

BLANDING PARTNERS, LLC

1802 South Jordan Pkwy
South Jordan, Utah. 84095

May 11, 2026

VIA E-MAIL ONLY

San Juan County
Board of Commissioners
117 South Main, PO Box 9
Monticello, Utah. 84535

RE: Blanding Affordable Housing for Families – Project Summary

Dear Commissioners:

My name is Bill Knowlton, and on behalf of my partners and our development company, it is my pleasure to give you a brief overview of our proposed affordable housing project for families (the “Development”) in Blanding, Utah (the “City”).

The Development is a 25-unit apartment community, with 1-bedroom, 2-bedroom, and 3-bedroom units. The Development will be built to the Energy Star and Enterprise Green Communities standard, will have open space, a tot lot, a dog park, and ample parking. We will strive to ensure it is one of the nicer communities in the County.

In June 2025, our team presented to the Blanding City Council about the need for an affordable housing project for families in the community. We were met with enthusiastic and unanimous support from the City Council, and we quickly went to work to identify an appropriate parcel of land for the Development in the City. In September 2025, we worked directly with the Richard Perkins Family to put under contract a parcel of land located at 650 South Main Street (the “Property”). On November 18, 2025, the City Council unanimously approved a re-zone of the Property for the Development.

Additionally, we worked directly with the Utah Inland Port Authority (“UIPA”) and the City to secure project area funding for the City from UIPA, and the Property was included in the UIPA project area. Then, on March 25, 2026, the City unanimously approved a development agreement for \$151,000 in total value to the Development – which includes: in-kind services, waived fees, and covered public utility-related costs.

We will be making an application to the Utah Housing Corporation (“UHC”) for federal tax credits on June 17, 2026, for the primary funding source for the Development. However, with recent changes to UHC’s Qualified Allocation Plan – which is the governing document for the awarding of tax credits – we have encountered a budgetary shortfall of approximately \$300,000.

We are meeting with the City, state officials, our general contractor, banks, and tax credit syndicators to try and find additional resources for the Development; and are eager to work with the County to see what additional resources may be available.

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We are ready, willing and able to assist the County with its quality affordable housing supply for family members, and look forward to meeting with you to discuss this exciting Development in further detail.

Respectfully Yours,

A handwritten signature in black ink, appearing to read "Bill Knowlton", with a long horizontal line extending to the right from the end of the signature.

Bill Knowlton, Manager
Blanding Partners, LLC