

Wasatch County Housing Authority Board Meeting Minutes
25 N Main St., Council Chambers, Heber City, UT 84032
Monday, September 22, 2025 5:00 p.m.

Board Members Present

Kendall Crittenden, Chairman
Kevin Payne
Brenda Kozlowski
Todd Anderson
Kent Shelton
Aleses Overly - late 5:07 p.m.

Others Present

Jeffery M Bradshaw, Exec Dir
Amy Anderson, Secretary

Excused:

Sid Ostergaard

Visitors

Angelica Espinoza - MCHT, Housing Resource Center
Jason Gliddon - MCHT
Nick Frost - Rosing, Davidson, Frost
Emma Edwards - deed-restricted property owner

WELCOME

APPROVAL OF THE MINUTES

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

HOUSING DEVELOPMENT ACTIVITY:

Edwards: Emma Edwards is visiting the Board again to get an answer regarding their deed-restricted property with Hebers Meadows North. Emma Edwards said that due to changing circumstances, they are no longer going to pursue the rental option with their townhome. Angelica told her that we would approve the 3-year rental option, but not the rental increase. Emma said she came to the meeting primarily to give feedback about the WCHA and how this process has been for them as home buyers. She feels that the process has been heavy & controlling and there needs to be a better balance of control. She feels that they co-bought a home with a rather controlling co-signer that doesn't always have the interest of the buyer at heart. Kendall feels that Heber City is the ordinance creator not WCHA. Emma said

that they were sold an “affordable home” without a yard, fence, etc and this forces the homeowner to borrow more funds to make the space compliant with their HOA thus making it impossible to sell at a profit or break even -- they would be selling at a large loss. This doesn’t seem fair and doesn’t truly help the homebuyer attain “affordable” housing. Even increasing the AMI would help. Jason said that he agrees with the feedback and that protections need to be better made with the developer to make sure that the home is truly affordable. We are trying to preserve it.

Emma asks whether it is the goal to have the same person in the home forever or to provide a stepping stone for people to progress. Alese thanked Emma for her feedback & coming to give us her experience. This will help us to plan better for the future. Jason did say that we should re-evaluate the capital improvements that they have made, i.e. EV charges, etc. and other things that add value to the property.

MCHT: Recently, WCHA ended the CROWN program with UHC. A portion of funds when CROWN tenants pay their mortgage are held and become “community reinvestment funds”. With those funds now available, MCHT would like to make a grant request to Utah Housing Corporation on the behalf of WCHA (\$60K) to use the funds for the Park View Place Development. Jason is only asking for a vote to give him permission to act on WCHA’s behalf and apply for the funds for use with Park View Place. Todd asked if there were any time limitations on it as in when you could apply for it? Jason didn’t think so. Brenda made a motion to approve Jason’s request. Todd seconded the motion. All were in favor.

DAL Applicants:

None

FINANCIAL REPORT:

Jeff passed out the financials and gave an overview. Expenses include Bradshaw Smith & Co and MCHT’s annual fee. Brenda made a motion to approve the August financials & expenses. Kevin seconded it. All were in favor.

DELINQUENT LOANS:

None

OTHER BUSINESS:

Kevin asked the question - should the Housing Authority be an owner of assets? Should WCHA own Prestige II? Kevin feels that if the money wasn't tied up in such a large asset we could either make more money, find a better investment, or provide more affordable housing. Kevin feels it comes back to what WCHA wants our end goal to be. Jason feels that WCHA needs permanent full-time staff to build the WCHA, and they need a permanent source of income to do this. Jason gave the example of Breckenridge and they have a tax for affordable housing which allows them to build the budget and have full-time staff. Kendall added that Heber City is really pushing for this exact thing. The hang up is that whatever we do, the entire County should pay equally and we haven't had this support to date. We all contribute to the need of affordable housing because we all use the services that the "service sector jobs" so to speak. Kevin feels we should be using a property tax with a cap or exempting certain properties for those that don't make enough and wouldn't feel the burden of a tax. Jason feels that we could meet with the assessor to determine how much we would need to create a tax -- so we could make a proposal.

Jeff suggests that we could use the PTIF interest earned to start the process of hiring someone & perhaps sustain a hire while we work on a permanent source of funding.

Kevin says that he feels that this money should be used as capital for projects. He feels that a rental program would stretch the money we have & provide affordable housing. Brenda asked if Kevin feels we should sell Prestige II? Kevin said yes, he feels we should sell it to someone that could use tax credit programs. Jason commented that it is hard to recruit without an existing funding source. Jeff said that passing a tax increase is difficult too & comes with its own challenges. Kevin said it won't hurt the WCHA to explore the possibility of finding potential buyers/investors. Jason said he knows of plenty of investors that are looking to invest in projects. Nick said we have a bit of a chicken/egg thing going, but we need to do something to move it along. We need to find a person -- whether that is a consultant or a full-time employee. Do we use MCHT to assist us? What can we do to take action? We need a full-time person that uses the time between meetings to meet with other jurisdictions etc. Todd proposes that we use some of our funds to create a position with proposed bonuses when certain goals (i.e. finding/creating funding sources) are met -- thus creating some motivation for the position. Kendall had the idea of creating some sort of special service district for affordable housing & Jason thought this was an interesting idea. Kevin feels we need to look for someone who is doing this type of job for another County somewhere else. Todd said we already have a job description of the position based upon the previous consultants we had used.

Kendall will look for the description that we could use to put together a job posting.

Nick posed the idea of the possibility of having MCHT oversee the process & potentially assist with the hiring process. This will be an ongoing discussion moving forward.

As another topic, Jason brought up the issue of homeowners adding second mortgages to their deed restricted homes without the knowledge of WCHA. Jason said that they have added software as a pilot program to keep an eye on the deed restricted properties and it has become a safety net for them. They have decided to keep the software and are willing to add Wasatch County Housing Authority as a user if WCHA is ok with MCHT billing part of the software back to WCHA. The annual fee is \$1000 for the software. The Board feels that this is a very reasonable price for what is received. Nick elaborated on this issue for homeowners who add additional debt & mortgages which is against the deed restrictions & puts them over the maximum resale price. Using this software will alert us. The Board feels that this is well worth it and agreed to this fee in order to have this service.

As a side note, Kendall mentioned that Wasatch County is re-doing their general plan and the County has put together a board for feedback -- Alese & Kent were asked to be on this Board, although they are done with their part now. Kendall passed out the information regarding affordable housing in the County. It's been turned over to County staff now, but if there are any questions, let Kendall know.

Jeff said that by way of information, his office will be moving locations in late October.

ADJOURNMENT:

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

Next Board Meeting will be held on Monday, October 20, at 5:00 p.m. at 25 N Main St. Room 104 Heber City, UT 84032