



Cedar City Housing Authority
Board of Commissioners
Board Meeting
Thursday, March 26, 2026
364 South 100 East
12:00 noon

The Cedar City Housing Authority Board of Commissioners held a board meeting on Thursday, March 26, 2026, 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, Larry Pendleton and Janeen Rasmusson. Also, in attendance were Executive Director, Heidi Miller, and attorney, Jim Jensen.

Opening

The opening was given by Commissioner Thompson.

Minutes

Minutes of the meeting held on February 26, 2026, were reviewed. Commissioner Pendleton made a motion to approve the minutes. The motion was seconded by Commissioner Thompson and passed unanimously.

Last Meeting Follow-Up

New Purchase

Mrs. Miller reported the Housing Authority had purchased one of the two twin homes discussed at the last board meeting. Pictures of the units were reviewed. These are single-level, three-bedroom, two-bathroom twin homes with a one-car garage. These units will be rented for \$1,050 per month, and the security deposit of \$1,500. This rent is well below current market rents, which are estimated to be between \$1,600 and \$2,200. Mrs. Miller said that the great thing about these units is that the income limits are higher. For a two-person household, the limit is just over \$60,000. This means that a couple who both receive Social Security payments and even a small pension would still be eligible. Sometimes it is difficult to qualify families that have more than one person working or receiving monthly Social Security or disability payments. These units are key in helping families whose incomes are above the very low-income limits, yet who cannot afford market-rate units. The Board approved the purchase of four twin homes. The first two units closed on March 18, 2026, and the next two units are scheduled to close on April 7, 2026. The Board discussed the benefits of having the landscaping completed for these units upon purchase. Mrs. Miller said it is sometimes difficult for the tenants they are hoping to target, including those with mobility limitations, to mow or care for a yard.

New Playground

Mrs. Miller informed the Board that the playground is being installed at Cedar Garden Villa Apartments. As soon as that installation is completed, work will begin at Cedar Park Apartments. The contractor encountered a problem while digging at the Cedar Garden Villa site. The plumbing pipes were very old, and although they had been replaced and updated to the extent possible, one broke while crews were digging and working above the area. Wesley Peterson shut the water off and was able to get a plumber to the site within a few hours to complete the repair so the installation could continue. Upon further inspection, Wes believed the old galvanized pipe had deteriorated and gave way due to the construction activity. Mrs. Miller expressed gratitude for the new playgrounds and noted how badly they were needed at both sites. The new equipment was made possible through a grant from State Bank of Southern Utah, which covered the majority of the cost.

Nichols Landing

Mrs. Miller reported that the five homes managed by the Housing Authority for the past 15 years are scheduled to be sold to the current tenants no later than August of 2026. The current tenants have the opportunity to purchase the homes at a greatly reduced price. These homes are four-bedroom, two-bathroom with a two-car garage, located on one half acre fenced lot. The first step in closing out this project is the Real Estate Purchase Contract. Those contracts have all been signed. The purchase price varies slightly for each home, but the prices range between \$98,000 and \$105,000.

When purchased, these homes will have two liens on them. The first lien will be the mortgage loan, and the second lien will represent the amount of equity the current tenants can earn by continuing to occupy the home. Under the CROWN program, tenants are able to earn equity each year they occupy the home, either as renters or homeowners. For example, if a home is worth \$400,000 and the purchase price is \$100,000, the total equity would be \$300,000. This equity amount would be divided over 15 years, equaling \$20,000 per year. If tenants have already lived in the home for five years, they will still only borrow \$100,000 and will continue to earn an additional \$20,000 in equity for each year they remain in the home. Additionally, the home will likely appreciate in value in the future, and all future appreciation will also benefit the homeowners.

Commissioner Rasmusson shared that she had purchased her home through the same program. She recalled that there were difficulties between Utah Housing Corporation and the tenants. The tenants were sent intimidating letters and notices until the Housing Authority intervened through its attorney and ended the harassing notes and notices. In the end, the program turned out to be a great opportunity for Commissioner Rasmusson, and she expressed gratitude for the Housing Authority and its involvement. Commissioners discussed a recently published article about a CROWN project near Bryce Canyon where none of the homeowners were able to purchase their homes because Utah Housing Corporation had taken over the project and did not allow the tenants to purchase their homes at the reduced price.

The Board inquired whether Mrs. Miller wanted to pursue additional CROWN projects. Mrs. Miller shared that she was very hesitant to do more projects because the compliance requirements are very time consuming and the small management fee does not cover the expense. She also stated that Utah Housing Corporation was no longer returning community funds to the sponsoring agency.

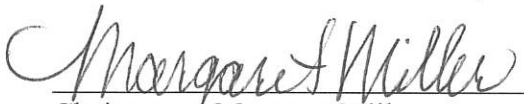
Other Business

No additional business was brought before the board.

Adjourn

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

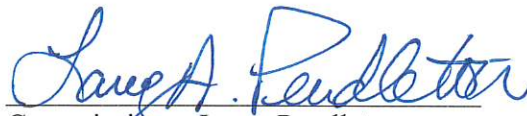
IN WITNESS THEREOF, the minutes of the above meeting were approved and signed by the following Commissioners on the 18th day of June, 2026.


Chairperson Margaret Miller


Commissioner Georgia Beth Thompson


Commissioner Cal Robinson


Commissioner Janeen Rasmusson


Commissioner Larry Pendleton