

Wasatch County Housing Authority Board Meeting Minutes
25 N Main St., Council Chambers, Heber City, UT 84032
Monday, May 19, 2025 5:00 p.m.

Board Members Present

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

Others Present

Jeffery M Bradshaw, Exec Dir
Amy Anderson, Secretary

Visitors

Angelica Espinoza - MCHT, Housing Resource Center
Matt Brower - Manager, Heber City Corp
Brad Bishop - Self-Help Homes

WELCOME

APPROVAL OF THE MINUTES

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

HOUSING DEVELOPMENT ACTIVITY:

Heber City:

Matt Brower from Heber City Corp came to present along with Sid. Sid said that last month the Heber City Council was discussing their agreements for affordable housing & a clause in their affordable housing ordinance came up for discussion in an executive session. Heber City would like to dictate what is done with funds collected via fee-in-lieu in Heber City further affordable housing projects in Heber City. Matt explained that this is an attempt for the Heber City Council to reserve as many tools and as much flexibility as possible for affordable housing in Heber City. The City is trying to be aggressive about re-negotiating current affordable housing obligations in areas like Jordanell Ridge (576 designed affordable housing units) & North Village to relocate them downtown. Matt used Jordanelle Ridge as an example and was first negotiated in 2000 at 80% AMI and they feel this is

completely out of date. The City would like to see some of this affordable housing moved to downtown Heber City. Matt is limited to what he can share since the information came from an executive session. Kendall shared some information from a Heber City staff report that he felt was concerning, suggesting that the WCHA only uses fee-in-lieu to subsidize mortgage interest or provide low-interest loans. Kendall gave a summary of all the projects that WCHA has been involved in the past 25 years which is so much more than just what was understated by staff. Kendall wonders why Heber City can't have the money filtered down the same way it has for the past 25 years and why Heber City needs it directly to flow to them? Sid explained that the City has better staff & resources to manage working directly with a developer on a project. Matt feels that if the City had the resources directly, they would be able to better meet their goals & priorities rather than have no control over such resources. This would give Heber City maximum flexibility. Matt also feels that WCHA needs an executive director now more than ever -- someone to track new legislation and make sure resources are being leveraged to their capacity, etc. How would we fund a full-time Executive Director is the question. Matt feels that it should be funded the same way as a grant writer, etc. It should be a higher priority for all participating entities. Kendall asked what specific priorities would the City have that the WCHA wouldn't? Matt gave the example of the CRA - which is a specific example where the City isn't aligned with the County as this is more of a policy issue. Kendall said that the CRA isn't related to the Housing Board. Sid said that affordable housing is a top priority for the City this year. Matt feels that things have changed significantly the last four years and we need the benefit of a full-time affordable housing director. Board discussed how to pay for a full-time executive director and the current affordable housing climate in Utah -- costs are too high & you will never build your way out of it. Kevin said that to be truly affordable it needs to start at 60% AMI instead of 80%. Kevin is concerned that if Heber does this, will this move this to each of the government entities into dealing with affordable housing on their own. Also, concerns about dictating how full-time executive director would serve all the jurisdictions fairly? Matt said that Mountainlands managing the deed-restricted properties has been super beneficial to Heber City. Kevin then discussed the obligations that MCHT is taking on for the developers that should maybe pushed more to developers or maybe property managers should be doing more. Matt doesn't feel that we will be able to extract more from existing developers and he feels that property managers also often take shortcuts. Board discussed types of projects & buildings in downtown Heber. Brenda would like to have a shared agreement amongst all the entities so we are all on the same page and each entity has a set standard. Matt feels that having a monthly meeting is not enough. A full-time direct is necessary as affordable housing should be a daily concern. Kendall feels that everyone on the Board feels the need &

would support a full-time executive director. Kendall said we will need to further discuss it as a Board. Jeff feels like the key is getting all entities to participate knowing that several entities in the past haven't really wanted anything to do with affordable housing. Kevin is hopeful that this is changing for Midway. Kendall said that this is something we will further discuss. Todd made a motion to provide an additional \$800K 0% interest loan due October 2026 with the caveat Brad provide information about units that have been sold. Sid seconded the motion. All were in favor.

Self-Help Homes:

Brad Bishop with Self-Help Homes also came with a request for the Board. Self-Help. He gave a short synopsis of the projects completed in Heber City thus far. They currently have 44 units in their Southfield project and 22 lots left at Wasatch Vista. Self Help Homes is requesting an additional \$800,000.00 interest free loan. Funds are needed to complete road improvements and sewer connections in Southfield. Board again discussed the lack of deed restricting these builds & Kendall indicates that it is just a difference of philosophy. Jeff confirmed that the Board has \$3.8 million in cash and can afford the loan. Timeline for the \$800K would tie in with the extended current \$2.1M loan. The Board discussed the interest & accountability. Brad says all their loans from other entities are interest free because it keeps the costs as low as possible. Brad gave some information about their loans.

DAL Applicants:

None

FINANCIAL REPORT:

Jeff passed out the March & April financials. PTIF is giving us over 4% interest per month equating to about \$10K in April. Jeff also went over the notes receivable -- 2.1M for SHH, \$300K for MCHT, \$42K for Habitat for Humanities, and CROWN \$89K. DAL loans outstanding is \$37K for a total of \$466,526.52. Prestige II numbers are current through the end of March. Sid made a motion to approve the April financials & expenses as presented. Brenda seconded it. All were in favor.

DELINQUENT LOANS:

None

OTHER BUSINESS:

Kevin brought up the whether it's better to keep Prestige II as an asset or sell & keep it deed restricted. Would the WCHA be better served financially? Jeff asked whether we could get \$6M out of it? Sid agreed with Kevin that it should be something that we look into. Kendall suggested having Nick verify that we could do that. Jeff said that he could find someone to look into this and get back to the Board.

Kendall went over the DAL requirement sheet (he passed copies around to the Board) and suggested that on a light agenda month, we could further discuss what changes that may need to be made.

Kendall went over the summary of projects that WCHA has been working on over the years. The Board also discussed the high housing costs in Utah.

Angelica gave a brief update of the deed restriction activity. At the most recent Housing event in Heber City which had 16 attendees with a mix of English & Spanish speakers and some that work in Wasatch County. Old Mill Village is being purchased by Mason Connolly and wanted details about the resale of the townhomes. Turner Mill is fully leased with 29 units. Springs at Coyote Ridge tenants are renewing leases due to rent increases tied to the AMI last month & they asked if they could not raise the rent on their 6 deed restricted units and they wanted to know if they could leave the rent the same - which of course they can.

ADJOURNMENT:

Sid made a motion to adjourn. Brenda seconded it. The time is 7:30 p.m.

Next Board Meeting will be held on Monday, June 16th, at 5:00 p.m. at 25 N Main St. Room 104 Heber City, UT 84032