

Wasatch County Housing Authority Board Meeting Minutes
25 N Main St., Break Room, Heber City, UT 84032
Monday, June 15, 2026 5:00 p.m.

Board Members Present

Kendall Crittenden, Chairman
Brenda Christensen
Morgan Murdock
Sid Ostergaard
Kevin Payne
Alese Overly

Others Present

Jeffery M Bradshaw, Exec Dir
Amy Anderson, Secretary

Visitors

Jason Gliddon - MCHT
Angelica Espinoza - MCHT
Nick Frost - Legal Counsel

Excused

Kent Shelton

WELCOME

APPROVAL OF THE MINUTES

Kendall welcomed all to the meeting at 5:03 p.m. Sid made a motion to approve the May meeting minutes. Alese seconded it. All were in favor.

HOUSING DEVELOPMENT ACTIVITY:

Nick gave a short legal update. Nick reviewed the HUD guidelines in relation to the Case loan approved at the last meeting. The HUD handbook is approx 4000 pages, but the question was whether we can increase the jurisdictional limit on the AMI, considering that we provide secondary financing? From Nick's research, he discovered that because we are quasi-governmental, we are allowed to adjust the guidelines and pretty much adjust the guidelines as needed. Nick counseled the Board that we can change the loan limit if need be, but we need to make sure we keep whatever we decide to do consistent. We could schedule amending the guidelines at another upcoming meeting when we can make sure it is on the agenda.

Jason gave an update on the previously discussed Housing Needs Assessment. Heber City would like to collaborate on the Needs Assessment but Heber City needs to get 3 bids -- they have two and they are waiting on one more. The cost of the Needs Assessment looks to be somewhere between \$40K-\$70K. Heber City will be looking to split the final cost of the needs assessment. Kendall asked if there is a deadline on this? Jason said he spoke with Tony Kohler today, so we are still waiting to get another bid before finalizing.

DAL Applicants: NONE

FINANCIAL REPORT:

Jeff went over the May financials & expenses - Eide Bailey and Bradshaw Smith. Jeff went over the new bank requirements and passed out papers with the information that was required to get new signatories added to the account. Brenda made a motion to approve the financials & expenses. Sid seconded it. All were in favor.

DELINQUENT LOANS:

None

OTHER BUSINESS:

Voelker Development (Laurel) reached out to Sid & the Heber City Council. They are looking to create some senior housing on the south end of highway 40. Sid said she would need to present to the Board via Zoom at the July meeting. Kendall said he would work with the County to get the necessary equipment set up for the Zoom meeting. This project would be handled partially with LITCH financing (9%)

Jason mentioned the creation of an online centralized rental website for deed restricted & affordable housing -- where applicants fill out one application to apply to all affordable housing within Summit & Wasatch Counties. They will be coming back to present to the Board and most likely ask for a grant to assist with the creation of this website. Board feedback was positive to this idea as it will greatly simplify the affordable housing rental process in Wasatch County.

ADJOURNMENT:

Brenda made a motion to adjourn. Kevin seconded it. The time is 5:30 p.m.

Next Board Meeting will be held on Monday, July 20, 2026, at 5:00 p.m. at 25 N Main St. Room 104 Heber City, UT 84032