

Wasatch County Housing Authority Board Meeting Minutes
25 N Main St., Council Chambers, Heber City, UT 84032
Monday, October 20, 2025 5:00 p.m.

Board Members Present

Kendall Crittenden, Chairman
Kevin Payne
Brenda Kozlowski
Sid Ostergaard
Kent Shelton
Aleses Overly - late 5:30 p.m.

Others Present

Jeffery M Bradshaw, Exec Dir
Amy Anderson, Secretary

Excused:

Todd Anderson

Visitors

Jason Gliddon - MCHT
Russ Watts - Celebration

WELCOME

APPROVAL OF THE MINUTES

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

HOUSING DEVELOPMENT ACTIVITY:

Russ Watts:

Celebration Development is a project with 300 units to be built in 3 phases. This project will provide "workforce housing" for the County. The project was presented to the school district a few years ago to see if they could work together. Recently, they put together an agreement with the school district so they can share parking for the development. Right now they are working on 26 units to each acre. Getting water has been the biggest hurdle so far because previous code required the same amount of water for a 3 bedroom apartment as a 5000 square foot home. They now only need 12 shares of water for the first phase of 142 units -- which is doable. Russ showed the Board a quick powerpoint. Built in "superblocks." The school district wants to lease two "superblocks" 25 units in a quad. The City has asked what they need to do to make this happen. The City had a few ideas

to assist with the project so it can move forward. Kevin asked what AMI Russ had in mind. Russ said they were trying to target between 60-80% AMI. However, these are only for-rent units. We wouldn't have to deal with property sales or deed restrictions. Kevin's primary concern is that at certain levels of AMI, we really aren't talking about affordable. Russ agreed and said it is more "workforce housing" rather than affordable housing. Jason said that he agrees but there is also a need for this so by using income averaging, you aren't subsidizing all of the units -- as much as can be reduced with water, fees, etc. then the overall loan for the project is lower & the end. Kevin has a hard time recommending financial assistance when he can point to market rate units that are charging less. Russ wonders what Kevin thinks is a better product to put in place? The Board discussed the issues to help get workforce housing in the County even though it really isn't addressing how his numbers could be lower. Jason said that the City has been addressing the Housing issue in the City. Jason said that we need to determine what our goals are. Russ said one important last key element is that he is trying to get some other funding. They need a certain amount of return before the lenders will even lend them money. Originally he was looking for a contribution of \$ toward impact fees. The City is considering a soft-second loan for impact fees. The school district already contributed parking which equates to \$600K plus. The School District wants to sign a master lease -- to reserve a certain number of units. These units would be leased by the school. Russ will be putting together a pro-forma and come back & present. He is excited that we are getting closer to getting going on the project. Russ asked to come back on the 10th of November - our next meeting.

DAL Applicants:

None

FINANCIAL REPORT:

Jeff passed out the financials and gave an overview. Not much has changed on the Balance Sheet. Expenses include Bradshaw Smith & Co, MCHT's monthly invoice, Rosing Davidson & Frost, & Wasatch Irrigation Company. Brenda made a motion to approve the September financials & expenses. Sid seconded it. All were in favor.

DELINQUENT LOANS:

None

OTHER BUSINESS:

Jeff will be out of town on the 17th of November. Could we move it up or move it back? The Board decided to move it to the 10th instead.

Kendall handed out a copy of the executive director job description that was put together a few years ago with the assistance of that focus group. It has never been advertised. It may need to be reviewed.

Brenda asked if anyone was interested in being a sponsor for the Sub-for-Santa program. Brenda gave a brief description of the program.

Jason mentioned that the legislature is looking to implement zoning reform. This will be something that we need to watch. They are taking a look at State lands that are being underutilized and wanting to use affordable housing for it.

ADJOURNMENT:

Sid made a motion to adjourn. Brenda seconded it. The time is 6:30 p.m.

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