

Wasatch County Housing Authority Board Meeting Minutes
25 N Main St., Council Chambers, Heber City, UT 84032
Monday, May 18, 2026 5:00 p.m.

Board Members Present

Kendall Crittenden, Chairman
Kent Shelton
Brenda Christensen
Morgan Murdock
Sid Ostergaard
Kevin Payne
Alese Overly - LATE

Others Present

Jeffery M Bradshaw, Exec Dir
Amy Anderson, Secretary

Visitors

Jason Gliddon - MCHT
Angelica Espinoza - MCHT
Nick Frost - Rosing Frost
Austin Corry - Wasatch County
Jeremy Smith - Strategic Home Mortgage

WELCOME

APPROVAL OF THE MINUTES

Kendall welcomed all to the meeting at 5:02 p.m. Sid made a motion to approve the April meeting minutes. Kent seconded it. All were in favor.

HOUSING DEVELOPMENT ACTIVITY:

Austin Corry, Wasatch County: Austin gave a presentation about the County's general plan for the unincorporated County. His role with the County is taking in all of the different priorities within the County. First draft of the General Plan is now out for public comment on the County website. Austin thought it would be good to give the WCHA Board the high level overview so we can see the general direction of the policies. Regional solutions for housing
Austin went over the future land use map which is not a zoning map. It backs away from specificity with more of a general umbrella view with the specificity being held at the Code level.

Jordanelle area - majority is planned; Strawberry area - County policy will be to let it alone because they are not looking to develop this area
Heber Valley - County is taking the approach to get attainable & affordable to the core areas first instead of the -- area just east of mill road to 2400 east. Policy is to leave the zoning at a much less dense/much less accommodating zone, but to apply an overlay to the area. If developers use the overlay provisions, they will give incentives and then the tools will then be tailored.

Kevin asked what is the County's definition of "affordable" because the 80% AMI isn't truly affordable. Austin said that the County's definition of affordable isn't made at the General Plan level - it would be made at the Code level. Austin is giving the Board the context and then will show us what their Housing chapter covers. Data proves that it isn't the processes that are causing increased housing prices. They are trying to determine what developer project entitlements have been given but haven't started yet. Population projection with current entitlements shows that the County will still be short by 5000 units. Local leaders need to focus on the right types of housing in the right types of locations. County entitlements do have expiration dates. Clustering could be a mechanism used to help reduce the overall costs including the size of the home potentially looking to put a cap on the size of the homes in these particular areas. Short-term rentals are not encouraged in areas where we need the space for permanent residents. Austin went over Section 4 of the draft general plan. The Board had a lot of questions for Austin & the discussion proposed many questions that will not be answered at the general plan level. Feedback can be given on the County website.

Angelica Espinoza, MCHT: Angelica presented an Old Mill unit that has come up for sale & WCHA has right of first refusal for purchase. They are looking at selling the unit at \$334,133. There are times when we would want to purchase a home back, but it doesn't appear that there would be a need at this time. Sid made a motion to pass on purchasing it. Kevin seconded it. All were in favor.

DAL Applicants:

This is the first DAL application in several years. The applicant is Alton & Sierra Case. The applicant has an initial loan amount of \$412K & they are requesting a \$30K down payment loan from WCHA; however, they are at 95% of the AMI instead of 80%. The 1st mortgage will take up 29% of their income. The second mortgage would be 1% along with other debt of 8%. Total monthly payment would be \$111 for the DAL payment. Applicants have a pretty good credit score and everything else meets requirements, but

if they were at 80% AMI, they wouldn't be able to pay the loan. Alese feels that if we make an exception, it could be made on a case by case basis for essential workers, which Alton qualifies for as a fire fighter. Jeremy Smith explained that loans in "high cost" areas--lenders will allow up to 120%. Kent suggests amending the guidelines. Nick says that we could give conditional approval to this loan subject to revision of the DAL program. Alese made a motion to approve the loan subject to a revision of the down payment plan and later ratification of added language by our attorney as needed. Kevin seconded it.

FINANCIAL REPORT:

Jeff went over the April financials & expenses. Sid made a motion to approve the financials & expenses. Kevin seconded it. All were in favor.

DELINQUENT LOANS:

None

OTHER BUSINESS:

The Board discussed doing a housing needs study/assessment. Jason Gliddon is suggesting that the WCHA commission this. Sid asked if we need an RFP, but Jason said that he doesn't think the Board needed to do this. Kem Gardener will be the one doing the study. Both Heber City & Wasatch County's code directs developers to come to WCHA for recommendations. Nick feels that a study will also take some liability off the shoulders of the Board. Nick feels that this would be a good thing to have as a basis for our decisions. Jason just wanted to get permission from the Board to work on getting a contract to present to the Board at the next meeting. The Board gave permission for Jason to continue with getting a contract going for a Housing Needs Assessment.

Kevin asked if the Board has given any more thought to selling Prestige II? Sid mentioned that Voelker Development might be interested and they can come to the Board the month after next (July).

Sid invited the Board to the Housing 101 lunch May 19 at 4:00 P.M. which is during the work session of the Heber City council meeting.

ADJOURNMENT:

Brenda made a motion to adjourn. Kevin seconded it. The time is 6:35 p.m.

Next Board Meeting will be held on Monday, June 15, 2026, at 5:00 p.m. at 25 N Main St. Room 104 Heber City, UT 84032