

Wasatch County Housing Authority Board Meeting Minutes
25 N Main St., Council Chambers, Heber City, UT 84032
Monday, February 19, 2023 5:00 p.m.

Board Members Present

Kendall Crittenden, Chairman
Kent Shelton
Brenda Kozlowski
Kevin Payne
Todd Anderson

Others Present

Jeffery Bradshaw, Exec Director
Amy Anderson, Secretary

Excused

Sid Ostergaard

Visitors

Nick Frost, Attorney
Curtis - DR Horton
Luke Searle, County Councilman

WELCOME

APPROVAL OF THE MINUTES

Kendall welcomed all to the meeting at 5:04 p.m. Kent made a motion to approve the January meeting minutes. Brenda seconded. All were in favor.

HOUSING DEVELOPMENT ACTIVITY:

DR Horton came to present information re: The Highlands development & to get a letter of recommendation from the Board. Nick gave a brief summary of the issue. Two chunks of land were annexed into Heber City and they are working on developing one section -- The Highlands. The affordable housing component has already been established as part of the development agreement in 2021 with the annexation. However, they have not previously presented to the WCHA Board. This development is off Highway 40 just South of the UVU campus and just North of Coyote Ridge. Total affordable housing requirement for DR Horton will be 51 units which will be a mixture of townhomes, single family homes, cottage lots. 55 for-sale townhomes will be deed restricted. 11 of those will be @ 60% AMI & 4 will be at 80%

AMI. The Board discussed Mountainlands involvement in the initial affordable housing approvals for these units. Nick said that the starting sale point still needs to be determined by DR Horton. Deed restrictions will have a Cascade/waterfall provision so that if we don't have applicants that meet the initial criteria, then we raise the AMI. Kevin thinks we should move the purchase price instead of changing the AMI. Their Dalton floor plan will have 1390 sq ft and market price is set for \$539,990, \$274,000 @ 80% AMI, & \$172,481 @ 60% AMI. Initial sale to owner 1 is the transaction in question and Nick feels that the developer (DR Horton in this case) is taking the biggest risk. Todd asked if they were carrying most of the notes on this project & Curtis confirmed that yes, they will be.

Nick just needs a motion from the Board to give Nick the authority to work with DR Horton. Brenda made the motion to allow Nick to work with DR Horton in prepping the appropriate deed restrictions to the Highlands. Todd seconded it. All were in favor.

The entire project (which includes DR Horton's portion) is 670 total lots, 67 ERUs for the entire project -- 54 of these ERUs will be at 80% AMI with 14 for-sale units & the rest will be for rent & the remaining 13 ERUs will be at 60% AMI.

AMI adjustments - Nick

Last meeting we approved the waterfall provision to move the AMI for applicants dependent on Heber City's approval. However, Heber City wouldn't do it without changing the Master Plan Development agreements. There is a provision in our deed restrictions that gives WCHA the right to make changes as long as it doesn't affect anyone materially or adversely. The City said they were okay with this but they aren't going to make changes to their MPDs. Nick would like to have the board make another motion to move forward & begin approving people using a waterfall approval process if they can't fill the opening within a certain number of days. They are getting applicants, but they just don't qualify. One of Nick's ideas is that maybe at renewal they should keep the same AMI used to renew as was used to initially qualify the tenant.

Kevin made a motion to allow MCHT to begin using a waterfall approval process for deed restrictions with exact terms to be decided by this Board. Todd seconded it. All were in favor.

As a follow up to a previous meeting discussing having housing only for applicants that work in Wasatch County, Nick talked to Scott Loomis & Scott wasn't sure if we could limit units to be available to only applicants that work

in Wasatch County so Nick is doing some legal research on this issue & will let us know when he reaches a legal opinion on the matter.

Nick also met with Matt Brower with Heber City. There is a massive disconnect between Wasatch County Housing Authority and Heber City Planning. Meeting will include Nick, Tony Kohler, Sid Ostergaard, perhaps Angelica and anyone else from planning interested in attending. This meeting will be on the last Tuesday of every month at 9:00 a.m. and will go over current projects/developments so that we know how/what is going on --just so there are no more disconnects between these two entities. Meetings will also be available via Zoom. Nick said anyone from the Board is welcome to attend the meeting. Kevin asked whether there could be a WCHA box for approval for the plats? Nick said he'd check. Jeff said that he used to get emails for such approvals, but when they changed their software system, he could no longer log in and needed to go to the County to view these and he also needed to be trained on the new system so it has fallen through the cracks. Kendall asked if there needs to be a similar meeting with someone from the county planning commission?

DAL Applicants: None

FINANCIAL REPORT:

Jeff went over the financials and then the expenses. Jeff also went over the proposed budget. Expenses included Jeff's bill, Elevated Business Marketing for the website & edits to the website, MCHT bill for Housing Resource qualifications, and Nick's bill for the last 90 days. The Board discussed the expense of MCHT's contract & how expensive the qualification process may end up being and perhaps we will need to do something different when contract renewal comes up. Kevin feels that we can perhaps push some of the expenses to the developer. The Board decided to revisit this issue again. Brenda made a motion to approve the budget. Kevin seconded it. Todd made a motion to approve the financials & expenses. Kent seconded it. All were in favor.

DELINQUENT LOANS:

No new ones.

OTHER BUSINESS:

ADJOURNMENT:

Brenda made a motion to adjourn. Kent seconded it. The time is 6:43 p.m.

**Next Board Meeting will be held on Monday, March 18th, at 5:00 p.m.
at 25 N Main St. Room 104 Heber City, UT 84032**