



Cedar City Housing Authority
Board of Commissioners
Board Meeting
Thursday, June 18, 2026
364 South 100 East
12:00 noon

The Cedar City Housing Authority Board of Commissioners held a board meeting on Thursday, June 18, 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 Pendleton.

Minutes

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

Client Spotlight

Mrs. Miller began the client spotlight portion of the meeting by expressing her appreciation to the board members for their willingness to serve. She noted that not all housing authorities have a board that works so well together, supports staff, and engages in respectful discussions that lead to thoughtful decisions and positive outcomes.

Mrs. Miller reported that this month's spotlight would focus on the Nichols Landing CROWN project. She explained that CROWN stands for Credit to Own. The project was developed 15 years ago, and it is now time to begin transferring ownership of the five homes to the current tenants. Current tenants may purchase their homes for \$100,000, even though the homes are currently appraised at approximately \$400,000. Tenants earn ownership credit for each year they occupy the home as renters or as owners, up to a maximum of 15 years. Tenants who have rented for fewer than 15 years may still purchase the home for \$100,000 and continue to earn ownership credit until the home is sold.

Last Meeting Follow-Up

Twin homes – 3 occupied 1 pending

Mrs. Miller reported that all four Sage Springs twin homes had closed within the past two months. She stated that three of the four homes are occupied and one is pending occupancy. She expects all four homes to be occupied by the end of June.

New Playgrounds

Mrs. Miller informed the board that installation of the playground equipment was complete and shared photos of the new playgrounds. She expressed gratitude for the new equipment and noted how badly it was needed at both the Cedar Garden and Cedar Park complexes. The new playgrounds were made possible through a grant from State Bank of Southern Utah, which covered the majority of the cost.

Nichols Landing

Mrs. Miller reported that only one of the five families had occupied their home for the entire 15-year period. Although the remaining four families will be able to purchase their homes at the reduced price of \$100,000, they will also have a second mortgage. The second mortgage assigns a value to each of the 15 years and is reduced annually as the tenant continues to occupy the home.

As of this meeting date, three families had closed on their loans, one family was scheduled to close on June 28, and the final tenant was struggling to meet with a loan officer. Mrs. Miller stated that everyone in the office had reached out to the tenant in an effort to help facilitate communication with lenders. With fewer than 90 days remaining, she was uncertain whether the purchase would be completed.

Mrs. Miller wanted the board to be aware of the situation because the Housing Authority will have the option to purchase the home if the transaction does not work out for the tenant.

Budget

The 2026-27 budget was reviewed. All major differences from the previous year's budget were discussed.

- **Sage Springs:** Projected rental income and related expense accounts have been added to this year's budget. All four twin home units were purchased within the past year.
- **PORT 15 Funding:** Actual funding exceeded the budgeted amount. Because PORT 15 School Trust Land funding is sporadic and unpredictable, it is not included in the annual budget.
- **Nichols Landing:** The management fee and expenses have been decreased as the project is nearly complete. Nichols Landing is a 15-year rent-to-own program developed in 2010. To date, three of the five tenants have closed on their home purchases, and one tenant is scheduled to close next week. This will leave one remaining home in the program.
- **Accounting:** Budgeted accounting expenses have increased due to HUD's ongoing changes and updates to accounting requirements. Accounting and compliance costs are expected to rise, and it may be necessary to hire accounting consultants to ensure compliance and prevent the loss or recapture of funding.

- **Utilities/HOA Expenses:** Expenses increased for Cedar Park, Fields, and Northfield Townhomes due to higher monthly HOA fees.

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 24th day of Sept., 2026.



Chairperson Margaret Miller

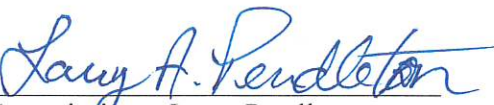


Commissioner Georgia Beth Thompson

Commissioner Cal Robinson



Commissioner Janeen Rasmusson



Commissioner Larry Pendleton