Wasatch County Housing Authority Board Meeting Minutes
25 N Main St., Council Chambers, Heber City, UT 84032
Monday, September 16, 2024 5:00 p.m.

Board Members Present	**Others Present**
Kendall Crittenden, Chairman	Jeffery M Bradshaw, Executive Dir
Todd Anderson	Amy Anderson, Secretary
Brenda Kozlowski	
Kent Shelton	

Excused
Kevin Payne
Sid Ostergaard

Visitors
Nick Frost, Attorney for WCHA
Jason Gliddon - MCHT
Angelica Espinoza - MCHT
Austin Corry - Wasatch County Planning Office
Bryce Baker - Turner Mill - Alta Development Group
Dustin Holt - Turner Mill - Alta Development Group
Blake Sonderegger
Paul Linford
Seth Hobby

WELCOME

APPROVAL OF THE MINUTES

Kendall welcomed all to the meeting. We are missing Sid & Kevin aren't here so we can't approve the minutes so we will have to wait until the October meeting to approve July & August meeting minutes. Kent made a motion to approve the meeting minutes next month. Brenda seconded. All were in favor.

HOUSING DEVELOPMENT ACTIVITY:

North Village Views: Paul Linford & Seth Hobby -- 207 total units. They have agreed to do 11 affordable housing units at 60% AMI. These are all townhouse units. 6 have to be for sale units while the others could be rental units. They are 3 bedroom units. Todd asked what their rental rate would be for the ADU (since they each have one) because they should restrict all of them. They should not be able to come in & qualify to purchase and then rent them at market rate. Paul & Seth said that would be good with that. Nick said he would need to work through this since is the first time he's heard of the ADUs. Nick asked what is the rental restriction be for the rentals? Seth confirmed that they were planning on having them all as for-sale units instead of rentals, but they have no issue having them have an additional restrictions for each ADU. Todd made a motion to approve the request on the 11 units with them working with Nick to tweak the ADU. Brenda seconded it. All were in favor. They have done their master plan with the City planning commission. They are just looking for our approval.

Russ Watts - Celebration Workforce Housing

Russ came to give the Board a project update on the Celebration Workforce Housing. Their objective is to build housing for the workforce i.e. school teachers, sheriff dept, fire dept, county workers, healthcare workers. Parcel of land is just south of the High School next to the new fire department building.

Heber City Council has approved the density. They are working on the water & the impact fees with the City. The City has agreed to let us increase the parking by 315 units and they will build more HS parking & share the parking at night. Russ showed the Board a powerpoint as a visual. They are going to share maintenance of these lots at 50/50. Phase 1 has 142 units ($38 MIL) -- next to the fire station. They will have a daycare & a market designed on the lower level. Development will have flats, townhomes and or mix of these depending upon what phase they are in. School district would like to do a master lease of 50 units to ensure that they have 50 units committed to teachers. Russ is here to show us their progress and is hoping a member of our Board can attend the City work-session in 2 weeks to show support for the project. He would like to have a joint venture with WCHA so we become a part of the development group and they are hoping to have MCHT as the entity that will do the tenant qualifications. They would like to join forces with WCHA. The City doesn't want to reduce any impact fees, but he is looking for assistance paying the impact fees to the tune of $750K -- total calculated would be $1.4 MIL. Right now, they are having difficulty being able to build it with such high interest rates -- they need a blended interest rate of approximately 4.5% to make it affordable. These would all be rentals and the goal is to be at a rental rate of $1000-$1100 per month to make it affordable. Kent asked if the school district is participating in assistance with helping to cover impact fees. School right now is giving them parking as their assistance. The Board discussed the project & asked Russ a few follow up questions. Todd asked what the other fees would be -- Russ said tenants would pay their own utilities and there won't be any HOA dues. Kent would like to see what the other entities are willing to give. Brenda wondered if Russ would like to talk off-line with MCHT to see what services they could provide in the way of management services and qualifying tenants. The Board will think about this request and Russ will come back again.

Turner Mill/Klein Huis - Dustin Holt:

Dustin said that the agreement with WCHA to provide 29 units at 80% They have been actively marketing the site for about a year. They got the MCHT website updated about 7 months ago. They have 13 of the 29 units leased. They are here to propose an adjustment to the agreement so that they can change the process of qualifying tenants. They would like to change the required household size in order to adjust the income limits so more tenants can qualify. They don't want to move to market rate because they would rather keep them as affordable & can do so if we can tweak the household size. The unit is what determines the monthly rent -- 4 person occupancy for a three bedroom unit. They are trying to create a hybrid so that they can have more flexibility in qualifying. They would like to switch out the 3 bedroom units out for 1 & 2 bedroom units. Nick said that this is more of a reverse waterfall request -- units are specifically deed restricted -- Nick needs to look at the language. Nick asked if we are seeing a lot of people that would qualify if they drop down? Dustin confirmed that they are seeing this trend. Nick asked Dustin to send him an email outlining the units that they want to work with and he will look into it. Nick feels that they are really trying to work to keep units affordable & we should try to be just as accommodating. Brenda made a motion to adjust/modify the deed restricted language subject to approval from legal counsel & Mountainlands. Todd seconded it. All were in favor.

Parkview Place - Jason Gliddon/Angelica Espinoza/Nick Frost:

Nick wanted to discuss Parkview Place Unit 49. WCHA still has an outstanding loan of $300K open between MCHT & WCHA. We have a trust deed that encumbers all of those lots & we've done partial reconveyances on 6 or 7 of the lots, but they are looking for reconveyance on lot 49. Because of the $300K loan - we need to put together a revised document for this. Jason said that they are nearing a $2Mil loss on this project and he would like to propose that this $300K be due at the end of next year & WCHA would waive the interest. Kendall suggested that maybe we credit the amount owed ($300K) in exchange for the monthly/quarterly contract payments. Jason will have to ask MCHT Board about approval of this option. Brenda made a motion to waive any interest on the $300K loan. Todd seconded the motion. All were in favor. Jason then gave an update on all of the units going in at Park View Place. They are turning the corner on this project.

Deed Restriction Update -Heber Meadows North - Nick Frost introduced Blake Sonderegger. They approved a potential loan for the unit last month, but it has fallen through. $473K at 120% AMI. Jason feels that there should be a waterfall provision written in which he feels should be written. Nick said that although we don't have a "waterfall" provision in the current deed restrictions, it does allow the Board to make reasonable adjustments accordingly which could be equivalent and he stressed that whatever we do, we are creating a precedent. Next level would be increasing the income restriction to the 150% AMI and then remove the income requirement on October 3. Nick wants to be clear that we are not creating the burden. Nick asked what Blake would want the Board to do. Kent made a motion to increase the AMI percentage to 150% until October 3 and then remove the income requirement.   All were in favor.

DAL Applicants: None

FINANCIAL REPORT:

Jeff went over all the financials & expenses.   Brenda made a motion to approve the financial report & expenses. Todd seconded the motion. All were in favor.

DELINQUENT LOANS:

None

OTHER BUSINESS:

ADJOURNMENT:

Brenda made a motion to adjourn.   Kent seconded it. The time is 6:45 p.m.

Next Board Meeting will be held on Monday, October 21st, at 5:00 p.m. at 25 N Main St. Room 104 Heber City, UT 84032