

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

Board Members Present

Kendall Crittenden, Chairman
Alese Overly
Todd Anderson
Sid Ostergaard
Kent Shelton
Kevin Payne

Others Present

Jeffery M Bradshaw, Exec Dir
Amy Anderson, Secretary

Excused:

Brenda Kozlowski

Visitors

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 October meeting minutes. Sid seconded it. All were in favor.

HOUSING DEVELOPMENT ACTIVITY:

Russ Watts:

Russ Watts came back with more information on his Celebration project & passed out a proforma for the Board members. He presented a proposal for both WCHA & Heber City. In order to meet the affordability level -- they are looking to defer the impact fees and they are asking WCHA for a \$750K loan towards those costs. At the 7-10 year mark, they would pay off their development costs and then be able to pay back the loan with WCHA. Watts would also welcome the collaboration of WCHA to provide the \$750K as an owner investment. Kevin suggested a reconfiguration of this concept, structuring a "soft" loan instead. Kendall asked what project ownership would bring to WCHA? Russ said that owners usually would receive a

payout every 6 months. Russ would love for all the entities to work collaboratively to create workforce housing. Kevin feels that the Housing Authority is better off doing soft loans that are paid off rather than owner investment, otherwise, we'll be in a similar situation like we are with Prestige. Kevin asked if the numbers in the proforma were based on HUD guidelines? Jason confirmed that they did follow HUD guidelines. Jason referred to the proforma that was passed out to see how each unit measured against AMI. Russ said that the units will still be adjusted over time to meet the needs/demands. Russ said that the State will put in \$1-2MIL if the project can create 20% of the project as "affordable"; however, they want to not defer from their main goal to create "workforce housing" for essential workers. This is the primary goal. MCHT is going to assist with tenant qualifications & provide compliance through management -- this will be ongoing. Todd wanted to clarify that the cost of maintenance is a project cost not an affordable housing cost. Jason clarified that this is something they are trying to fix. Alese feels that this presentation is a great opportunity for WCHA. Russ feels that a project collaboration will build a lot of confidence in the community & will assist with their presentation to Heber City later in the month. Jason's only concern is that some of the employees will have salaries that will be higher than these requirements and pointed out that this could be re-evaluated at Phase II & Phase III. They discussed the super lease options that will be created with the School District or the hospital. Russ confirmed that these will be rentals only. Kevin expressed concern about maintaining the project in perpetuity and what will be done to maintain long-term affordability? Jason said that these types of concerns would be addressed in development agreements including deed restrictions if need be. Jason said what he feels Russ is looking for today is a general commitment & support for the project - pending review of development agreements and agreements with the other project partners. Kevin asked Russ what the Development cost per unit will be and Russ confirmed that it will be about \$244K per unit. The Board provided support & interest in the project but will need to review and decide in what form they can provide support for the Celebration project.

After Russ left, Kevin mentioned that he sat through a meet the candidate night & the question was asked what candidates would do about affordable housing & the consensus was that WCHA needed to fix the issue. Todd said that this would be WCHA taking some action to try to fix the housing issues; however WCHA actually doesn't have the power to do so as the ordinances are set by the entities. Jason suggested that for the long term there does need to be some sort of long-term funding source to hire a permanent full-time Executive Director. Kevin is concerned that the projects presented to WCHA by developers don't always end up to be the project that was originally present, but turns out to be something different once it goes

through the City's processes. Jason feels that if the project is deed restricted, then although the City controls the development agreement, WCHA would control the deed restrictions. Jason feels that their concerns could be addressed within the development agreements. Kevin feels that a loan of \$750K with 3% interest would be fair for the Celebration Project. Kevin feels that a for-profit developer with a loan request a 3% interest rate would be fair. We could come up with terms that would appeal to WCHA. Kent confirmed that creating a Master Lease would only guarantee the unit for the lease holder.

Kendall asked for a motion. Sid wasn't sure that we needed one. Jason thought giving Sid bullet points for City Council would be sufficient. Heber City will be looking for the following information:

Avg AMI 60%

Mix of AMI unit types

Soft loan paid out of a %

Interest at 3%

Money in to reserve at the master lease

Control demand of master leases -- limit on total master leases

Reservation fee?

DAL Applicants:

None

FINANCIAL REPORT:

Jeff passed out the financials and gave an overview. Not much has changed again on the Balance Sheet. Alese asked about the Allowance for Bad Debts. Jeff explained that this has to do with the loans still outstanding. Expenses for the month is Bradshaw Smith. Sid made a motion to approve the October financials & expenses. Alese seconded it. All were in favor.

DELINQUENT LOANS:

None

OTHER BUSINESS:

Marcus Stevenson for Garbett Homes will be coming to the December meeting. Looking to build some workforce housing.

Kendall asked if Angelica wanted to talk about the MCHT "Housing Lottery" -- they have two townhomes they are selling that will not exceed \$510K -- they are shooting for \$475K & \$490K if Heber City can help negotiate the price down. They will be available up to 120% AMI. They are creating a waitlist for this & they will be using this list in the future (after the lottery) as more homes become available.

Kendall referenced the Jeff Parker article posted about the true cost of homes in Wasatch County.

ADJOURNMENT:

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

Next Board Meeting will be held on Monday, December 15, at 5:00 p.m. at 25 N Main St. Room 104 Heber City, UT 84032