

# MINUTES OF REGULAR MCHA BOARD MEETING

5:30 P.M. BOARD MEETING

December 16<sup>th</sup>, 2025

**Board members Present:** Kim Harding, Joel Gordon, RaSchelle Richens, Richard Ross, Shelley Fenn

**Absent:** Rodney Rowley, Ashley Anderton

**Executive Director:** Carrie Boren

**Visitors:**

The meeting was called to order at 5:32 P.M.

Kim Harding welcomed everyone to the meeting and asked Richard Ross to start with a prayer and Shelley Fenn to lead The Pledge of Allegiance.

## PUBLIC HEARING 1-YEAR AND 5-YEAR PLANS

See public hearing minutes.

**MOTION: JOEL GORDON MOTIONED TO APPROVE THE 1-YEAR AND 5-YEAR PHA PLANS. RICHARD ROSS SECONDED. KIM HARDING VOTED AYE. JOEL GORDON VOTED AYE. RICHARD ROSS VOTED AYE. SHELLEY FENN VOTED AYE. RASCHELLE RICHENS VOTED AYE. THE MOTION PASSES UNANIMOUSLY.**

Kim Harding asked if there were any questions about the minutes from the last meeting. There was none.

**MOTION: RICHARD ROSS MOTIONED TO APPROVE THE SEPTEMBER 4<sup>TH</sup>, 2025 BOARD MEETING MINUTES. SHELLEY FENN SECONDED. RASCHELLE RICHENS VOTED AYE. KIM HARDING VOTED AYE. JOEL GORDON VOTED AYE. RICHARD ROSS VOTED AYE. SHELLEY FENN VOTED AYE. THE MOTION PASSES UNANIMOUSLY.**

## PUBLIC COMMENT

No public comment

## APPROVAL OF PAYMENT STANDARDS AT 100% OF FAIR MARKET RENTS

Carrie Boren stated that the fair market rents have increased, in 2025 in Duchesne County for a one bedroom it was \$725.00 and for 2026 it is now \$940.00. Uintah county for a one bedroom in 2025 was \$752.00 and in 2026 its \$846.00. She explained that when there is an increase in the fair market rents then the voucher payment from us increases. When she entered the FMR's into the system only about six participants rent increased, but we had our payment standards paying at 110% and after having a meeting with HUD their recommendation was that we drop our payment standard down to the 100% because of the increases. Kim Harding stated it wasn't really a suggestion it was mandatory. This change needed approved before the board meeting and the information had to be in the system by December 1<sup>st</sup>, 2025. So, the resolution was created and Kim Harding was able to get enough votes to get it passed. Carrie Boren stated that all the rental increases were in Uintah County.

## **CLOSING THE WAITING LIST**

Kim Harding asked Carrie Boren to talk about closing the waiting list. Carrie Boren stated that there are currently twenty-three families on the list, and when you get more people on the waiting list then what you can fund in the next few years then you are supposed to close the list. Carrie Boren stated that they have given notice about the closing of the waiting list, it has been posted on the public notice website, on the office door, the city's bulletin board and at the post office. With the current funding we have these families will be on the waiting list for years. There was a discussion about getting more funding and how it is we thirty vouchers but not enough funding to use all of them. Carrie Boren stated she isn't sure how all the funding for the vouchers works and that it's on her list of things to learn.

**MOTION: SHELLEY FENN MOTIONED TO CLOSE THE WAITING LIST. RASCHELLE RICHENS SECONDED. KIM HARDING VOTED AYE. JOEL GORDON VOTED AYE. RICHARD ROSS VOTED AYE. SHELLEY FENN VOTED AYE. RASHELLE RICHENS VOTED AYE. THE MOTION PASSED UNANMOUSLY.**

## **OTHER**

Kim Harding stated he wanted to give an update on the stuff with UBAC. The attorney reached out and asked what we wanted to do. He said we had a twenty-five-thousand-dollar limit for legal fees through the Utah Governments Trust, and we have used about all of that up and if we go any further its \$450 dollars and hour and we just can't afford that. So, Kim Harding responded well that makes the decision for us I guess we just drop it. But it's not over there are other people asking about the issues in Uintah County and Daniels Crossing. Kim Harding feels like UBAC is victimizing citizens of Uintah County and he doesn't understand why the attorneys won't get involved. Somebody needs to hold her accountable for what she is doing and far as we know HUD is still investigating.

Kim Harding asked Carrie Boren if she found out anything about the vacant property MCHA owns. Carrie Boren stated that the lot is .52 acres, so it is about the same size of UBAC's lot across the street. She hasn't found any funding or anything yet, but she has talked with Nate Zilles with UBAOG, and he is willing to help us find some funding. Kim Harding stated we really need to increase the funding, so if we could build on this it would benefit things all around.

**MOTION: SHELLEY FENN MOTIONED TO APPOINT CARRIE BOREN AS THE NEW EXECUTIVE DIRECTOR OF THE MCHA. RASCHELLE RICHENS SECONDED. KIM HARDING VOTED AYE. JOEL GORDON VOTED AYE. RICHARD ROSS VOTED AYE. SHELLEY FENN VOTED AYE. RASCHELLE RICHENS VOTED AYE. THE MOTION PASSES UNANIMOUSLY.**

## **ADJOURNMENT**

There was no further business to discuss the meeting adjourned 6:12 p.m.

**MOTION: SHELLEY FENN MOTIONED TO ADJOURN. JOEL GORDON SECONDED. KIM HARDING VOTED AYE. JOEL GORDON VOTED AYE. RASCHELLE RICHENS VOTED AYE. SHELLEY FENN VOTED AYE. RICHARD ROSS VOTED AYE. THE MOTION CARRIED.**