



Cedar City Housing Authority
Board of Commissioners
Board Meeting
Wednesday, December 17, 2025
364 South 100 East
12:00 noon

The Cedar City Housing Authority Board of Commissioners held a board meeting on Wednesday, December 17, 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, Commissioners Georgia Beth Thompson, Cal Robinson, and Larry Pendleton. Commissioner Janeen Rasmusson was excused. Also, in attendance were Executive Director, Heidi Miller and attorney, Jim Jensen.

Opening

The opening was given by Georgia Beth Thompson.

Minutes

Minutes of the meeting held on August 28, 2025, were reviewed. Commissioner Thompson made a motion to approve the minutes. The motion was seconded by Commissioner Robinson and passed unanimously.

Last Meeting Follow-Up

New Purchase

Mrs. Miller informed the Board that she continues to search for a townhome to purchase. An offer was submitted on a unit in the Fields complex; however, the owner indicated he would only proceed with the sale if the Housing Authority agreed to seller financing. Mrs. Miller stated that she will continue her search and keep the Board informed of any developments. She also noted that it would be preferable to purchase a property with at least some bedrooms located on the ground floor.

Mrs. Miller informed the Board that she would like to apply for the Community Development Block Grant (CDBG) and has requested that a public hearing be held at a January Council meeting. She explained that CDBG funding has become less beneficial to housing clients in recent years. While federal regulations allow assistance for tenants with moderate incomes, the State of Utah has prioritized homeless populations and reduced the income threshold to lower-income limits.

Mrs. Miller stated there are housing options for low- and very low-income families, but there are very few opportunities available for families whose incomes fall within the moderate or median

ranges. She noted that families can be slightly above the low-income threshold yet become ineligible for assistance, leaving them to pay market-rate rents that are often unaffordable. She added that she felt like these units serve an important and often-overlooked segment of the community.

Mrs. Miller encouraged board members to speak with their legislators to communicate this need and to emphasize that dedicating all resources exclusively to homeless or near-homeless populations does not address the housing challenges facing working families.

Commissioner Pendleton asked what the Area Median Income is for a family in Iron County, as well as the average rent and security deposit for a three-bedroom apartment. Mrs. Miller said the Area Median Income for a family of four in Iron County is approximately \$65,000 per year. Current rents for a three-bedroom apartment are around \$1,600 per month, with a typical security deposit equal to one month's rent. Commissioner Robinson noted that leases are generally structured as one-year agreements.

Playground

Mrs. Miller reminded the Board that the Housing Authority received a \$62,500 grant from State Bank of Southern Utah to purchase playground equipment for Cedar Garden Villa Apartments. She reported that she has been in discussions with GameTime Playgrounds and learned the company offers matching grant opportunities for purchases made during the winter season. Mrs. Miller explained that if matching funds are awarded, there may be sufficient funding to upgrade playground equipment at both Cedar Garden Villa Apartments and Cedar Park Apartments. She presented checks for the required down payment, equal to 50% of the equipment cost. Commissioner Robinson suggested that she also contact Clint Waters, a local playground equipment vendor. Mrs. Miller stated that she would contact Mr. Waters to determine whether larger, public-grade playground equipment options are available, rather than the smaller versions previously discussed.

Other Business

Mrs. Miller said she would get a new meeting schedule sent out for the upcoming year.

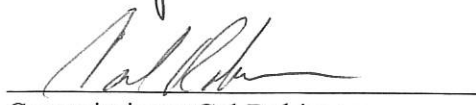
Adjourn

With no other business, a motion to adjourn was made by Commissioner Thompson and seconded by Commissioner Pendleton and passed unanimously.

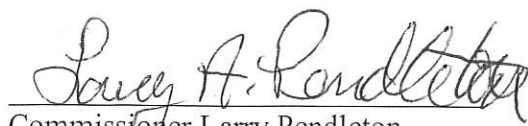
IN WITNESS THEREOF, the minutes of the above meeting were approved and signed by the following Commissioners on the 26th day of Feb, 2026.


Chairperson Margaret Miller


Commissioner Georgia Beth Thompson


Commissioner Cal Robinson


Commissioner Janeen Rasmusson


Commissioner Larry Pendleton