Salt Lake City, for their investment in advanced green solutions, and because the project serves as an example that *all* multi-family affordable housing owners, we are happy to award the 2022 Preservation Project of the Year to 47 Seventy.

**This Energy Preservation Award is not a yearly award. Committee felt that recognition of upgrading energy efficiency in Natural Occurring Affordable Housing (NOAH) warranted recognition.**

# Urban Project of the Year

## Senior Living on Washington



Senior Living on Washington, built by Canterbury Partners, is an age-restricted affordable property funded by LIHTC and HOME. It serves the greater Ogden area, located at 2955 Washington Blvd - Ogden's "Main Street ." It is conveniently located just a few blocks south of the central business and entertainment district, providing proximity to essential amenities, employment, and recreational activities. In addition, the project is close to regional transportation networks, including interstate highways, frontrunner mass transit, and is located on a major bus route and thoroughfare.

Canterbury Partners' aimed to develop a retreat atmosphere where residents may slow down, relax and reenergize as they engage in their second stage of life. It serves a mix of 1) lower-income, fully retired individuals with fixed retirement incomes and 2) older workers, providing part-time labor in nearby retail and hospitality services. Most new multi-family housing in Ogden is either market rate, focused on young families, or both. Senior Living on Washington will help ensure that the generation that built the Ogden of today can afford to live there tomorrow in quality accommodations!

The project consists of a single 4-level building of contemporary urban design with a flat roof, brick, and stucco exterior. It is laid out in a "U" shape with a grade-level courtyard that provides a quiet, protected place for socializing. Project amenities include community gathering space, nine-foot ceilings, LED lighting, balconies, energy star appliances, washer/dryer hookups, wired for high-speed internet, a clubhouse with a fully furnished kitchen and social room, a fitness center equipped with weights and aerobic trainers, an elevator, a courtyard with a fire pit and BBQs, and a computer/library/game room.

For its unique design, its location in a very amenity rich area, for the affordability of the units and for the care of seniors, we are excited to award the 2022 Urban Project of the Year to Senior Living on Washington .



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



# Person of the Year Heather Lester Utah Community Action



It is hard to do justice to the amount and scope of work that Heather Lester does as the Mediation Program Coordinator at Utah Community Action. She spends long days providing direct service to avoid evictions, promoting the mediation program, and staying on top of legislative issues. Yet, while managing a hectic schedule and stressful workload, she remains upbeat through all the hard days.

Heather has built a one-person shop into a statewide program. In addition to working her magic in the courts, presenting at conferences, and training tenants, she is now training and managing a team statewide. Heather was instrumental in securing funding to grow the mediation program to provide more mediators for those who desperately need help. In addition to mediation and crisis intervention work, she is teaching the community and other agencies about her passion for affordable housing for all. Her favorite statement is that “EVERYTHING is Figureoutable.” She works comfortably on many levels, from internal staff, case-managed clients, agency partners, agency referrals, and social media requests for education, and has talked with legislative bodies.

Heather is especially passionate when advocating for more vulnerable households who struggle to find their voice, and she works small miracles to keep defenseless renters housed, especially the elderly and disabled. While respecting landlords' rights and responsibilities, she is adamant that tenants be treated equitably. She loves what she does, stays informed, promotes solutions, and works out compromises that keep both sides satisfied.

We all know how devastating an eviction is, and keeping people housed and without evictions on their record is a crucial part of our housing "world ." Heather is an inspiration to many of us who feel worn down by the ongoing desperation of people facing the loss of their homes. The mediation program and Heather's spirit and passion, in particular, help to recharge the hearts of those who work alongside her.

For her steadfast compassion, for her ingenuity, for her passion for those who have not voice, We are excited to award Heather Lester, the 2022 Person of the Year award.



**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

## Wayne Niederhauser



When Governor Cox appointed Wayne Niederhauser as the State Homelessness Coordinator, it was a topic entirely new for him. However, even before he was scheduled to begin duties, Mr. Niederhauser made time to learn about programs throughout the state, especially about the concerns and limitations faced by homeless advocates and program services. He jumped in and has been instrumental in bridging the gap between program administrators and the legislature. He also became an essential voice for rural programs, desperately needing a champion to bring them closer to the table.

Because of Mr. Niederhauser dedication and hard work, in their 2022 general session, the legislature appropriated 55 million dollars of ARPA funding for deeply affordable housing. This funding will create 1078 income-restricted units throughout the state, 679 dedicated to housing people at 30% AMI, and 529 dedicated to serving individuals experiencing homelessness.

Mr. Niederhauser will continue his efforts with the Commission on Housing Affordability and state leaders through the 2023 general session. He has consistently exceeded expectations in working with homeless and shelter programs across the state and directing more resources to the issue.

For his willingness to learn, for his advocacy for homeless programs with the State Legislature, and for his tireless work to find more resources to address the needs of homeless populations, we are proud to award Wayne Niederhauser the 2022 Housing Leader on the Hill.



**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.**

# Diane Yentel

## National Housing Leadership

*End Rental Arrears Stop Evictions, ERASE*  
*Convening October 17, 2022*



*Quote from Gene Sperling,  
Senior Advisor to the  
President of the United States*



“And this is where, and I really want to say this from the bottom of my heart, this is where the importance of Diane's leadership in the National Low Income Housing Coalition played, to me, its strongest role. In White Houses, people talk about outreach strategies – you're reaching out to business and labor and nonprofits. That does not capture the importance of what we were doing here. We had, essentially, an emergency feedback loop that Diane and the National Low Income Housing Coalition led and you all were the vital players in.

We had to, yes, be on the phone constantly, be on the calls we had to make to Treasury Department; Noelle, Erica, myself, we had to be in constant touch. I don't think any of us could have totally communicated all of the obstacles that were happening, or why you would see the program work beautifully in some places and terribly in others. There wasn't time to study it. There wasn't time to do reports. You had to listen and react. And that meant this constant interaction.

Yeah, we didn't agree on everything. We'll go back and look who was right and wrong on particular things. But without that feedback loop, we would not be sitting here celebrating a lot of the success that took place. We altered the program in May particularly, major alteration towards more tenant focus; again in June; and then I think a critical one in August where we really, really went the extra mile on spreading the message even further – simplification, low documentation, self-attestation for much of it – that made an extremely big difference.

That instant, that emergency, that couldn't have been done without the people in this room and without the people listening. And I really, really mean that. And whenever I speak on the American Rescue Plan, I tell this story. It was more true in this than anything else, but it was true in the child tax credit outreach as well. There needs to be a different type of relationship, a feedback loop like this, where we may disagree, but we're constantly talking and reacting. Because when you are in a crisis, you do not have time and, most importantly, the people whose lives are on the line do not have time for you to be slow, trying to get it perfect. You've got to be fast and be as roughly right as we can, and adjust.

And that is really, to me, one of the great lessons, which gives me, again, great thanks to Diane's leadership and the entire National Low Income Housing Coalition.”

**First National Housing Leadership Award created to honor Diane Yentel for her dedication to low income renters during the pandemic, natural disaster recovery and her ability to make a difference.**

# Thank You, 2022 Board

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Utah Housing Matters Conference

*SAVE the DATE*

*August 28 - 30, 2023*



Zermatt  
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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.