

MORTON COUNTY HOUSING AUTHORITY

QUARTERLY MEETING MINUTES

OCTOBER 24, 2024

The regularly scheduled meeting of the Board of Commissioners of the Morton County Housing Authority was called to order by Tim Duppong, Chairman, on Thursday, October 24, 2024, at 2:00 p.m., at the Morton County Housing Authority office in Mandan. In attendance in addition to Tim were Commissioners Woody Barth, Steve Maerschbecker, Tom Peters and Carly Retterath. Also, in attendance were Rick Horn and Kayla Golke of the Management Firm.

Following a review of the minutes of the meeting of July 25, 2024, Tom made a motion to approve the minutes as previously submitted with Steve seconding. All voted aye. Passed.

The expenditures from July 16, 2024, and October 11, 2024, were reviewed. Woody 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 September, 2024, MCHA was spending \$281,922 on 548 vouchers and we received \$306,930. MCHA voucher account has a cash balance of \$1,105,911, the Development Account has a balance of \$358,774 and the Contract Account balance is \$395,551.

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 September, 2024 our average HAP payment was \$514.46 vs \$284.39 in November, 2009. As of October 11, 2024, we had 423 applications received YTD, 99 vouchers issued, 66 vouchers utilized with 29 outstanding vouchers and we are currently processing 177 applications. We currently have 29 outstanding vouchers as of 10/11/2024 compared to 45 as of 12/31/2023. The number of applications that are currently being processed is 177 compared to 178 as of 12/31/2023. Our average HAP is \$514.46 compared to \$501.86 at the beginning of the year.

A discussion regarding 2024 Voucher Equity was had. The HAP Equity balance as of September, 2024, was \$71,546.15 and the Admin Equity balance of \$1,076,208.96. As of September, 2024 we utilized 548 vouchers.

A discussion regarding the Five Year / Annual Plan – Public Hearing – Board Resolution was had. Tom motioned to accept the current Five Year / Annual Plan with Woody seconding. All voted aye. Passed. Tim signed the documents and Rick will submit them.

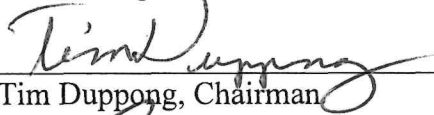
A discussion regarding the 2025 Fair Market Rent was had. The new fair market rents, effective January 1, 2025 are \$9110 for an efficiency, \$1,009 for a 1 bedroom, \$1,125 for a 2 bedroom, \$1,576 for a 3 bedroom and \$1,890 for a 4 bedroom.

A discussion regarding the Liberty Heights Office Lease was had. The Morton County Housing Corporation has requested an increase of \$100 for the leasing of the office space. They are requesting rent be increased to \$900 a month effective January 1, 2025. After a brief discussion regarding the

going rates for office space, Carly motioned to accept the increase with Steve seconding. All vote aye. Passed.

A discussion regarding the Holiday Gathering was had. We have it scheduled for Wednesday, December 11th at Bennigan's at 5:30 for the board meeting with the holiday gathering to follow.


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



Tim Duppong, Chairman

12-11-24

Date



Rick Horn, Management Agent

12/11/24

Date