

Wasatch County Housing Authority Board Meeting Minutes
25 N Main St., Council Chambers, Heber City, UT 84032
Monday, April 21, 2025 5:00 p.m.

Board Members Present

Kendall Crittenden, Chairman
Kent Shelton
Brenda Kozlowski
Sid Ostergaard
Todd Anderson

Others Present

Amy Anderson, Secretary

Excused

Kevin Payne
Jeff Bradshaw, Exec Director
Alese Overly

Visitors

Brad Bishop - Self-Help Homes
Angelica Espinoza - MCHT, Housing Resource Center
Jason Glidden - MCHT
Nick Frost - Rosing Davidson Frost

WELCOME

APPROVAL OF THE MINUTES

Kendall welcomed all to the meeting at 5:00 p.m. Todd made a motion to approve the February meeting minutes. Kent seconded it. All were in favor.

HOUSING DEVELOPMENT ACTIVITY:

Affordable Housing Workshop - May 14th - Angelica will be running this upcoming meeting.

Kendall turned the time over to Brad Bishop with Self-Help Homes. Brad gave the Board a little update on the status of their homes in Heber Valley. They have done another 10 homes completed & have another 20 under construction since the last time he came before the Board 1.5 years ago. They are behind on subdivision improvements on the Southfield road

development due to increased expenses, etc. and so he has come to the Board to ask for an extension of time of another year on the \$2.1 MIL loan & he would like to ask for an additional \$800K loan to help finish off the utilities. There are no more liens in the Wasatch Vista subdivision with the only remaining liens on the South Field Subdivision lots. Todd asked what the current requirements are to be eligible for the program? Todd asked if there were any deed restrictions? Brad said no, the homeowners own the land 100%. Sid asked if we could deed restrict it? Sid's (Heber City's) concern is that people build them & then sell them at market rate -- Heber City would like to create/maintain more affordable housing long term. Kendall asked if they had any statistics on re-sale? Jason explained that MCHT has put restrictions on theirs because they owned the land -- this project doesn't have donated land like MCHT so unless WCHA bought the land, then there would not be an ability to deed restrict the property. Brad feels like if you put a cap on their equity, you are creating another level of lower income -- so when they sell, they end up in the same financial position they were in when they purchased the land. Both good ideas - just two different trains of thought. Brenda made the motion to extend the 2.1 MIL loans for SHH. Sid seconded the motion. All were in favor. The Board wasn't prepared to vote on whether to loan Self-Help Homes another \$800K without Jeff at the meeting. We will add the \$800K loan request to the May meeting agenda.

Kendall excused himself to attend another meeting. Kent will chair the remainder of the meeting.

DAL Applicants:

None

FINANCIAL REPORT:

Amy passed out the February financials and then the expenses. Brenda made a motion to approve the February financials & expenses for Feb & March as presented. Todd seconded it. All were in favor.

DELINQUENT LOANS:

None

OTHER BUSINESS:

Sid wanted to discuss the topic brought up by Jason Glidden at the Interlocal meeting--the idea to get someone that could be a full-time paid affordable housing person so we can get more out in front of all of the issues surrounding affordable housing. This is something that Heber City is serious about creating. Brenda thinks it a good idea. Kent agrees but wonders if Midway is really on board with this. Sid agreed & said we really need the County on board as well. Jason wants to find ways to get the municipalities together so we can agree on the tools & goals and something that is fair & equitable for all involved. Sid is looking for options so we have more support for affordable housing. Nick Frost suggested that we should maybe focus on getting a permanent full-time person and then this person can find a way to sustain their own salary after a certain period of time. Jason agrees that a designated person may be more successful than a volunteer board. Sid expressed his concerns and feels we should continue the discussion to come up with strategies.

Todd requested that we bring the previous job description next time

ADJOURNMENT:

Sid made a motion to adjourn. Brenda seconded it. The time is 5:45 p.m.

Next Board Meeting will be held on Monday, May 19th, at 5:00 p.m. at 25 N Main St. Room 104 Heber City, UT 84032