

MORTON COUNTY HOUSING AUTHORITY

QUARTERLY MEETING MINUTES

JULY 25, 2024

The regularly scheduled meeting of the Board of Commissioners of the Morton County Housing Authority was called to order by Woody Barth, Vice-Chairman, on Friday, July 25, 2024, at 2:00 p.m., at the Morton County Housing Authority office in Mandan. In attendance in addition to Woody were Commissioners Steve Maerschbecker, Tom Peters and Carly Retterath. Also, in attendance was Rick Horn of the Management Firm.

Following a review of the minutes of the meeting of April 26, 2024, Carly made a motion to approve the minutes as previously submitted with Steve seconding. All voted aye. Passed.

The expenditures from April 13, 2024, and July 15, 2024, were reviewed. Tom motioned to accept the expenditures as presented with Carly seconding. All voted aye. Passed.

A discussion was had regarding the HAPs leases, dollars & admin fee earned report handed out by the management firm. As of June, 2024, MCHA was spending \$298,287 on 577 vouchers and we received \$312,657. MCHA voucher account has a cash balance of \$1,000,447, the Development Account has a balance of \$358,705 and the Contract Account balance is \$381,043.

Rick presented to the Board the year-to-date voucher activity for the current fiscal year and prior fiscal years. A discussion regarding the Morton County Housing Authority Voucher Program was had. As of June, 2024 our average HAP payment was \$517.04 vs \$284.39 in November, 2009. As of July 10, 2024, we had 286 applications received YTD, 67 vouchers issued, 53 vouchers utilized with 20 outstanding vouchers and we are currently processing 180 applications. We currently have 20 outstanding vouchers as of 7/10/2024 compared to 45 as of 12/31/2023. The number of applications that are currently being processed is 180 compared to 178 as of 12/31/2023. Our average HAP is \$499.17 compared to \$501.86 at the beginning of the year.

A discussion regarding 2024 Voucher Equity was had. The preliminary HAP Equity balance as of July, 2024, was \$15,503.72 and the preliminary Admin Equity balance of \$1,043,233.05. As of July, 2024 we utilized 561 vouchers.

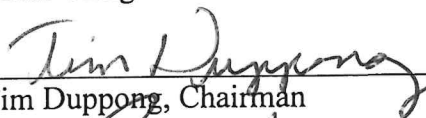
We have received our 2024 voucher funding from HUD. Our funding is \$3,134,736 as compared to \$3,185,136 last year. We did not see a renewal funding inflation factor this year. For 2023, the inflation factor was 7.527%. As of 12/31/2023 we had a HUD held reserve of \$450,056.

We have received the notice of the 2024 administrative fee rates. The rate is \$88.65 per voucher with a proration factor of 91%. The rate for 2023 was \$86.05 per voucher with a proration factor of 97%.

We have been notified of our Section 8 Management Assessment Program (SEMAP) score. We received a score of 135 points out of possible 135 points with an overall performance rating of High.

There are several changes being made to the HUD voucher program. We have been notified that the implementation of HOTMA, HIP and NSPIRE will be delayed to sometime in 2025.

There being no further business to come before the Board the meeting was duly adjourned.



Tim Duppong, Chairman

10. 24. 24
Date



Rick Horn, Management Agent

10/24/24
Date