

Wasatch County Housing Authority Board Meeting Minutes
25 N Main St., Council Chambers, Heber City, UT 84032
Monday, February 10, 2025 5:00 p.m.

Board Members Present

Kendall Crittenden, Chairman
Kent Shelton
Brenda Kozlowski
Lisa Orm (sub for Kevin)
Sid Ostergaard
Todd Anderson
Alese Overly

Others Present

Jeffery Bradshaw, Exec Director

Excused

Kevin Payne
Amy Anderson, Secretary

Visitors

Nick Frost, Attorney
Angelica - MCHT, Housing Resource Center
Jason Glidden - MCHT Executive Director
County Planner
Paul Brown, potential buyer of WCHA deed restricted prop

WELCOME

APPROVAL OF THE MINUTES

Kendall welcomed all to the meeting at 5:00 p.m. Kent made a motion to continue meeting minutes until next month. Sid seconded. All were in favor.

HOUSING DEVELOPMENT ACTIVITY:

Jeff gave a brief update few loans have been paid off this past month, including the Rawlings loan. We sent out 1098s for all Down Payments Assistance loans -- only 41 this year. 15 years ago we had at least 113 loans.

DAL Applicants: Special request from Paul Brown. Kendall appreciates all joining us a week earlier to accommodate Paul Brown's request regarding

the purchase of the Heber Meadows home (Sonderegger's). Paul is an agent for a couple with 6 children wanting to purchase the deed restricted home. They would like to apply

Paul explained that Sonderegger's have found a pro-bono realtor. He is not pro bono but he reduced his commission 1%. Sonderegger's have accepted the \$475K asking price, but Paul is requesting that the housing authority approve a higher contracted rate (\$485,500) to assist covering the commission of the realtor. Nick Frost feels that this proposal comes close to a double contract. If the Board wants to approve this, he would suggest that their lender provides a letter acknowledging that the borrower would be upside down on the loan for about a year. Lisa feels that the lender would never loan on more than the retail price or appraised value on a home. Making requested concessions sets a precedent. Todd said that our deed restricted homes do not allow our sellers to make concessions so he isn't sure why we are having this conversation. The WCHA contract doesn't allow for commissions. The Board didn't feel comfortable loaning money that would put individuals underwater -- owing more than they can sell it for. This isn't something that the Board wants to do and it isn't the point of the current program. The Board didn't approve Paul Brown's proposal.

FINANCIAL REPORT:

Jeff went over the financials and then the expenses. Jeff also passed out & went over the prepared budget for 2025. Brenda made a motion to approve the budget as presented. Todd seconded it. Sid made a motion to approve the financials & expenses. Alese seconded the motion. All were in favor.

DELINQUENT LOANS:

None

OTHER BUSINESS:

The County is looking for feedback as to affordable housing as they are revising the general plan. They will be visiting the Board regarding this specific issue come mid summer so give it some thought.

ADJOURNMENT:

Brenda made a motion to adjourn. Todd seconded it. The time is 6:20 p.m.

Next Board Meeting will be held on Monday, March 10th, at 5:00 p.m. at 25 N Main St. Room 104 Heber City, UT 84032