



Cedar City Housing Authority
Board of Commissioners

Board Meeting

Thursday, February 27, 2025
364 South 100 East
12:00 noon

The Cedar City Housing Authority Board of Commissioners held a board meeting on Thursday, February 27, 2025, in their office at Mountain View Suites located at 364 South 100 East, at 12:00 noon. Those in attendance were Chairperson Margaret Miller and Commissioners Janeen Rasmusson, Georgia Beth Thompson, and Cal Robinson. Commissioner Larry Pendleton was excused. Also, in attendance were Executive Director, Heidi Miller and attorney, Jim Jensen.

Opening

The opening was given by Chairperson Margaret Miller.

Minutes

Minutes of the meeting held on November 14, 2024 were reviewed. A motion was made by Commissioner Thompson to approve the minutes. The motion was seconded by Commissioner Rasmusson, then voted and passed unanimously.

Client Spotlight

Mrs. Miller informed the Board that for this month's spotlight, she was going to share a frightening experience. An applicant containing two persons had been denied housing due to their criminal history and prior evictions from other subsidized housing. When the applicant called to schedule a hearing, she was angry and hostile. Mrs. Miller said she was afraid to hold the hearing, both for everyone's safety and because she didn't want the applicants to know where the office was located. Prior to the hearing, she contacted the Cedar City Police Department and asked them to be present. Although they were unable to attend the hearing, an officer drove by multiple times during the 20-minute meeting. Wes Peterson accompanied Mrs. Miller during the hearing and remained in the room until it concluded.

The hearing did not go well. The applicants never stopped yelling throughout the hearing they belittled the staff and Mrs. Miller, used profanity, threatened legal action, made threats of physical harm, and said that if they did not receive housing, someone would "pay." Mrs. Miller said she tried to explain the process and their ineligibility, but the applicants would not allow her to speak. They kept interrupting and raising their voices until it became clear they had no intention of listening. Mrs. Miller continued to listen but finally felt like their goal was to threaten or intimidate her into approving their housing application. At that point, she informed

them that the hearing was over and that they would not be housed. Mrs. Miller expressed her gratitude that Wes had been present and that the police continued to monitor the situation.

After the hearing, both Amanda and Heidi received intimidating, cryptic emails. The messages included phrases like, "This isn't over yet," "Hope God protects you," and "Thank you for taking the bribe from us — those bills were marked." Program regulations require that a summary of the incident be sent to USDA and to the clients, outlining the hearing and its decision. Mr. Jensen prepared the summary and sent it from his office. Mrs. Miller said that both she and Amanda McCabe were frightened and concerned that the applicants might return to the office or show up at their homes. Due to this incident, Mrs. Miller said that all future emails sent to applicants will come from a generic Housing Authority email address, and no staff names will be included. Commissioner Robinson suggested that perhaps staff names could also be hidden on county records, so their home addresses would not be publicly accessible.

Funding

Mrs. Miller said she wanted to make sure the Board was aware that funding for the Cedar City Housing Authority (CCHA) has not been reduced. CCHA is operating within budget and have adequate reserves for at least a month. As of now, CCHA is not experiencing any funding cuts. Rumors have been circulating that all government funding has been cut, but Mrs. Miller emphasized that funding had not affected. She stated that she would continue to address this topic at each meeting to keep the Board informed.

Last Meeting Follow-Up

Community Development Block Grant 2024 - Purchase

Mrs. Miller informed the Board that the Housing Authority had completed the purchase of a townhome in the Cedar Park Townhome Subdivision. The State of Utah recently changed the income limits for tenants residing in CDBG housing units. Mrs. Miller stated that one reason the CDBG funding was such a great fit for Housing Authority participants was because it had higher income limits. This was a great resource when families were slightly over the low-income limits, or when a tenant's income had increased and the tenant was no longer eligible for low-income housing. The Housing Authority was able to transition them into a CDBG moderate-income unit with rents significantly lower than market-rate rent. However, the income limit has dropped so much that it is now targeting low-income families but does not include a monthly subsidy. After a short discussion on the possibility of no longer using CDBG funding, it was determined that the grant funds would be utilized for this unit, but alternative funding sources would be considered in the future.

Part-Time Temporary Help

Mrs. Miller informed the Board that she would like to use some of the administrative reserves held by HUD to hire a temporary part-time person. Mrs. Miller said there are several items that are falling behind, specifically updating and purging waiting lists. Currently, the Housing Authority is not utilizing all of the administrative funding approved; this unused portion is being held by HUD. Mrs. Miller explained that using additional administrative funds would mean the reserves held by HUD would not increase as much, but funding is available. A motion was made by Commissioner Thompson to hire a temporary part-time person to assist in processing applications, updating waiting lists, and conducting file reviews. The motion was seconded by Commissioner Robinson, then voted on and passed unanimously.

Adjourn

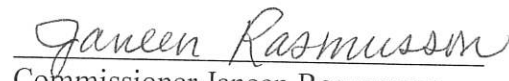
With no other business, a motion to adjourn was made by Commissioner Robinson and seconded by Commissioner Rasmusson, then voted and passed unanimously.

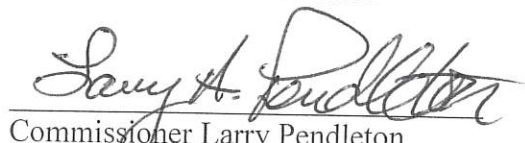
IN WITNESS THEREOF, the minutes of the above meeting were approved and signed by the following Commissioners on the 26 day of June, 2025.

Chairperson Margaret Miller


Commissioner Georgia Beth Thompson


Commissioner Cal Robinson


Commissioner Janeen Rasmusson


Commissioner Larry Pendleton