



Cedar City Housing Authority
Board of Commissioners
Board Meeting
Thursday, September 24, 2026
364 South 100 East
12:00 noon

The Cedar City Housing Authority Board of Commissioners held a board meeting on Thursday, September 24, 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, Larry Pendleton and Janeen Rasmusson. Also in attendance were Executive Director Heidi Miller and attorney Jim Jensen. Commissioner Cal Robinson was excused.

Opening

The opening was given by Commissioner Thompson.

Minutes

Minutes of the meeting held on June 18, 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

Twin homes – all occupied

Mrs. Miller reported that all of the twin homes at Sage Springs were now occupied.

Nichols Landing

Mrs. Miller informed the board that all five of the homes in the Nichols Landing project had closed. There was a short discussion about the final home closing. Although the specific barriers could not be identified, the process appeared to be particularly difficult for one tenant. The deadline had to be extended, but it did close. The Housing Authority will now be working with American Express Bank to finalize and close out the LLC created to develop and own this project.

Section 8 Administrative Plan change – EHV program ending/update

Mrs. Miller informed the board that during COVID, HUD had issued Emergency Housing Vouchers (EHV) targeting homeless persons who would otherwise not be eligible for the Section 8 program. In July 2021 the Cedar City Housing Authority was awarded 15 EHV vouchers.

Initially, these vouchers were issued for 24 months, but they were extended. In 2024, HUD notified agencies that the program was ending and they should no longer reissue vouchers that ended. As a result, the program was reduced to 11 vouchers.

Rather than terminating these families, HUD is allowing a process in which those with a current EHV voucher would be allowed to transition onto an existing voucher program. Mrs. Miller said this was good because it seemed wrong to terminate families, especially those that had previously been homeless.

However, it did seem unfair that they would essentially move ahead of those individuals who applied nearly two years ago and have been on the waiting list, waiting for a voucher to become available. There was a short discussion about the impact on EHV participants and what could happen if housing assistance suddenly ended, as well as how much longer those on the waiting list would have to wait as a result of the next 11 available vouchers being transferred to the EHV families.

Mrs. Miller said although long-term funding for the EHV vouchers would be ideal, she felt like this was the next best option. This does require a board resolution to change the Section 8 Administrative Plan to allow for the transition of these EHV vouchers to the existing voucher program.

After reviewing the resolution, Commissioner Thompson made a motion to approve Resolution 2026-1, authorizing an update to the Section 8 Administrative Plan, allowing the Cedar City Housing Authority to transition EHV voucher holders to the existing Section 8 voucher program. The motion was seconded by Commissioner Pendleton, voted on, and passed unanimously. All commissioners in attendance signed Resolution 2026-1.

Ironwood Apartments- For Sale – 28 rental assisted units

Mrs. Miller informed the board that she had learned Ironwood Apartments was for sale. Ironwood Apartments has 28 units, consisting of 13 one-bedroom units and 15 two-bedroom units. The property has rental assistance for each unit and is funded through USDA Rural Development. Mrs. Miller explained that rental assistance is beneficial because each tenant pays approximately 30% of their income toward rent, with the government providing subsidy for the rest. The Cedar City Housing Authority currently has four complexes funded in the same manner.

Mrs. Miller said that she would very much like to purchase Ironwood Apartments if a financing arrangement could be worked out. However, given that the deadline for the purchase is the end of November, there is not enough time to apply for grant funds or obtain a low-interest loan from the State of Utah. Mrs. Miller said she would be working with State Bank to determine if financing could be arranged. The owner is asking \$3.3 million, and there is a \$750,000 USDA loan that could be assumed, leaving a gap of approximately \$2.5 million.

Mrs. Miller reviewed the balance sheet with the board of commissioners and said she felt that \$750,000 of the Housing Authority's cash reserves could be used toward the \$2.5 million gap necessary to purchase the property. She also said she would like permission to speak with Zions Bank and State Bank regarding a loan using some of the Housing Authority's currently owned units as collateral.

Commissioner Pendleton calculated the price per square foot at approximately \$109, which was out of line for units of this age. Mrs. Miller said she would like approval from the board to move forward with possible financing options for the project.

After a short discussion, the board voted to approve a resolution allowing Mrs. Miller to move forward with proposed financing options, including the possibility of using currently owned Housing Authority units as collateral to secure a loan for the purchase of Ironwood Apartments.

Other Business

Mrs. Miller reminded the board that the next meeting was scheduled for October 22, where she hoped to have an update on the funding possibilities.

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 22nd day of October, 2026.


Chairperson Margaret Miller


Commissioner Georgia Beth Thompson


Commissioner Cal Robinson


Commissioner Janeen Rasmusson


Commissioner Larry Pendleton