



March 20, 2024

**Jennifer Wilson**  
Mayor

**Erin Litvack**  
Deputy Mayor, County  
Services

**Darrin Casper**  
Deputy Mayor, Finance  
& Administration

**Catherine Kanter**  
Deputy Mayor, Regional  
Operations

**Andrew Roberts**  
Chief of Staff

Salt Lake County  
Office of Environmental Services  
2001 South State Street, S2-100  
Salt Lake City, UT 84114

Subject: Letter of Commitment for Salt Lake County Environmental Sustainability Division's Green and Affordable Housing Pilot project (GAHP).

To Whom it May Concern:


I am writing today to express support for the Salt Lake County Environmental Sustainability Division's Green and Affordable Housing Pilot project (GAHP) CPRG Implementation grant general competition application.

The purpose of this critical project is to catalyze the transformation of Salt Lake County's hard-to-abate construction sector to increase the availability of all-electric, multi-family, affordable housing units and reduce greenhouse gas (GHG) emissions within an EPA non-attainment area. The project will impact the critical western half of Salt Lake County, where residents live closest to industrial entities, are most impacted by poor air quality, and includes the majority of our community's low-income and disadvantaged communities.

Additionally, GAHP aligns with my priorities to improve Salt Lake County's air quality, address our affordable housing crisis, and serve our most vulnerable residents. It is my expectation that this project will implement the described and ambitious measures to achieve GHG reductions by 2030 and beyond, complement Salt Lake County's existing funding sources to maximize GHG reductions and community benefits, while allowing us to pursue innovative policies and programs that may be easily replicated and scaled across the state or region.

On behalf of Salt Lake County, I encourage and appreciate your full and fair consideration of this important grant application.

Sincerely,



Jenny Wilson

**Jennifer Wilson**  
*Salt Lake County Mayor*

**Catherine Kanter**  
*Deputy Mayor  
Regional Operations*

**Dina Blaes**  
*Regional Development Director*

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**Housing and Community  
Development**

**Michael Akerlow**  
*Housing and Community  
Development Director*

March 8<sup>th</sup>, 2024

Salt Lake County  
Office of Regional Development  
2001 South State Street, S2-100  
Salt Lake City, UT 84114

Subject: Letter of Commitment for Salt Lake County Environmental  
Sustainability Division's Green and Affordable Housing Pilot project (GAHP).

Dear Salt Lake County:

The Office of Regional Development's Housing and Community Development (HCD) division is pleased to submit a Letter of Commitment for the Green and Affordable Housing Pilot project. The goals of the pilot project directly align with HCD's overall long-term and program specific goals.

If the Green and Affordable Housing Pilot Project is selected, HCD's Housing Trust Fund (HTF) program will facilitate the awards to subrecipients and will manage the compliance of the projects. The purpose of the HTD is to address the health, safety, and welfare of its citizens by providing financial assistance for affordable and special needs housing within Salt Lake County low income and disadvantaged communities (LIDAC). In less than two years, the Housing Trust Fund has invested \$25.1 million dollars of Coronavirus State and Local Fiscal Recovery funds to gap finance the development/re-development of 1,545 affordable housing units along with \$1.2 million of HOME Partnership New Development funding. The HTF has also developed Countywide housing policy which includes the recent adoption of Housing Trust Fund's Sustainable Development Policy. The Sustainable Development Policy allows the HTF Advisory Board to prioritize sustainable projects funded in 2024 and beyond, which would include financing programs such as GAHP.

The awarded funding from CPRG for SLCo's Green and Affordable Housing Pilot project will assist with reducing costs for development, reducing costs for operations, reduce costs for affordable housing units, reduce emissions, and spark a revolutionary mindset change. GAHP will catalyze sustainable affordable housing development practices directly in Salt Lake County and throughout Utah and the Intermountain West.

Housing and Community Development is fully committed to providing the necessary personnel, operational resources, and programmatic support to ensure the successful realization of the project's outlined goals.

Sincerely,



Michael Akerlow  
Director

March 18, 2024



**Jenny Wilson**  
*Salt Lake County Mayor*

**Catherine Kanter**  
*Deputy Mayor, Regional Operations*

**Dina Blaes**  
*Director, Office of Regional Development*

## **Regional Economic Development**

**Kersten Swinyard**  
*Acting Economic Development Director  
Senior Economic Development Manager*

**Meredith Muller**  
*Workforce Development Manager*

**Cleopatra Balfour**  
*Economic Development Manager*

**Madeline Martinez**  
*Economic Development Coordinator*

**Kelci Dansie**  
*Economic Development Coordinator*

Salt Lake County  
Office of Regional Development  
2001 South State Street, S2-100  
Salt Lake City, UT 84114

Subject: Letter of Commitment for Salt Lake County Environmental Sustainability Division's Green and Affordable Housing Pilot project (GAHP)

Dear Environmental Sustainability Division:

Salt Lake County Economic Development is pleased to submit a Letter of Commitment for the Green and Affordable Housing Pilot project (GAHP). The Economic Development division successfully manages several programs that are relevant to this grant.

Specifically, our division has a successful history managing two EPA-funded Brownfields Revolving Loan Funds, with particular expertise in loan management, working with local regulators, and building relationships with the local development community.

We also manage the Salt Lake County Pre-Apprenticeship Program, which pairs workers from underserved communities with a 12-week training course to join construction trades. As these workers graduate from our program, they are paired with trade union apprenticeships and job pipelines for clean energy technologies, installation, and repair, among others.

Our division also conducts research about how to make Salt Lake County more globally competitive for top industries and job growth while maintaining our renowned quality of life. Reducing air pollution and keeping our air clean ensures that our most vulnerable communities continue to benefit from robust regional economic growth.

Economic Development's role in GAHP will primarily be advisory. That role may include informing the design, policy, practice, implementation, and administration of the proposed GAHP Developer Incentive Package awards based on staff experience managing EPA Revolving Loan Funds and general involvement in the local development community. Our staff may also advise on general workforce needs or economic competitiveness and air quality.

Please contact me if you have any questions about Economic Development's support of the GAHP application.

Sincerely,

A handwritten signature in dark ink that reads 'Kersten Swinyard'.

Kersten Swinyard  
[kswinyard@slco.org](mailto:kswinyard@slco.org)  
385-468-4869



March 6, 2024



**Jennifer Wilson**  
*Salt Lake County Mayor*

**Catherine Kanter**  
*Deputy Mayor  
Regional Operations*

**Dina Blaes**  
*Regional Development Director*

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**Regional Planning &  
Transportation**

**Helen Peters, AICP, MPA**  
*Regional Planning & Transportation  
Director*

Salt Lake County  
Office of Regional Development  
Environmental Sustainability Division  
2001 South State Street, S2-100  
Salt Lake City, UT 84114

**Subject:** Letter of Support for Salt Lake County Environmental Sustainability Division's Green and Affordable Housing Pilot project (GAHP) application

Dear Environmental Sustainability Division:

Salt Lake County's division of Regional Planning & Transportation is pleased to submit a Letter of Support for the Green and Affordable Housing Pilot project (GAHP) grant application.

The Planning & Transportation division is dedicated to creating sustainable and thriving communities through comprehensive regional land use plans that integrates land use and transportation. The West General Plan, adopted in January 2021, was informed by an extensive community survey which incorporated 2,066 county resident responses. Notably, many resident respondents of the western half of Salt Lake County indicated they highly or somewhat agreed with the plan to integrate affordable housing throughout communities, while minimizing impacts on water quality, air quality, and natural habitats. Overall, the West General Plan creates a vision that provides a way forward for all western county municipalities to achieve.

Please reach out if you have any questions about Planning & Transportation's support of the GAHP application.

Sincerely,

A handwritten signature in black ink, appearing to read 'H Peters'.

Helen Peters, AICP MPA



**Jennifer Wilson**  
*Salt Lake County Mayor*

**Catherine Kanter**  
*Deputy Mayor  
Regional Operations*

**Dina Blaes**  
*Regional Development Director*

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**Housing and Community  
Development**

**Michael Akerlow**  
*Housing and Community  
Development Director*

**Housing Trust Fund Advisory Board**

**Jeff Davis**

**Matt Dahl**  
*Chairperson*

**Dejan Eskic**

**Michael Maloy**

**Claudia O'Grady**

**Susan Petheram**

**Karen Stone**

**Stephanie White**  
*Vice Chairperson*

March 15, 2024

Salt Lake County  
Office of Regional Development  
2001 South State Street, S2-100  
Salt Lake City, UT 84114

Subject: Support for the Green and Affordable Housing Pilot Program (GAHP)

Dear Salt Lake County,

On behalf of the Salt Lake County Housing Trust Fund Advisory Board (HTFAB), I enthusiastically support the Green and Affordable Housing Pilot Program (GAHP). The HTFAB is dedicated to integrating sustainable development into our housing policies, and the GAHP will be a complementary program that will further that vision.

I believe the GAHP will create meaningful improvements in Salt Lake County. By addressing the technical and financial challenges often encountered in sustainable development, the GAHP is poised to drive new approaches to the creation of sustainable affordable housing. The GAHP's impact on low-income and disadvantaged communities will be profound, providing healthier living environments and access to cost-saving technologies.

We are confident that the GAHP will serve as a model for other jurisdictions and support the expansion of the building industry's role in combating climate change. The HTFAB looks forward to working alongside the Salt Lake County Environmental Sustainability Division to ensure the success of this pilot program and its beneficial outcomes for all our communities.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matt Dahl'.

Matt Dahl

Chair, Housing Trust Fund Advisory Board

March 15, 2024

Salt Lake County  
Office of Regional Development  
2001 South State Street, S2-100  
Salt Lake City, UT 84114

Subject: Letter of Support for Salt Lake County Environmental Sustainability Division's Green and Affordable Housing Pilot project (GAHP).

Dear Salt Lake County:

The Salt Lake County Health Department is pleased to submit a Letter of Support for the Green and Affordable Housing Pilot project (GAHP).

Good air quality is one of the primary determinants of the public's health. The Salt Lake County Health Department has and continues to improve and preserve the regional air quality through programs addressing air pollution sources. The U.S. EPA has generally categorized anthropogenic sources of air pollution as, Point Sources (large industrial emitters) Mobile Sources (cars and trucks), Nonpoint or Small Area Sources (combinations of small sources such as small businesses and homes). In Salt Lake County, mobile sources account for the largest portion of the air pollution inventory followed by small, area sources. The health department has operated a motor vehicle inspection and maintenance program for 40 years, preventing thousands of tons of air pollution annually. Small area sources are projected to produce the largest portion of air pollution by the next decade. Innovative strategies to reduce air pollution from small area sources is essential to establishing and preserving good air quality. The health department is currently working with partners to assess air pollution sources at a local and more granular level. We are also including in our focus indoor sources of air pollution. There is more evidence-based science demonstrating that indoor sources of pollution also have an adverse effect on public health. Poor air quality in the aggregate has been the chief cause of human caused climate change.

The Salt Lake County Environmental Sustainability division's CPRG application for funds to start a Green and Affordable Housing Pilot (GAHP) is an example of an air quality improvement strategy essential for improving the air quality of Salt Lake County and the public's health. The health department supports the strategies of reducing greenhouse gas emissions, hazardous air pollutants, and the essential coordination of similar efforts with partner agencies. The health department is willing to provide technical support, participate in setting specific goals and objectives, and participate in providing information and strategies to the affected populations. Our experience and role in improving air quality for the public's health will fit well with the GAHP pilot project program.

Sincerely,



Dorothy Adams  
Interim Executive Director

MAYOR ERIN MENDENHALL  
*Executive Director*



DANNY WALZ  
*Director*

REDEVELOPMENT AGENCY *of* SALT LAKE CITY

March 8, 2024

Salt Lake County  
Office of Regional Development  
2001 South State Street, S2-100  
Salt Lake City, UT 84114

RE: Letter of Commitment for Salt Lake County Environmental Sustainability Division's Green and Affordable Housing Pilot project (GAHP).

Dear Salt Lake County:

The Redevelopment Agency of Salt Lake City (RDA) is pleased to submit a Letter of Commitment for the Green and Affordable Housing Pilot project (GAHP).

The RDA currently has a [sustainable development policy](#) in place that requires building projects supported with RDA funds to be all-electric. Many of the projects that the RDA supports incorporate affordable housing and the GAHP would enable these projects to meet the RDA's sustainability policy, especially affordable housing rehab projects that tend to incur higher costs converting to all-electric.

Not only would this program support affordable housing projects, it would help Salt Lake City meet their climate reduction goals of reducing community greenhouse gases by at least 50% by 2030 and at least 80% by 2040 to improve air quality for the region as a whole. More generally, this program will encourage a shift in building design in Utah to be more sustainable from the outset.

If made available, the RDA is committed to guiding affordable housing projects to this resource and working with Salt Lake County to understand what data can be provided to refine the program overtime. The RDA will further market this resource to projects located in low income and disadvantaged communities (LIDAC) to ensure residents experience the benefits of sustainable building design.

The RDA is extremely excited to see the GAHP established and looks forward to being involved in such an important mission.

Sincerely,

A handwritten signature in dark ink, appearing to read "Danny Walz", with a long horizontal flourish extending to the right.

Danny Walz  
Director  
Redevelopment Agency of Salt Lake City

March 11, 2024

Salt Lake County  
Office of Regional Development  
2001 South State Street, S2-100  
Salt Lake City, UT 84114



Subject: Letter of Support for Salt Lake County Environmental Sustainability Division's Green and Affordable Housing Pilot program (GAHP)

Dear Salt Lake County:

Giv Development is pleased to submit a Letter of Support for the Green and Affordable Housing Pilot program (GAHP).

Our group has been involved in the development of over 1,200 affordable housing units across the state of Utah over the last decade. The team members that work with Giv all live in Utah and have seen the impacts that climate change and population growth have had on the environment, particularly on air quality. In an effort to provide a path to a future with cleaner-operating buildings and fewer poor air quality days, Giv transitioned to all-electric construction in 2016. As the first affordable housing multifamily developer in the area to make this transition, there were many lessons to learn. The team had to learn what equipment is best to install and operate, how to find contractors with experience in all-electric technologies, how to educate residents on operating HVAC systems they may not have operated previously, and many other nuances of building in a way that was rare for the state.

The GAHP program will be critical in helping Utah's built environment transition to technologies that will reduce greenhouse gas emissions and other harmful air pollution in the area. Utah's future air quality improvements will require a drastic reduction in these localized emissions. The technical assistance and electric equipment incentives provided by the GAHP program will facilitate a faster, more efficient transition to these technologies and construction techniques. Not only will the state of Utah benefit from more quickly achieving cleaner air, but the entire Intermountain region will also benefit from the expanded knowledge of best practices.

When localized emissions are reduced, both indoor and outdoor air quality can improve. Better air quality will particularly benefit low income and disadvantaged populations because these populations often work outdoors more than others, sometimes living outdoors, and often live in buildings that do not have access to quality air filtration. The GAHP program will facilitate these needed reductions in localized emissions.

Giv Development supports the GAHP program and is excited for the impact it will have. This program will provide the necessary support to transition the built environment to cleaner air, facilitate the increased knowledge needed to continue future improvements, and particularly benefit low income and disadvantaged populations. Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Ivan Carroll", is written over a light blue dotted line.

Ivan Carroll  
Developer  
ivan@givgroup.org  
801-471-5055



March 12<sup>th</sup> 2024

To,  
Salt Lake County Office of Regional Development  
2001 South State Street, S2-100, Salt Lake City, UT 84114

Subject: Letter of Support for Salt Lake County Environmental Sustainability Division's Green and Affordable Housing Pilot project (GAHP).

Dear EPA CPRG Reviewer:

ICAST is pleased to submit this Letter of Support for the GAHP project. ICAST will be involved with the project because it currently provides Technical Assistance to multifamily affordable housing (MFAH) developers in designing and building very high efficiency all-electric properties across Utah. ICAST believes that its current Technical Assistance services will allow the County to effectively execute on the project by utilizing its capability, history, network, and capacity, for the benefit of the proposed project.

ICAST brings 22 years of expertise in the field of green building, six of those in Utah. ICAST is currently the demand side management (DSM) program implementer for Rocky Mountain Power (the local electric utility), for the MFAH segment. ICAST manages similar programs across the country for other utilities and State Governments. Also, since the multifamily market segment is the only customer that ICAST serves, it has deep relationships within the MFAH industry and brings its network of MFAH developers to this project. One of ICAST's Board of Directors is the Executive Director of the Utah Housing Coalition, the only MFAH association in Utah.

We recommend EPA fund this proposal from Salt Lake County since it will benefit its low-income residents with better air quality, more comfortable, safer, and healthier homes.

Sincerely,

A handwritten signature in black ink that reads "Ravi Malhotra".

Ravi Malhotra

President, ICAST (International Center for Appropriate and Sustainable Technology)

720-261-1086

[ravim@icastusa.org](mailto:ravim@icastusa.org)

March 12, 2024

Salt Lake County  
Office of Regional Development  
2001 South State Street, S2-100  
Salt Lake City, UT 84114

Subject: Letter of Support for Salt Lake County Environmental Sustainability Division's Green and Affordable Housing Pilot project (GAHP).

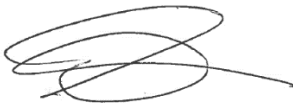
Dear EPA CPRG Reviewer:

Rocky Mountain Power, a division of PacifiCorp, is pleased to support Salt Lake County's Green and Affordable Housing Pilot project (GAHP). We are excited to work with Salt Lake County to support a program to encourage and facilitate high efficiency all-electric properties across the Salt Lake Valley.

As an investor-owned utility serving approximately 880,000 residential customers in Utah, we strive to provide our customers with reliable, sustainable electricity at affordable, competitive rates. We have a history of providing a successful multi-family energy efficiency program that includes technical and design assistance in the Salt Lake City market.

With CPRG funding, we envision working alongside Salt Lake County to provide further technical assistance to multifamily affordable housing developers. We look forward to enabling these programs to reach more customers and making these programs more successful in partnership with Salt Lake County.

Sincerely,



Clay Monroe  
Director Customer Solutions  
Rocky Mountain Power



March 14, 2024

Salt Lake County  
Office of Regional Development  
2001 South State Street, S2-100  
Salt Lake City, UT 84114

Subject: Letter of Commitment for Salt Lake County Environmental Sustainability Division's Green and Affordable Housing Pilot program (GAHP).

Dear Salt Lake County:

Utah Clean Energy is pleased to submit a Letter of Commitment for Salt Lake County's proposed Green and Affordable Housing Pilot program (GAHP). Utah Clean Energy (UCE) is a mission-driven, 501(c)(3) nonprofit organization founded in 2001. We work on all aspects of the clean energy transition, including accelerating demand for zero-emission homes and buildings and expanding access to electric vehicle (EV) charging.

As a partner on the GAHP pilot program, UCE will provide strategic advising and technical assistance on the internal set up and roll-out of the initiative. We have long-standing relationships with affordable housing stakeholders across Salt Lake County and Utah and are actively collaborating with numerous stakeholders, including developers, builders, utilities and utility program implementers, local industry associations, state agencies, and staff at federal programs including U.S. DOE and ENERGY STAR. Two recent affordable housing efforts that UCE was closely involved in include: 1) working with Utah Housing Corporation to expand energy efficiency and EV-readiness provisions in Utah's 2024 Qualified Allocation Plan for low-income housing tax credits, and 2) working with the Redevelopment Agency (RDA) of Salt Lake City to create a new sustainable development policy for commercial and multifamily buildings receiving RDA financing. We will leverage our experience and relationships to help the GAHP program be successful.

UCE is committed to bringing clean energy solutions to historically underrepresented communities, and we believe the GAHP program will do this by ensuring affordable housing projects funded through the County's Housing Trust Fund use the latest standards for energy efficiency and zero emissions to bring energy affordability and clean air to communities with the greatest need. Builders and developers that we engage with have expressed a need for assistance overcoming technical and financial barriers to the adoption of innovative design and construction practices. The GAHP pilot program will spur additional innovation in Utah's multifamily affordable housing sector in a way that marries affordability, quality construction, and local air quality solutions.

Please feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Emerson", is written over a light blue horizontal line.

Kevin Emerson, MSc  
Director of Building Efficiency and Decarbonization  
[kevin@utahcleanenergy.org](mailto:kevin@utahcleanenergy.org) | (801) 608-0850



March 18, 2024

Salt Lake County  
Office of Regional Development  
2001 South State Street, S2-100  
Salt Lake City, UT 84114

Subject: Letter of Support for Salt Lake County Environmental Sustainability Division's Green and Affordable Housing Pilot project (GAHP).

Dear Salt Lake County:

I am writing on behalf of Utah Housing Corporation (UHC) to express support for Salt Lake County's Green and Affordable Housing Pilot project (GAHP). We applaud the initiative to promote high-efficiency, all-electric, multi-family and affordable properties throughout the Salt Lake Valley and are eager to support the County in this endeavor.

Established by Utah legislation in 1975, UHC was founded with the mission of addressing the housing needs of low- and moderate-income individuals by ensuring access to affordable mortgage loans. Over the years, we have consistently raised substantial funds to support our operations, including programs aimed at first-time homebuyers, multifamily housing initiatives, and various other housing-related endeavors. Our success stems from strategic partnerships forged with public and private sector entities and pooling expertise to effectively administer multifaceted programs.

In alignment with our core objectives, we endorse Salt Lake County's GAHP program, which will provide invaluable resources to developers of all-electric multifamily affordable housing. This initiative not only addresses pressing environmental concerns experienced in the County but also contributes significantly to the availability of affordable housing options for individuals and families.

Very truly yours,

A handwritten signature in black ink, appearing to read "Claudia O'Grady".

Claudia O'Grady, Vice President  
Multifamily Finance & Development  
cograde@uthc.org