



-FOR IMMEDIATE RELEASE-

Housing Connect Breaks Ground on Kearns Station Apartments, Bringing Affordable Housing and Childcare Access to Kearns

Community Leaders Celebrate a major Investment in Housing,
Childcare, and the Future of Kearns

KEARNS, Utah — Housing Connect, Brinshore Development, state housing leaders, financing partners, elected officials, and community members gathered this morning to celebrate the groundbreaking of Kearns Station Apartments, a \$40 million mixed-use development that will preserve affordable housing, create new homes for low-income families, and expand access to childcare in Kearns. The development will renovate 32 existing homes and add 50 new affordable apartment units, creating a total of 82 affordable homes for very low-income households.

During the ceremony, Housing Connect Board Chair Phil Bernal unveiled the development's new name, **Kearns Station Apartments**, which honors the site's historic role as the train station serving the former Kearns Army Air Base. During World War II, service members and military equipment traveled through this location as they arrived at and departed from the military installation. The name reflects both the site's unique past and its future as a place of opportunity and stability for Kearns families.

The development will also include a new 4,150-square-foot childcare facility operated by Smart Kids Development Center, helping families access both affordable housing and affordable childcare in one location. Through a partnership with Housing Connect, childcare opportunities will be reserved for resident families while remaining available to the broader community at affordable rates.

Housing Connect CEO Janice Kimball highlighted both the property's legacy and its future impact on the community.

"Today is about honoring this property and what it has meant for the Kearns Community, as well as looking ahead at what it will become. For more than 40 years this site has provided affordable housing for local families. When this project is complete we will have preserved 32 units and we will add 50 additional affordable homes. In addition to housing we will have a daycare on site."

-Janice Kimball

Steve Waldrip, Senior Advisor for Housing Strategy to Governor Spencer Cox, shared the governor's appreciation for the partnership behind the project and emphasized the importance of housing stability.

"Governor Cox recognizes that when you think about what creates community and allows people to be the best version of themselves, Housing Stability is at the core of much of that if not all of it."

- Steve Waldrip

David Damschen, President and CEO of Utah Housing Corporation, reflected on the history of the site and the significance of the Kearns name.

"The United States Senator from Utah Thomas Kearns came to this country with nothing as an Irish immigrant and ended as a multimillionaire, successful miner, and United States senator. This place is a symbol of upward mobility and affordability."

-David Damschen

Additional remarks were provided by Helen Easterling, Vice President of Citibank; Karly Brinla, Senior Vice President of Development at Brinshore Development; and Phil Bernal, Chair of the Housing Connect Board of Commissioners.

Attendees included **West Jordan Mayor and former Kearns resident Dirk Burton, Utah House District 37 Representative Ashlee Matthews, White City Mayor Allan Perry**, and representatives from Salt Lake County and the State of Utah. Their participation highlighted the broad public support and regional partnerships helping advance affordable housing opportunities in Kearns.

Housing Connect is developing Kearns Station Apartments in partnership with Brinshore Development with support from Utah Housing Corporation, the Utah Division of Housing and Community Development, Citibank, The Richman Group, Advantage Capital, BCM Contractors, and 22 Design Lab.

Construction is expected to be completed in Summer 2028.

PROJECT AT A GLANCE

- **Total Homes:** 82
- **Existing Homes Preserved:** 32 (2 & 3 bedrooms)
- **New Homes Added:** 50 (1, 2, & 3 bedrooms)
- **Affordability:** 100% of the units will be affordable
- **Population Served:** Very low-income households
- **Childcare Operator:** Smart Kids Development Center (locally owned)
- **Anticipated Completion:** Summer 2028
- **Development Team:**
 - Owner/Developer: Housing Connect
 - Development Partner: Brinshore Development
 - Architect: 22 Design Lab
 - General Contractor: BCM Contractors
- **Financing Sources:** Federal Low-Income Housing Tax Credits, Utah State Low-Income Housing Tax Credits, Private Activity Bonds, Project-Based Section 8 Rental Assistance, Private Construction and Permanent Loans
- **Financing Partners:**
 - Housing Finance Agency: Utah Housing Corporation
 - Bond Issuer: Utah Division of Housing and Community Development
 - Federal Tax Credit Investor: The Richman Group
 - State Tax Credit Investor: Advantage Capital
 - Lender: Citibank

ABOUT HOUSING CONNECT

Housing Connect is the public housing authority serving Salt Lake County. Founded in 1970, Housing Connect's mission is to connect people and communities to quality affordable housing opportunities while promoting self-sufficiency and neighborhood revitalization. Housing Connect administers the HUD Section 8 Housing Choice Voucher program, serves approximately 5,815 households annually, and provides a variety of Supportive Housing programs for residents with greater needs.

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