

**MORTON COUNTY HOUSING AUTHORITY
QUARTERLY MEETING
MORTON COUNTY HOUSING AUTHORITY CONFERENCE ROOM
1500 3rd AVE NW, MANDAN
THURSDAY, JULY 25, 2024 – 2:00 P.M. CST
AGENDA**

- 1) Call to Order
- 2) Approval of Minutes
- 3) Approval of Expenditures
- 4) Financial Statements
- 5) Voucher Activity YTD
- 6) 2024 Voucher Equity
- 7) 2024 HUD Voucher Funding
- 8) 2024 HCV Administrative Fee Rate
- 9) SEMAP
- 10) HOTMA, HIP & NSPIRE
- 11) Other Business
- 12) Adjourn

MORTON COUNTY HOUSING AUTHORITY

QUARTERLY MEETING MINUTES

APRIL 26, 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 Wednesday, Friday, April 26, 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 was Rick Horn of the Management Firm.

Following a review of the minutes of the meeting of December 13, 2024, Woody made a motion to approve the minutes as previously submitted with Steve seconding. All voted aye. Passed.

The expenditures from December 7, 2023, and April 12, 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 March, 2024, MCHA was spending \$292,515 on 586 vouchers and we received \$293,270. MCHA voucher account has a cash balance of \$1,340,682, the Development Account has a balance of \$353,792 and the Contract Account balance is \$375,045.

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 March, 2024 our average HAP payment was \$499.17 vs \$284.39 in November, 2009. As of March 31, 2024, we had 173 applications received YTD, 53 vouchers issued, 36 vouchers utilized with 32 outstanding vouchers and we are currently processing 136 applications. We currently have 32 outstanding vouchers as of 3/31/2024 compared to 45 as of 12/31/2023. The number of applications that are currently being processed is 136 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 April, 2024, was \$5,985.27 and the preliminary Admin Equity balance of \$1,048,728.40. As of March, 2024 we utilized 592 vouchers.

We have received a notice that HUD has reconciled the 2023 HAP activity. We have not received our 2024 HUD voucher funding yet. We are waiting for the notice from HUD.

We have not received the notice yet of the 2024 administrative fee rates.

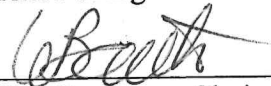

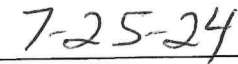
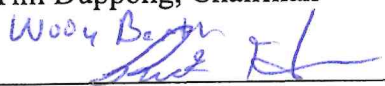
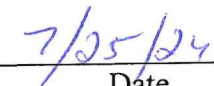
HUD has reviewed the audit report for the Morton County Housing Authority for the fiscal year ending December 31, 2022. The auditor finding relating to segregation of duties and managements' response was reviewed. No other response is required by HUD at this time.

The Morton County Housing Authority's audited financial statements for the year ended December 31, 2023, were presented and reviewed.

Other business discussed was a recognition / retirement gift for Dwight Cook. It was suggested that a donation be made to the Mandan Parks Foundation based on years of service on the housing board. Carly made a motion to donate \$10 per year of service on the housing board with Tom seconding. All voted aye. Passed

Rick also informed the Board that effective June 1, 2024, the fair market rents will be changing back to 110% of the HUD fair market rents instead of 120%.

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

 _____ Tim Duppong, Chairman	 _____ U. CHATR	 _____ Date
 _____ Rick Horn, Management Agent		 _____ Date

Morton County Housing-Vouchers
Check Register
For the Period From Apr 13, 2024 to Jul 15, 2024

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount	
12161	4/22/24	HJL Management Company	111.10	165.66	
12162	4/25/24	Nan McKay	111.10	239.00	
12163	4/25/24	C-Ram	111.10	125.00	<u> </u> Tim Duppong
12164	4/25/24	Brady, Martz & Associates, PC	111.10	1,700.00	
12165	4/30/24	Alexis Horn	111.10	200.00	<u>UB</u>
12166	5/1/24	HJL Management Company	111.10	39,615.00	<u> </u> Woody Barth
12167	5/1/24	Morton County Housing Corp	111.10	800.00	
12168	5/3/24	Quadient Finance USA	111.10	440.00	<u>SM</u>
12169	5/3/24	Windstream	111.10	8.88	<u> </u> Steve Maerschbecker
12170	5/3/24	Sure-Shred	111.10	40.00	
12171	5/3/24	Innovative Office Solutions LI	111.10	201.66	<u>TP</u>
12172	5/10/24	BEK Communications Cooper	111.10	308.21	<u> </u> Tom Peters
12173	5/10/24	Online Information Services Ir	111.10	359.82	
12174	5/17/24	Wells Fargo Vendor Financial	111.10	163.19	
12175	5/17/24	C-Ram	111.10	125.00	<u>CR</u>
12176	5/17/24	Presort Plus	111.10	55.00	<u> </u> Carly Retterath
12177	5/17/24	Quadient Finance USA	111.10	506.84	
12178	5/31/24	Ashton Horn	111.10	125.00	
12179	6/3/24	HJL Management Company	111.10	39,128.50	
12180	6/3/24	Morton County Housing Corp	111.10	800.00	
12181	6/6/24	Innovative Office Solutions LI	111.10	213.83	
12182	6/6/24	Wood Printing Company	111.10	1,209.18	
12183	6/6/24	US Postal Service	111.10	364.00	
12184	6/6/24	Hub Int'l Mountain States Ltd	111.10	4,911.00	
12185	6/6/24	Windstream	111.10	8.81	
12186	6/6/24	C-Ram	111.10	84.00	
12187	6/6/24	Management Computer Servic	111.10	180.00	
12188	6/21/24	Quadient Leasing USA Inc	111.10	207.00	
12189	6/21/24	Wells Fargo Vendor Financial	111.10	163.19	
12190	6/21/24	BEK Communications Cooper	111.10	308.97	
12191	6/21/24	Dakota Country Storage	111.10	690.00	
12192	6/21/24	Presort Plus	111.10	55.00	
12193	6/21/24	Kelsch Ruff Kranda Nagle & I	111.10	300.00	
12194	6/21/24	Innovative Office Solutions LI	111.10	717.63	
12195	6/24/24	HJL Management Company	111.10	420.00	
12196	6/28/24	Ashton Horn	111.10	250.00	
12128V	6/30/24	Quadient Finance USA	111.10	-503.43	
12197	7/1/24	HJL Management Company	111.10	37,808.00	

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Morton County Housing-Vouchers
Check Register
For the Period From Apr 13, 2024 to Jul 15, 2024

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
12198	7/1/24	Morton County Housing Corp	111.10	800.00
12199	7/5/24	Quadient Finance USA	111.10	650.79
12200	7/5/24	Windstream	111.10	8.89
12201	7/5/24	C-Ram	111.10	84.00
12202	7/5/24	Nan McKay	111.10	239.00
12203	7/5/24	Innovative Office Solutions LI	111.10	574.38
12204	7/5/24	Virginia Viles	111.10	745.00
12205	7/12/24	Wells Fargo Vendor Financial	111.10	163.19
12206	7/12/24	Presort Plus	111.10	50.00
12207	7/12/24	Innovative Office Solutions LI	111.10	407.20
12208	7/12/24	BEK Communications Cooper	111.10	309.13
Total				<u>136,525.52</u>

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Morton County Housing-Vouchers
General Ledger Trial Balance
As of Jun 30, 2024

Filter Criteria includes: Report order is by ID. Report is printed in Detail Format.

Account ID	Account Description	Debit Amt	Credit Amt
111.10	CASH	304,477.83	
1145.00	Accrued Interest Receivable	22,243.76	
124.00	Prepaid Insurance	4,911.00	
125.10	A/R OTHER	100.00	
128.00	Tenant A/R	25,922.20	
128.10	Allowance for Doubtful Account		25,922.20
131.20	Investments-Starion	695,968.94	
1400.00	Leasehold Improvements	139,888.68	
1400.90	Furniture & Equipment	4,276.00	
163.10	OFFICE FURNITURE & EQUIP	3,343.74	
166.10	Accumulated Depreciation		16,815.37
167.10	Accumulated Amortization		22,180.92
2112.00	Interest Payable		269.64
2115.00	ST Lease Liability		7,891.03
2215.00	LT Lease Liability		76,471.87
4130.00	LEGAL FEES	300.00	
511.10	Restricted Net Assets		4,460.31
512.10	Unrestricted Net Assets		878,365.00
512.11	Unrestr Net Assets - Pre 2004		158,615.00
706.00	ANNUAL CONTRIBUTIONS H		1,768,665.00
706.10	ANNUAL CONTRIBUTION - A		263,006.00
711.00	Investment Income - Unrestrict		19,019.65
714.00	Fraud Recovery		15,230.82
715.00	Other Revenue		2,376.00
720.00	Other Income - Port In		10,001.03
911.00	MANAGEMENT FEES	237,064.50	
912.00	ACCOUNTING & AUDITING	11,200.00	
916.00	SUNDRY	13,883.66	
916.10	Port admin fee	7,241.24	
919.00	Storage Rental	1,380.00	
941.00	GENERAL EXPENSE	7,648.10	
945.00	Interest Expense	1,687.11	
973.00	HAP PAYMENTS	1,670,296.00	
973.10	Port out vouchers	101,797.00	
973.20	Port in Voucher	8,924.00	
974.00	Depreciation Expense	1,149.48	
975.00	Amortization Expense	5,586.60	
	Total:	3,269,289.84	3,269,289.84

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**Morton County Contract
General Ledger Trial Balance
As of Jun 30, 2024**

Filter Criteria includes: Report order is by ID. Report is printed in Detail Format.

Account ID	Account Description	Debit Amt	Credit Amt
111.10	CASH	42,895.23	
1120.00	Accrued Interest Receivabl	12,007.40	
1162.00	GENERAL FUND INVEST	338,147.29	
512.10	RETAINED EARNINGS		373,401.34
711.00	INTEREST INCOME		8,113.92
715.00	Management Fee Income		60,703.53
913.10	Management Fees	48,717.40	
916.00	SUNDRY	451.47	
	Total:	442,218.79	442,218.79

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MORTON COUNTY DEVELOPMENT ACCOUNT

General Ledger Trial Balance

As of Jun 30, 2024

Filter Criteria includes: Report order is by ID. Report is printed in Detail Format.

Account ID	Account Description	Debit Amt	Credit Amt
111.00	CASH	24,310.41	
1145.00	Accrued Interest Receivable	5,425.65	
131.30	Starion CD	334,410.36	
1400.50	Accumulated Depreciation		4,400.72
1400.90	Furniture & Equipment	857.92	
1475.10	OFFICE FURNITURE & EQUIP	3,542.80	
512.10	RETAINED EARNINGS		356,390.19
711.00	INTEREST INCOME		7,756.23
	Total:	<u>368,547.14</u>	<u>368,547.14</u>

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2024 HAPs LEASES, HAP DOLLARS AND ADMIN FEE EARNED

Month	HAPS Leased	HAP \$s Received	HAP \$s Spent	Admin Fee Received	Admin Expenses	Net	Balance
Jan	586	267,706	294,090	43,434	45,885	(28,835)	979,526
Feb	584	308,706	287,957	45,485	45,885	20,349	1,008,628
Mar	586	293,270	292,515	43,434	46,279	(2,090)	1,340,682
Apr	589	298,970	298,287	43,326	58,105	(14,096)	1,001,312
May	589	287,356	300,912	43,326	44,451	(14,681)	989,495
Jun	577	312,657	298,332	44,001	46,245	12,081	1,000,447
Jul						0	
Aug						0	
Sep						0	
Oct						0	
Nov						0	
Dec						0	
	3,511	1,768,665	1,772,093	263,006	286,850		

Accr Int

Checking	304,477.83			
Cert of Dep - Starion	106,301.54	2,365.28	11/29/2024	4.39%
Cert of Dep - Starion	55,203.94	1,228.33	11/29/2024	4.39%
Cert of Dep - Starion	110,407.88	2,456.65	11/29/2024	4.39%
Cert of Dep - Starion	108,998.04	4,397.07	8/22/2024	5.24%
Cert of Dep - Starion	101,955.63	4,709.29	7/7/2024	5.14%
Cert of Dep - Starion	101,955.63	4,709.29	7/7/2024	5.14%
Cert of Dep - Starion	111,146.28	2,377.86	1/9/2025	4.54%
	<u>1,000,446.77</u>	<u>22,243.77</u>		

January 1, 2024 Balance of Development Account

349,065.09

Other Income Interest Donations

Jan	4,683.77		353,748.86
Feb	16.36		353,765.22
Mar	16.37		353,781.59
Apr	18.08		353,799.67
May	4,905.26		358,704.93
Jun			358,704.93
Jul			358,704.93
Aug			358,704.93
Sep			358,704.93
Oct			358,704.93
Nov			358,704.93
Dec			358,704.93

Accr Int

Checking	24,294.57			
Cert of Dep - Starion	112,690.06	601.27	4/20/2025	4.75%
Cert of Dep - Starion	111,146.28	2,364.04	1/9/2025	4.54%
Cert of Dep - Starion	<u>110,574.02</u>	<u>2,460.35</u>	11/29/2024	4.39%
	358,704.93	5,425.66		

Total Housing Authority cash on 6/30/2024

HAP Acct	1,000,447
Dev	358,705
Contract Fee	<u>381,043</u>

\$1,740,194

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MORTON COUNTY FINANCIAL INFORMATION
MANAGEMENT FEE ACCOUNT
2024

Month	Income / Contract	Interest Income	Other Income	Expenses/Admin/ Contract	Balance	
Beginning Balance					\$ 369,488.12	
January	10,134.71	3.10		8,131.78	371,494.15	80.24%
February	10,144.45	2.92		8,150.13	373,491.39	80.34%
March	10,130.08	3.09		8,579.53	375,045.03	84.69%
April	9,969.05	3.56		7,999.24	377,018.40	80.24%
May	10,295.90	3.63		8,260.72	379,057.21	80.23%
June	10,029.34	3.44		8,047.47	381,042.52	80.24%
July					381,042.52	#DIV/0!
August					381,042.52	#DIV/0!
September					381,042.52	#DIV/0!
October					381,042.52	#DIV/0!
November					381,042.52	#DIV/0!
December					381,042.52	#DIV/0!

60,703.53 19.74 - 49,168.87

		Accrued Interest		
Checking	42,895.23			
Cert of Deposit - Starion	42,520.62	946.11	11/29/2024	4.39%
Cert of Deposit - Starion	50,977.81	2,577.19	7/7/2024	5.14%
Cert of Deposit - Starion	110,537.81	2,459.54	11/29/2024	4.39%
Cert of Deposit - Starion	134,111.05	6,024.56	7/17/2024	5.14%
	381,042.52	12,007.40		

Morton County Housing Authority

Voucher Program

Month	HAP Leased	HAP \$ Received	HAP \$ Spent	Average HAP
2009				
Jan	621	\$ 145,599	\$ 167,832	\$ 270.26
Feb	631	145,600	173,449	274.88
Mar	625	145,600	172,330	275.73
Apr	626	145,600	174,146	278.19
May	631	272,336	174,563	276.65
Jun	622	170,947	170,395	273.95
Jul	621	170,947	171,158	275.62
Aug	628	170,947	171,463	273.03
Sep	620	170,947	173,689	280.14
Oct	623	171,655	176,984	284.08
Nov	647	168,364	184,001	284.39
Dec	646	168,364	182,512	282.53
2010				
Jan	639	\$ 168,364	\$ 183,229	\$ 286.74
Feb	638	168,364	185,526	290.79
Mar	632	184,591	182,165	288.24
Apr	617	173,773	177,057	286.96
May	601	259,935	173,797	289.18
Jun	604	173,773	175,149	289.98
Jul	594	173,773	172,103	289.74
Aug	599	173,773	176,321	294.36
Sep	598	173,773	176,146	294.56
Oct	605	173,773	183,489	303.29
Nov	601	173,773	184,101	306.32
Dec	606	186,757	184,025	303.67
2011				
Jan	609	\$ 180,571	\$ 189,340	\$ 310.90
Feb	605	180,571	187,654	310.17
Mar	588	180,571	181,969	309.47
Apr	577	180,571	178,408	309.20
May	560	180,571	171,873	306.92
Jun	551	180,571	169,254	307.18
Jul	551	179,476	167,540	304.07
Aug	542	179,476	165,061	304.54
Sep	548	180,602	165,348	301.73
Oct	557	184,144	165,567	297.25
Nov	556	184,143	168,129	302.39
Dec	559	184,143	169,143	302.58

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2012

Jan	553		\$ 175,932	\$ 165,191	\$ 298.72
Feb	559		175,932	166,571	297.98
Mar	574	558	175,932	168,545	293.63
Apr	579	553	173,730	174,619	301.59
May	571	545	173,730	173,989	304.71
Jun	567	539	173,730	172,174	303.66
Jul	580	543	125,415	177,973	306.85
Aug	569	532	171,553	172,839	303.76
Sep	568	518	171,556	173,722	305.85
Oct	563	509	154,619	171,814	305.18
Nov	578	507	178,861	175,725	304.02
Dec	574	498	178,861	171,633	299.01

2013

Jan	578	501	\$ 170,409	\$ 176,259	\$ 304.95
Feb	589	506	172,698	179,336	304.48
Mar	579	498	172,698	180,512	311.77
Apr	585	505	178,249	182,473	311.92
May	556	489	160,714	170,935	307.44
Jun	545	477	160,714	165,137	303.00
Jul	532	467	141,496	159,609	300.02
Aug	529	465	155,847	160,347	303.11
Sep	521	456	158,136	158,759	304.72
Oct	511	448	156,484	156,647	306.55
Nov	516	454	188,459	159,452	309.02
Dec	520	459	156,483	161,837	311.23

2014

Jan	515	456	\$ 164,359	\$ 164,145	\$ 318.73
Feb	521	463	216,693	170,477	327.21
Mar	514	458	164,359	167,953	326.76
Apr	518	463	164,091	169,159	326.56
May	511	456	164,091	169,175	331.07
Jun	505	450	9,941	167,569	331.82
Jul	506	448	172,551	169,146	334.28
Aug	510	444	172,551	171,392	336.06
Sep	503	440	168,830	166,231	330.48
Oct	505	442	169,432	165,867	328.45
Nov	509	449	171,980	168,953	331.93
Dec	514	454	132,986	171,728	334.10

2015

Jan	527	466	\$ 167,526	\$ 179,543	\$ 340.69
Feb	536	476	170,643	182,716	340.89
Mar	542	483	191,992	190,616	351.69
Apr	551	493	202,159	197,245	357.98
May	540	484	174,712	191,701	355.00
Jun	537	482	184,543	192,831	359.09

Jul	533	480	223,983	195,617	367.01
Aug	534	482	197,245	194,669	364.55
Sep	535	486	197,245	202,711	378.90
Oct	529	480	199,529	204,992	387.51
Nov	523	474	194,669	201,849	385.94
Dec	530	481	213,269	204,446	385.75

2016

Jan	532	488 \$	206,765 \$	204,571 \$	384.53
Feb	511	480	204,731	198,636	388.72
Mar	498	468	205,886	191,764	385.07
Apr	496	466	202,830	193,851	390.83
May	506	476	203,454	201,756	398.73
Jun	507	478	202,609	208,500	411.24
Jul	518	489	202,609	217,220	419.34
Aug	516	488	202,609	219,486	425.36
Sep	504	480	208,586	215,295	427.17
Oct	494	476	208,586	215,568	436.37
Nov	485	467	193,791	204,797	422.26
Dec	470	452	211,310	197,850	420.96

2017

Jan	463	446 \$	219,601 \$	193,700 \$	418.36
Feb	465	448	219,601	201,463	433.25
Mar	461	444	208,893	200,499	434.92
Apr	472	455	208,893	207,808	440.27
May	470	453	208,893	199,814	425.14
Jun	468	451	208,893	200,993	429.47
Jul	461	445	204,509	191,129	414.60
Aug	463	447	204,509	198,425	428.56
Sep	462	447	204,509	201,413	435.96
Oct	471	456	171,451	205,177	435.62
Nov	486	471	116,020	213,747	439.81
Dec	495	481	242,552	215,564	435.48

2018

Jan	497	484 \$	205,441 \$	215,993 \$	434.59
Feb	485	472	205,441	212,092	437.30
Mar	499	489	218,022	214,880	430.62
Apr	484	474	216,483	211,441	436.86
May	493	486	202,461	210,434	426.84
Jun	491	486	263,652	209,443	426.56
Jul	503	498	235,395	216,777	430.97
Aug	512	507	230,752	225,893	441.20
Sep	522	517	230,752	228,835	438.38
Oct	524	520	230,752	229,730	438.42
Nov	536	532	191,298	233,483	435.60
Dec	531	527	236,195	225,080	423.88

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2019

Jan	529	525	\$	233,412	\$	220,451	\$	416.73
Feb	533	529		233,412		225,188		422.49
Mar	539	535		234,325		227,709		422.47
Apr	536	533		218,539		230,682		430.38
May	537	534		229,582		227,247		423.18
Jun	535	535		186,425		226,494		423.35
Jul	535	535		230,261		223,318		417.42
Aug	526	526		230,261		221,834		421.74
Sep	523	523		232,089		216,113		413.22
Oct	518	518		232,089		216,510		417.97
Nov	539	539		204,583		221,179		410.35
Dec	549	549		227,805		223,873		407.78

2020

Jan	556	556	\$	226,271	\$	227,861	\$	409.82
Feb	552	552		226,271		225,188		407.95
Mar	553	553		225,603		225,862		408.43
Apr	544	544		228,350		232,824		427.99
May	549	549		228,350		233,895		426.04
Jun	558	558		229,692		238,033		426.58
Jul	556	556		159,601		235,614		423.77
Aug	554	554		253,792		233,954		422.30
Sep	540	540		238,573		227,116		420.59
Oct	537	537		238,573		224,715		418.46
Nov	532	532		240,349		227,055		426.80
Dec	543	543		240,349		229,363		422.40

2021

Jan	553	553	\$	231,658	\$	235,963	\$	426.70
Feb	553	553		231,658		235,316		425.53
Mar	553	553		231,596		232,602		420.62
Apr	552	552		231,596		236,570		428.57
May	564	564		189,756		236,607		419.52
Jun	565	565		241,682		237,692		420.69
Jul	563	563		237,254		240,524		427.22
Aug	559	559		246,154		244,285		437.00
Sep	560	560		252,497		245,220		437.89
Oct	572	572		241,797		254,950		445.72
Nov	564	564		277,297		256,823		455.36
Dec	572	572		246,853		257,674		450.48

2022

Jan	585	585	\$	251,643	\$	263,449	\$	450.34
Feb	583	583		264,444		261,674		448.84
Mar	584	584		262,454		258,235		442.18
Apr	580	580		262,454		257,566		444.08
May	573	573		262,827		251,425		438.79
Jun	559	560		256,411		245,291		438.80

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7/10/2024

Jul	563	563	267,429	242,699	431.08
Aug	560	560	262,330	238,646	426.15
Sep	555	555	256,454	239,302	431.17
Oct	554	554	258,383	243,332	439.23
Nov	556	556	206,669	245,051	440.74
Dec	567	567	245,348	250,951	442.59

2023

Jan	556	556 \$	243,419 \$	253,562 \$	456.05
Feb	564	564	243,419	255,755	453.47
Mar	569	569	249,952	259,482	456.03
Apr	560	560	249,952	255,962	457.08
May	556	556	201,747	251,012	451.46
Jun	557	557	256,119	255,154	458.09
Jul	561	561	264,672	256,923	457.97
Aug	563	563	264,672	267,197	474.60
Sep	549	549	257,294	261,974	477.18
Oct	563	563	257,294	272,664	484.31
Nov	567	567	281,315	278,892	491.87
Dec	580	580	287,941	280,697	483.96

2024

Jan	586	586 \$	267,706 \$	294,090 \$	501.86
Feb	584	584	308,706	287,957	493.08
Mar	586	586	293,270	292,515	499.17
Apr	592	592	298,970	298,297	503.88
May	589	589	287,356	300,912	510.89
Jun	577	577	312,657	298,332	517.04
Jul	561	561	293,716	286,860	511.34
Aug					#DIV/0!
Sep					#DIV/0!
Oct					#DIV/0!
Nov					#DIV/0!
Dec					#DIV/0!

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Morton County Housing Authority

Waiting List Analysis

As of April 12, 2024

	YTD 7/10/2024	FY AVG	FY 2023	FY 2022	FY 2021	FY 2020	FY 2019	FY 2018	FY 2017	FY 2016	FY 2015	FY 2014	FY 2013	FY 2012	FY 2011
Applications	A 286	521	549	421	525	462	473	504	457	493	558	619	491	648	577
Applications on housing list	B 98	259	244	216	271	225	262	246	243	148	288	285	266	340	338
Vouchers Issued	C 67	191	211	164	210	179	203	193	192	94	220	203	148	261	205
Vouchers Utilized	D 53	116	123	75	144	125	145	151	141	80	140	107	75	85	111
% of applications on housing list to applications (B / A)	34%	50%	44%	51%	52%	49%	55%	49%	53%	30%	52%	46%	54%	52%	59%
% of vouchers issued to applications (C / A)	23%	37%	38%	39%	40%	39%	43%	38%	42%	19%	39%	33%	30%	40%	36%
% of vouchers utilized to vouchers issued (D / C)	79%	62%	58%	46%	69%	70%	71%	78%	73%	85%	64%	53%	51%	33%	54%
% of vouchers utilized to applications (D / A)	19%	22%	22%	18%	27%	27%	31%	30%	31%	16%	25%	17%	15%	13%	19%
Vouchers issued and outstanding as of 12/31		33	45	34	41	43	26	20	26	0	35	36	14	63	41
Applications in process as of 12/31		138	178	95	115	110	120	150	137	250	180	124	120	136	84
Vouchers issued and outstanding as of 7/10/24	20														
Applications in process as of 7/10/24	180														

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MORTON COUNTY HOUSING AUTHORITY
2024 EQUITY BALANCES

Vouchers leases	688 January 586	688 February 584	688 March 586	688 April 592	688 May 589	688 June 577	688 July 581	August	September	October	November	December	Available 4,816 Total 4,075	85%
Housing Assistance Equity - Beginning Balance	4,460.31	(21,621.19)	977.31	4,554.27	5,562.27	(7,118.33)	8,647.72	15,503.72	15,503.72	15,503.72	15,503.72	15,503.72	4,460.31	
HAP revenue	267,706.00	308,706.00	293,270.00	298,970.00	287,356.00	312,657.00	293,716.00						2,062,361.00	
Fraud recovery revenue	302.50	1,849.50	2,821.96	325.00	875.40	1,441.05							7,615.41	
Other revenue													-	
Investment income													-	
Total revenues	268,008.50	310,555.50	296,091.96	299,295.00	288,231.40	314,098.05	293,716.00	-	-	-	-	-	2,069,996.41	
Housing assistance payments	274,104.00	270,997.00	275,053.00	280,485.00	282,504.00	280,537.00	269,854.00						1,933,334.00	
Port In - Billing	1,105.00	1,105.00	1,105.00	1,105.00	1,098.00	1,098.00	1,044.00						7,660.00	
Tenant protection	18,881.00	15,855.00	16,357.00	16,697.00	17,310.00	16,697.00	16,162.00						117,959.00	
Port out vouchers													-	
Total expenses	294,090.00	287,957.00	292,515.00	298,287.00	300,912.00	298,332.00	286,860.00	-	-	-	-	-	2,058,953.00	
Difference	(26,081.50)	22,598.50	3,576.96	1,008.00	(12,680.60)	15,766.05	6,856.00	-	-	-	-	-	11,043.41	
Housing Assistance Equity - Ending Balance	(21,621.19)	977.31	4,554.27	5,562.27	(7,118.33)	8,647.72	15,503.72	15,503.72	15,503.72	15,503.72	15,503.72	15,503.72	15,503.72	
Average Monthly HAP	501.86	493.08	499.17	503.86	510.89	517.04	511.34	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	505.26	
Administrative Equity - Beginning Balance	1,036,979.65	1,038,333.65	1,045,353.45	1,048,728.40	1,037,637.81	1,040,763.46	1,043,233.05	1,043,233.05	1,043,233.05	1,043,233.05	1,043,233.05	1,043,233.05	1,036,979.65	
Administrative fee revenue	43,434.00	43,434.00	43,434.00	43,326.00	43,326.00	44,001.00	44,001.00						304,956.00	
Administrative fee - special													-	
Investment income	3,319.48	3,010.69	3,215.11	3,180.37	3,202.14	3,091.86							2,051.00	
Port In - Billing	(1,712.00)	(1,712.00)	(1,712.00)	(1,712.00)	(1,038.00)	(1,038.00)							19,019.65	
Other income - Port In billing	1,895.12	1,895.12	1,895.12	1,885.49	1,211.49	1,218.69							(8,924.00)	
Other income	2,376.00	2,376.00											10,001.03	
Fraud recovery revenues	302.50	1,849.50	2,821.96	325.00	875.40	1,441.05							2,376.00	
Total revenues	47,239.10	52,904.31	49,654.19	47,004.86	47,577.03	48,714.60	44,001.00	-	-	-	-	-	7,615.41	
Total operating expenses	44,762.42	44,761.83	45,156.56	56,972.77	43,328.70	45,122.33	44,001.00						324,105.61	
Amortization	931.10	931.10	931.10	931.10	931.10	931.10							5,586.60	
Depreciation	191.58	191.58	191.58	191.58	191.58	191.58							1,149.48	
Total expenses	45,885.10	45,884.51	46,279.24	58,095.45	44,451.38	46,245.01	44,001.00	-	-	-	-	-	330,841.69	
Difference	1,354.00	7,019.80	3,374.95	(11,090.59)	3,125.65	2,469.59	-	-	-	-	-	-	6,253.40	
Administrative Fee Equity - Ending Balance	1,038,333.65	1,045,353.45	1,048,728.40	1,037,637.81	1,040,763.46	1,043,233.05	1,043,233.05	1,043,233.05	1,043,233.05	1,043,233.05	1,043,233.05	1,043,233.05	1,043,233.05	
VMS Admin Equity Balance	1,040,601.63	1,045,461.82	1,051,498.89	1,055,004.26	1,059,081.80	1,063,614.71	1,063,614.71	1,063,614.71	1,063,614.71	1,063,614.71	1,063,614.71	1,063,614.71		
Total fraud recovery	605.00	3,699.00	5,643.92	650.00	1,750.80	2,882.10	-	-	-	-	-	-	15,230.82	
Total interest	3,319.48	3,010.69	3,215.11	3,180.37	3,202.14	3,091.86	-	-	-	-	-	-	19,019.65	
Admin fee rate - \$88.65	50,425.30	50,253.20	50,425.30	50,941.60	50,683.45	49,650.85	48,274.05	-	-	-	-	-	239,535.85	
Proration factor - 92% Jan - May	47,792.99	47,629.87	47,792.99	46,282.34	46,037.66	46,547.46	45,266.71	-	-	-	-	-	91,804.17	
Proration factor - 91% Jun - Oct								-	-	-	-	-	-	
Proration factor -	4,358.99	4,195.87	4,358.99	4,856.34	4,711.66	2,546.46	1,255.71	-	-	-	-	-	26,384.01	
Admin fee receivable / payable								-	-	-	-	-	-	

**Calculation of Calendar Year 2024 Renewal Funding
Housing Choice Voucher Program**

1 PHA Number:

ND010

2 PHA Name:

MORTON COUNTY HOUSING AUTHORITY

CY 2024 Renewal Funding

3 CY 2024 HCV Renewal Funding after Offset and Amounts Owed HUD

\$3,134,736

CY 2024 Non-Renewal Funding

4 CY 2024 Non-Renewal Funding (TPVs, VASH, etc.) to Date

\$0

5 CY 2024 Estimated RAD 1 Funding For First Full Year After Conversion

\$0

6 CY 2023 Proration Increase

\$644

7 Total CY 2024 HCV Renewal and Non-Renewal Funding

\$3,135,380

ELIGIBILITY

8 Total Unit Months Leased per VMS - CY 2023

6,743

9 Total Unit Months Available - CY 2023

8,256

10 Capping Percentage

100%

11 Total CY 2023 HAP Expenses per VMS

\$3,150,299

12 Total CY 2023 Capped HAP Expenses (Line 11 x Line 10)

\$3,150,299

13 Renewal Funding Inflation Factor

1.00006

14 Inflated Eligibility Sub-Total (Line 12 x Line 13)

\$3,150,488

15 First Time Renewals - Appendix II

\$0

16 Transfers In or Out

\$0

17 Total DHAP Eligibility

\$0

18 Total Renewal Eligibility (Line 14 + Line 15 + Line 16 + Line 17)

\$3,150,488

19 Proration Factor

99.500%

20 Prorated Eligibility (Line 18 x Line 19)

\$3,134,736

FUNDING

21 Total CY 2024 Renewal Funding after Offset

\$3,134,736

22 Renewal Funding Obligations, January through May 2024

\$1,379,010

23 Remaining to Obligate for CY 2024 Prior to Reduction for Funds Due to HUD (Line 21 - Line 22)

\$1,755,726

24 Reduction for Funds Due to HUD

\$0

25 Remaining to Obligate for CY 2024 after Reduction for Funds Due to HUD (Line 23 - Line 24)

\$1,755,726

26 Total Eligibility through May 2024

\$1,306,140

27 Additional Obligations Due to PHA through May, 2024 (Line 26 - Line 22, if Line 26 is higher; else 0)

\$0

28 Excess Obligations through May, 2024 (Line 22 - Line 26, if Line 22 is higher; else 0)

\$72,870

29 CY 2024 Inflated Per Unit Cost

\$463.43

This value is calculated as total inflated VMS Expenses, minus HAP Costs After the First of the Month, divided by total Unit Months Leased.

30 Comments

CY 2024 Offset Reallocation

Appendix I

HA Number:
HA Name:

ND010

MORTON COUNTY HOUSING AUTHORITY

CY 2023 End of Year Reserves

\$450,056

PROTECTED CATEGORIES

A	Difference between the PHA's Eligibility and Prorated Eligibility	\$15,752
B	CY 2024 Amounts needed to fully lease VASH units	\$0
C	Difference between higher of December 2023 UMLs x 12 or CY 2023 UMLs up to baseline on units under CACC	\$100,564
D	Difference between December, 2023, PUC and Inflated CY 2024 PUC at capped annualized December leasing	\$137,251
E	CY 2023 New incremental BA- 1/2 of Eligibility	\$0
F	CY 2023 Set Aside Protection- 1/2 of Eligibility	\$0
G	Portion of CY 2024 Renewal Eligibility (Based on units under CACC):	\$126,020
	4% - 500 and above units	
	6% - 250 to 499 units	
	12% - Less than 250 units	
H	PHAs with CY 2023 Inflation factors that were higher than the CY 2023 national weighted average inflator. Difference between CY 2023 Inflated Funding and CY 2024 Renewal funding.	\$0
I	Protect 1/2 of RAD 1 HAP for Projects in their 1st Full Year of CY 2023	\$0
J	Total Funds Available for Offset	\$0
K	Offset Amount (Total Funds Available for Offset x 68%)	\$0
L	Prorated Eligibility After Offset	\$3,134,736

PHAs that received 2023 Shortfall funds or are facing a projected Shortfall in 2024 based on verified CY 2023 VMS data are exempt from this offset.
PHAs that received 2023 Lower-than-average Leasing funds are exempt from this offset.



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

May 8, 2024

Dear Executive Director:

Subject: Housing Choice Voucher Program Calendar Year (CY) 2024 Renewal Funding Allocation

The purpose of this letter is to advise public housing agencies (PHAs) of the CY 2024 Housing Assistance Payments (HAP) renewal funding allocations for the Housing Choice Voucher Program (HCVP). The funding allocations described herein are based on the requirements of the Consolidated Appropriations Act, 2024, (Public Law 118-42) referred to hereafter as "the 2024 Act," enacted on March 9, 2024. HUD is in the process of publishing the 2024 HCV Funding Implementation Notice and will notify PHAs by email when that occurs. The Notice will be posted at the following link:

http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/notices/pih

Your agency's CY 2024 HAP renewal funding is identified at the top of Enclosure A provided with this letter. Enclosure A sets forth the funding calculations for your PHA and provides estimated RAD 1 funding for the first full year of conversion and CY budget authority associated with tenant protection actions; the calculations are fully explained in the descriptions provided for this enclosure, and you are encouraged to review them thoroughly. Also included are Appendix I and II. Appendix I provides calculations related to the CY 2024 offset for reallocation. Appendix II provides a list of funding increments for which the PHA is receiving an additional inflation factor in CY 2024 to support increased costs since the increments were initially funded. If your agency is administering HUD Veterans Affairs Supported Housing (VASH) vouchers, the renewal of these vouchers is included in the overall renewal calculations. These vouchers are not renewed separately, other than for Moving to Work (MTW) agencies. PHAs must comply, however, with the statutory requirement that VASH vouchers may only be used to assist VASH-eligible participants, both initially and upon turnover.

The 2024 Act requires the Department to establish a new baseline for HAP funding eligibility, based on Voucher Management System (VMS) data for CY 2023 (January 1, 2023, through December 31, 2023). This practice is commonly referred to as re-benchmarking. Consistent with prior years, the Department provided PHAs with the opportunity to review and update all VMS data related to the funding calculations as detailed in this letter and the enclosure. The VMS data used is the data reported by each PHA and accepted in VMS as of the end of the data review period on February 9, 2024, the same date as the December 2023 data submission deadline. There will be no further appeals or adjustments to these data items, except at the direction of the Department.

The 2024 Act provides that HUD may offset PHAs' CY 2024 allocations based on the excess amounts of PHAs' Restricted Net Position (RNP), including HUD-held program reserves (in accordance with VMS data in CY 2024 that is verifiable and complete), as determined by the Secretary. The Department has decided to exercise the offset for reallocation authority in CY 2024 (impacting a limited number of PHAs) but only to increase the national HAP proration to 99.5%. A

portion of the offset will be for Shortfall Prevention, which will supplement the HAP Set-Aside funding.

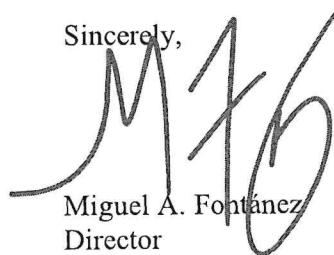
For the months of January through May of 2024, your agency received HAP obligations based on an estimated CY 2024 renewal level. If your PHA has been under-obligated renewal funds through May 2024, based on the prorated funding eligibility indicated on Enclosure A (applicable only to non-MTW PHAs, MTW PHAs will receive a different eligibility enclosure), the additional amount due will be obligated in the immediate future. If your PHA has been over-obligated funds through May 2024, the June obligation will be reduced accordingly, so that your PHA is obligated the accurate amount for the year. HAP disbursements for January through May of 2024, and for the rest of the CY 2024, have and will be based on cash management procedures established in PIH Notice 2017-06.

Except for MTW PHAs, no HAP funds provided for a PHA under the 2024 Act may be used to incur in over leasing, to support prior year deficits or provide for administrative expenses, nor may they be loaned or transferred to cover other program obligations, such as Low-Rent and/or Capital Fund programs. Therefore, it is each PHA's responsibility to retain the appropriate records to support VMS submissions for the collected periods, as they are subject to on-site review by the Quality Assurance Division (QAD). Subsequent recalculation of CY 2024 funding eligibility will occur if a QAD or other HUD review demonstrates that costs were incorrectly reported, resulting in excess funding.

Finally, it is strongly recommended that PHAs utilize the Two-Year Forecasting tool on the HUD web site, in consultation with their local HUD field office, to ensure that correct variables for the PHA are entered into the tool to arrive at the most accurate forecast to enable the PHA to maximize leasing while avoiding the need to terminate assistance to any households. The tool and instructions can be found by clicking on the following link: [Two-Year Tool and Instructions](#). Additionally, HAP Set-Aside funds are available in CY 2024 to address shortfalls, but in order to qualify, a PHA must have the shortfall confirmed by the Shortfall Prevention Team (SPT) and must initiate cost reduction steps. This process is detailed in the implementation notice referenced at the start of this letter.

If you have any questions concerning your CY 2024 HAP renewal funding, please contact your Financial Analyst (FA) at the Financial Management Center (FMC).

Sincerely,



Miguel A. Fontánez
Director
Housing Voucher Financial
Management Division

Attachment

2024 HCV Administrative Fee Rates

PHA Code	CY 2024 COLUMN A RATE	CY 2024 COLUMN B RATE
ND001	88.65	82.74
ND002	88.65	82.74
ND003	88.65	82.74
ND009	88.65	82.74
ND010	88.65	82.74
ND011	88.65	82.74
ND012	88.65	82.74
ND013	88.65	82.74
ND014	88.65	82.74
ND015	88.65	82.74
ND016	88.65	82.74
ND017	88.65	82.74
ND019	88.65	82.74
ND021	88.65	82.74
ND022	88.65	82.74
ND025	88.65	82.74
ND026	88.65	82.74
ND030	88.65	82.74
ND031	88.65	82.74
ND035	88.65	82.74
ND036	88.65	82.74
ND037	88.65	82.74
ND038	88.65	82.74
ND039	88.65	82.74
ND044	88.65	82.74
ND049	88.65	82.74
ND052	88.65	82.74
ND054	88.65	82.74
ND055	88.65	82.74
ND070	88.65	82.74
ND901	88.65	82.74

Admin Rate	Admin Rate
Morton	88.65 x 90%
88.65 x 91%	80.67 Jan-May
Mercer	80.67 Jun - Oct
88.65 x 90%	79.79 Jan-May
88.65 x 91%	80.67 Jun - Oct
Emmons	79.79 Jan-May
88.65 x 90%	80.67 Jun - Oct
88.65 x 91%	80.67 Jun - Oct
Port Out	Port Out
Morton	Jan-May Jun - Oct
82.74 x 80%	66.19 66.19
Prorate to 90%	59.57 60.23
Emmons	
82.74 x 80%	66.19 66.19
Prorate to 90%	59.57 60.23

PHA Code	CY 2023 COLUMN A RATE	CY 2023 COLUMN B RATE
ND001	86.05	80.31
ND002	86.05	80.31
ND003	86.05	80.31
ND009	86.05	80.31
ND010	86.05	80.31
ND011	86.05	80.31
ND012	86.05	80.31
ND013	86.05	80.31
ND014	86.05	80.31
ND015	86.05	80.31
ND016	86.05	80.31
ND017	86.05	80.31
ND019	86.05	80.31
ND021	86.05	80.31
ND022	86.05	80.31
ND025	86.05	80.31
ND026	86.05	80.31
ND030	86.05	80.31
ND031	86.05	80.31
ND035	86.05	80.31
ND036	86.05	80.31
ND037	86.05	80.31
ND038	86.05	80.31
ND039	86.05	80.31
ND044	86.05	80.31
ND049	86.05	80.31
ND052	86.05	80.31
ND054	86.05	80.31
ND055	86.05	80.31
ND070	86.05	80.31
ND901	86.05	80.31

Admin Rate	Admin Rate
Morton	86.05 x 97.923%
86.05 x 97%	84.26 Jan-Mar
Mercer	83.47 Apr-Oct
86.05 x 90%	84.26 Jan-Mar
86.05 x 97%	83.47 Apr-Oct
Emmons	84.26 Jan-Mar
86.05 x 97%	83.47 Apr-Oct
86.05 x 97%	84.26 Jan-Mar
86.05 x 97%	83.47 Apr-Oct
Port Out	Port Out
Morton	Jan-Oct Nov - Dec
80.31 x 80%	64.25 64.25
Prorate to 89.5% 95%	57.50 61.04
Emmons	
80.31 x 80%	64.25 64.25
Prorate to 89.5% 95%	57.50 61.04

PHA Code	CY 2022 COLUMN A RATE	CY 2022 COLUMN B RATE
ND001	85.58	79.87
ND002	84.36	78.74
ND003	84.36	78.74
ND009	84.36	78.74
ND010	85.58	79.87
ND011	84.36	78.74
ND012	85.58	79.87
ND013	84.36	78.74
ND014	85.58	79.87
ND015	84.36	78.74
ND016	84.36	78.74
ND017	84.36	78.74
ND019	84.36	78.74
ND021	85.58	79.87
ND022	84.36	78.74
ND025	84.36	78.74
ND026	84.36	78.74
ND030	84.36	78.74
ND031	84.36	78.74
ND035	84.36	78.74
ND036	84.36	78.74
ND037	84.36	78.74
ND038	84.36	78.74
ND039	84.36	78.74
ND044	84.36	78.74
ND049	84.36	78.74
ND052	84.36	78.74
ND054	84.36	78.74
ND055	84.36	78.74
ND070	84.36	78.74
ND901	85.58	79.87

Admin Rate	Admin Rate
Morton	85.58 x 89.387%
76.50	
Mercer	
84.36 x 89.387%	75.41
Emmons	
84.36 x 89.387%	75.41
Port Out	Port Out
Morton	Jan - Sep Oct-Dec
79.87 x 80%	63.90 63.90
Prorate to 88%, 95%	56.23 58.15
Emmons	
78.74 x 80%	62.99 62.99
Prorate to 88%, 95%	55.43 57.32

PHA Code	CY 2021 COLUMN A RATE	CY 2021 COLUMN B RATE
ND001	78.59	73.35
ND002	78.59	73.35
ND003	78.59	73.35
ND009	78.59	73.35
ND010	78.59	73.35
ND011	78.59	73.35
ND012	78.59	73.35
ND013	78.59	73.35
ND014	78.59	73.35
ND015	78.59	73.35
ND016	78.59	73.35
ND017	78.59	73.35
ND019	78.59	73.35
ND021	78.59	73.35
ND022	78.59	73.35
ND025	78.59	73.35
ND026	78.59	73.35
ND030	78.59	73.35
ND031	78.59	73.35
ND035	78.59	73.35
ND036	78.59	73.35
ND037	78.59	73.35
ND038	78.59	73.35
ND039	78.59	73.35
ND044	78.59	73.35
ND049	78.59	73.35
ND052	78.59	73.35
ND054	78.59	73.35
ND055	78.59	73.35
ND070	78.59	73.35
ND901	78.59	73.35

Admin Rate	Admin Rate
Morton	78.59 x 85.8%
67.43	
Mercer	
78.59 x 85.8%	67.43
Emmons	
78.59 x 85.8%	67.43
Port Out	Port Out
Morton	Jan - Jun
73.35 x 82%	60.15
Prorate to 80%	48.12
Morton	Jul - Dec
73.35 x 84%	61.61
Prorate to 80%	49.29

**Calculation of January - December 2023 Administrative Fees
Housing Choice Voucher Program**

HA Number:

ND010

HA Name:

MORTON COUNTY HOUSING AUTHORITY

1	VMS Unit Months Leased	6,743
2	Unleased PBV UMLs	0
3	Total UMLs (Line 1 + Line 2)	6,743
4	Unit Months Available	8,256
5	Overleased UMLs (Line 3 - Line 4 if overleased)	0
6	Lesser of UMLs or UMAs (Minimum of Line 3 and Line 4)	6,743
7	Unit Months Eligible for Column A Rate	6,743
8	Column A Rate	\$86.05
9	Eligibility - Column A Unit Months (Line 7 x Line 8)	\$580,235
10	Unit Months Eligible for Column B Rate (Line 6 - Line 7)	0
11	Column B Rate	\$80.31
12	Eligibility - Column B Unit Months (Line 10 x Line 11)	\$0
13	Total Eligibility (Line 9 + Line 12)	\$580,235
14	Pro-Ration Factor	0.97167
15	Pro-Rated Eligibility (Line 13 x Line 14)	\$563,797
16	Fees Obligated	\$556,915
17	Calendar Year 2022 Overdisbursements	\$486
18	Total Obligated + CY 2022 Overdisbursements Line 16 + Line 17	\$557,401
19	Shortfall in Fees Obligated Line 15 - Line 18, if positive	\$6,396
20	Excess Fees Obligated Line 15 - Line 18, if negative	\$0



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

May 20, 2024

Dear Executive Director:

Subject: Housing Choice Voucher Program
January through December 2023 Final Administrative Fees Reconciliation

The purpose of this letter is to advise each public housing agency (PHA) participating in the Housing Choice Voucher Program (HCVP) of the calculation of earned administrative fees for the months of **January through December 2023**.

The Consolidated Appropriations Act, 2023, (P.L. 117-328) enacted on December 29, 2022, requires that administrative fees be calculated based on PHA leasing in the HCV Program. Administrative fees will be paid for each voucher under lease on the first day of the month. PHAs are eligible for fee calculations based on their Column A rates for the first 600 units leased each month; if a PHA leases at least 7200 unit-months for CY 2023, the PHA will receive fees based on the Column A rate for 7200 unit months, even if the leasing in some months is less than 600 units. The fee rates applicable to each PHA have been previously posted on the HUD website, and all PHAs have had the opportunity to request a blended rate and/or a higher rate if they qualify. Any additional eligibility resulting from an approved higher fee rate, or a blended fee rate were applied to the December 31, 2023 reconciliation.

Enclosed with this letter is the calculation of administrative fee eligibility and pro-rated earnings for your PHA for the months of **January through December 2023**, for which Unit Months Leased (UML) data was taken from the validated VMS database as of April 11, 2024. The Department has calculated each PHA's eligibility and has determined the final national pro-ration factor of **97.167%**.

HUD compared total fees earned (after pro-ration) to total fees obligated for January through December 2023, including renewal fees and tenant protection on-going fees. At the end of the enclosure, the final of pro-rated fees earned is compared to the fees obligated for your PHA, resulting in an excess or shortage in the amount provided to the PHA. If the PHA has a shortfall, meaning fees obligated for the period were less than fees earned, an additional fee disbursement in the amount of the shortfall will be made. If the PHA received excess fees for the period, the excess amount will be offset starting from June 2024 Admin Fee Disbursement.

If your PHA was identified and subject to CARES Act permanent administrative fee sanctions for noncompliance, sanctions were applied to your eligibility calculation starting April 2023. Total sanction amount has been reduced from your December 31, 2023 Administrative Fee reconciliation. Please contact your FMC Financial Analyst for questions about administrative fee sanctions.

Finally, note that if your PHA is over-leased for the CY, the fee earnings for the final period(s) will be reduced such that fees are paid only for unit months up to your PHA's baseline.

PHAs that are significantly over-leased may experience a significant reduction, and agencies need to anticipate and prepare for this.

If you have any questions about the fee calculations or the data used for your PHA, please contact your assigned representative from the Financial Management Center.

Thank you for your continued participation in the HCV Program.

Sincerely,

Miguel A. Fontáñez

Digitally signed by Miguel A. Fontáñez
DN: CN = Miguel A. Fontáñez, C = US
O = Housing Voucher Financial
Management Division, OU = Director
Reason: I am approving this document

Miguel A. Fontáñez
Director
Housing Voucher Financial
Management Division

**Calculation of January - March 2024 Administrative Fees
Housing Choice Voucher Program**

HA Number:

ND010

HA Name:

MORTON COUNTY HOUSING AUTHORITY

1	VMS Unit Months Leased	1,756	
2	Unleased PBV UMLs	0	
3	Total UMLs (Line 1 + Line 2)	1,756	
4	Unit Months Available	2,064	
5	Overleased UMLs (Line 3 - Line 4 if overleased)	0	
6	Lesser of UMLs or UMAs (Minimum of Line 3 and Line 4)	1,756	
7	Unit Months Eligible for Column A Rate	1,756	
8	Column A Rate	\$88.65	
9	Eligibility - Column A Unit Months (Line 7 x Line 8)		\$155,669
10	Unit Months Eligible for Column B Rate (Line 6 - Line 7)	0	
11	Column B Rate	\$82.74	
12	Eligibility - Column B Unit Months (Line 10 x Line 11)		\$0
13	Total Eligibility (Line 9 + Line 12)		\$155,669
14	Pro-Ration Factor		0.92000
15	Pro-Rated Eligibility (Line 13 x Line 14)		\$143,215
16	Fees Obligated and Disbursed January through March 2024		\$130,302
17	Shortfall in Fees Obligated/Disbursed (Line 15 - Line 16, if positive)		\$12,913
18	Excess Fees Obligated/Disbursed (Line 15 - Line 16, if negative)		\$0
19	Calendar Year End 2023 Admin Fee Reconciliation Overdisbursement		\$0

20 Comments

Line 17: Shortfall in Fees will be disbursed with this Reconciliation.
Line 18: Excess Fees will be collected after CYE 2024 Administrative Fee Reconciliation is completed.



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

Dear Executive Director:

Subject: Housing Choice Voucher Program
January through March 2024 On-Going Administrative Fees

The purpose of this letter is to advise each public housing agency (PHA) participating in the Housing Choice Voucher Program (HCVP) of the calculation of earned administrative fees for the months of **January through March 2024** and the estimated national proration through this period.

The Consolidated Appropriations Act, 2024, (P.L. 118-42) enacted on March 9, 2024, requires that administrative fees be calculated based on PHA leasing in the HCV Program. Administrative fees will be paid for each voucher under lease on the first day of the month. PHAs are eligible for fee calculations based on their Column A rates for the first 600 units leased each month; if a PHA leases at least 7200 unit months for CY 2024, the PHA will receive fees based on the Column A rate for 7200 unit months, even if the leasing in some months is less than 600 units. The fee rates applicable to each PHA have been previously posted on the HUD website, and all PHAs have had the opportunity to request a blended rate and/or a higher rate if they qualify. Any additional eligibility resulting from an approved higher fee rate or a blended fee rate will be applicable to the entire calendar year (CY), regardless of when the rate is approved.

Enclosed with this letter is the calculation of administrative fee eligibility and pro-rated earnings for your PHA for the months of **January through March 2024**, for which Unit Months Leased (UML) data was taken from the validated VMS database as of May 28, 2024. The Department has calculated each PHA's eligibility and has established an estimated pro-ration factor which is **92.000%**. Please be aware that this pro-ration factor is an estimated pro-ration factor; the final CY 2024 admin fee reconciliation will reflect a weighted pro-ration factor for the entire CY.

HUD compared total fees earned (after pro-ration) to total fees obligated and disbursed to your PHA for January through March 2024, including renewal fees and tenant protection on-going fees. At the end of the enclosure, the final of pro-rated fees earned is compared to the fees obligated and disbursed to your PHA. If the result was that your PHA has a shortfall (Line 17), meaning fees obligated and disbursed for the period were less than fees earned, an additional fee disbursement in the amount of the shortfall will be made. If the PHA received excess fees for the period (Line 18), the excess amount will be offset from a future disbursement after the CYE 2024 admin fee reconciliation is completed. Finally, line 19 informs your PHA of the overdisbursement that resulted with the CYE 2023 Admin Fee Reconciliation, and the Comments section explains HUD's action to recover that amount.

After the final VMS data for the year is validated, the Department will update all leasing data for the 12 months; based on the validated data each PHA has entered into VMS, and will

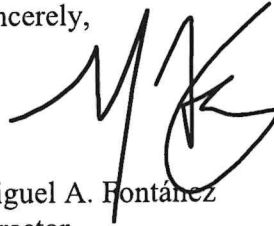
make any fee eligibility adjustments for leasing changes that were recorded after the original calculations for each month were completed and other eligibility adjustments as needed. Additionally, any excess fees received by PHAs for CY 2024 will be generally offset from future disbursements at the time of the CY 2024 final fee reconciliation.

Finally, note that if your PHA is over-leased for the CY, the fee earnings for the final period(s) will be reduced such that fees are paid only for unit months up to your PHA's baseline. PHAs that are significantly over-leased may experience a significant reduction, and agencies need to anticipate and prepare for this.

If you have any questions about the fee calculations or the data used for your PHA, please contact your assigned representative from the Financial Management Center.

Thank you for your continued participation in the HCV Program.

Sincerely,

A handwritten signature in black ink, appearing to be 'M. Fontánez', written over a horizontal line.

Miguel A. Fontánez
Director
Housing Voucher Financial
Management Division

U. S. Department of Housing and Urban Development



Office of Public Housing

Region VIII, Denver
1670 Broadway Street
Denver, Colorado 80202-4801

Phone: 303-672-5372
Fax: 303-672-5065
Web: www.hud.gov

May 20, 2024

SENT VIA ELECTRONIC MAIL

Rick Horn
Executive Director
Morton County Housing Authority
1500 3rd Ave NW
Mandan, ND 58554
rick4hjlmgmt@aol.com

Dear Mr. Horn,

Thank you for completing your Section 8 Management Assessment Program (SEMAP) certification for the Morton County Housing Authority. Per 24 CFR 985.1, SEMAP enables the Department of Housing and Urban Development to better manage the Section 8 tenant-based program by identifying Public Housing Agency's capabilities and deficiencies related to the administration of the Section 8 Program.

The final SEMAP score for the Fiscal Year Ended 12/31/23 is 100 percent, scoring 135 of a possible 135 points. Your overall performance rating is High.

#	Indicator	Potential	Scored
1	Selection From Waiting List	15	15
2	Reasonable Rent	20	20
3	Determination of Adjusted income	20	20
4	Utility Allowance Schedule	5	5
5	HQS Control Quality	5	5
6	HQS Enforcement	10	10
7	Expanding Housing Opportunities	5	5
8	Payment Standards	5	5
9	Timely Annual Reexaminations	10	10
10	Correct Tenant Rent Calculations	5	5
11	Pre-Contract HQS Inspections	5	5
12	Annual HQS Inspections	10	10
13	Lease-Up	20	20
14	Family Self Sufficiency	NA	NA
15	Deconcentration Bonus	BONUS	0

In accordance with 24 CFR 985.104, a Housing Authority may appeal its overall performance rating to HUD by providing justification of the reasons for its appeal. An appeal made to a HUD program center and denied may be further appealed to the Assistant Secretary.

If you have any questions, please do not hesitate to contact Jessica Born Portfolio Management Specialist via email at Jessica.K.Born@Hud.gov. Thank you for your cooperation with the SEMAP process.

Sincerely,
**CHRISTINE
SMITH-DREIER**

Digitally signed by: CHRISTINE SMITH-DREIER
DN: CN = CHRISTINE SMITH-DREIER C = US O = U.
S. Government OU = Department of Housing and Urban
Development, Office of Public and Indian Housing
Date: 2024.05.20 12:22:52 -06'00'

cc: Tim Duppong
Board Chair

News Alert: Department Announces HIP Implementation Delay

From: PHADA Policy (policy@phada.org)

To: rick4hjlmgmt@aol.com

Date: Monday, June 17, 2024 at 10:25 AM CDT

No images? [Click here](#)



RT NEWS ALERT NEW

Department Announces HIP Implementation Delay

TWO MINUTE READ

In a June 17, 2024, email to HA Executive Directors, HUD General Deputy Assistant Secretary Dominique Blom announced a delay in onboarding agencies to the Housing Information Portal (HIP), the successor system to PIC. This email rescinds the HIP implementation timeline published in [Notice PIH 2024-12](#) and discussed in a recent edition of the [Advocate](#).

The email does not provide a revised timeline for the HIP transition, instead noting that "the schedule... will be revised in the coming weeks as HUD is not ready for the transition and critical dates will be extended."

Blom also notes that HUD is considering delaying the compliance date for Sections 102 and 104 of the Housing Opportunity through Modernization Act of 2016 (HOTMA), which is currently January 1, 2025. As a reminder, HAs cannot implement Sections 102 and 104 until they transition to HIP. In a

-30-

6/17/24, 10:53 AM

AOL Mail - News Alert: Department Announces HIP Implementation Delay

recent meeting with Acting HUD Secretary Adrienne Todman, PHADA and the other industry groups urged the Department to delay this compliance date so that HUD, HAs, and software vendors have ample time to acclimate to the new HIP system.

Finally, the email notes that the planned closure of the Special Applications Center (SAC) will be delayed. HAs **will not** have to submit demolition/disposition applications by July 1, 2024. The Department will provide updated dates for the SAC closure once it finalizes the new HIP timeline.

PHADA will provide additional analysis of this notice in the next edition of the *Advocate*.

Forward

Public Housing Authorities Directors Association
511 Capitol Court, NE, Washington, DC 20002
202.546.5445 | Fax: 202.546.2280
www.phada.org

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Office of
the Assistant
Secretary

OFFICE OF PUBLIC & INDIAN HOUSING

Update on NSPIRE for HCV

I would like to provide an update on the implementation of the National Standards for the Physical Inspection of Real Estate (NSPIRE) for the Housing Choice Voucher (HCV) and Project-Based Voucher (PBV) programs, or "NSPIRE-V." We have heard from many agencies that implementing NSPIRE with so many other new HUD regulatory requirements has been challenging, and that they are concerned they will not be able to meet the compliance deadline of October 1, 2024. **In response to these reasonable concerns and our desire to implement new requirements effectively, I will issue an extension to the compliance date for NSPIRE-V for one year, until October 1, 2025.**

PIH will re-issue the original NSPIRE-V notice with updated information in light of the extension. HUD published the original NSPIRE HCV Administrative Procedures notice on September 29, 2023. PHAs should also watch for an announcement in the Federal Register once the HCV extension is final.

This email provides highlights of the extension that will be clarified in the Federal Register and updated HCV Administrative Procedures notice in the coming weeks.

Housing Quality Standards Extension

- The original NSPIRE HCV Administrative Procedures notice provided information about implementing the NSPIRE inspection protocol and announced additional time for PHAs to retain the previously defined Housing Quality Standards (HQS) as their inspection standard until October 1, 2024. The re-issued notice will articulate actions PHAs can take to meet the

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new compliance extension date of October 1, 2025. This notice will be published in the coming weeks.

- It is important for PHAs to note that the NSPIRE Standard for Carbon Monoxide Alarms will still apply during this extension, because it implements Congressional requirements already in effect.
- Soon, HUD will update the NSPIRE Smoke Alarm standard to implement the requirements enacted in the Consolidated Appropriations Act, 2023, for either hard wired or sealed, 10-year batteries smoke alarms. PHAs will be required to be in compliance with this new standard before December 23, 2024, even if they are still under the previously defined HQS standard.
- The Visual Assessment Standard for Potential Lead-Based Paint Hazards still applies, as NSPIRE did not revise the existing requirements under 24 CFR Part 35 Subparts M (Tenant-Based Rental Assistance) and H (Project-Based Assistance).
- PHAs that have existing approvals for acceptability criteria variations will still need these approvals reviewed by HUD, but this deadline is extended to before October 1, 2025. All current acceptability criteria variations and alternate inspection methods can remain in place until HUD completes the review unless they included approval of fuel-burning space heaters. Approval of their use as a variation concluded on January 1, 2024. PHAs with questions on variations can email: NSPIREV_AlternateInspection@hud.gov.

Helping PHAs Implement NSPIRE

HUD has developed training that includes a combination of PowerPoint presentations, infographics as well as instructional videos that are posted on the NSPIRE website. The latest training for the HCV program on the HUD Exchange, includes video demonstrations of how to inspect items under NSPIRE. For more information, visit the NSPIRE homepage and sign up for the mailing list to be alerted to new trainings and technical

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assistance products. Questions can be sent to: NSPIRE@hud.gov.

We all have vital roles to ensure HUD residents live in safe homes. We appreciate your partnership and diligence as we implement NSPIRE-V for the Housing Choice Voucher program. Thank you for your tireless effort to improve the lives of the families we serve each day.

Forward

Public Housing Authorities Directors Association
511 Capitol Court, NE, Washington, DC 20002
202.546.5445 | Fax: 202.546.2280
www.phada.org

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BISMARCK-MANDAN ND MSA ECONOMY-AT-A-GLANCE YEAR END - 2023

TAX COLLECTIONS (Source: Office of ND State Treasurer)

	2023	2022	2021	2020
Bismarck City Sales Tax	\$30,863,332	\$29,666,835	\$27,180,383	\$22,359,447
Mandan City Sales Tax	\$5,987,000	\$5,543,617	\$5,286,767	\$4,553,781
Bismarck Restaurant & Lodging Tax	\$4,087,234	\$3,729,541	\$3,248,744	\$2,900,864
Mandan Restaurant & Lodging Tax	\$649,780	\$568,291	\$570,745	\$559,678

TAXABLE SALES & PURCHASES (Source: Office of ND State Tax Commissioner)

	2023	2022	2021	2020
Bismarck	\$1,775,915,899	\$1,718,587,771	\$1,656,200,798	\$1,507,236,973
Burleigh County	\$1,792,010,871	\$1,734,002,027	\$1,670,388,064	\$1,519,469,464
Mandan	\$346,313,004	\$318,900,861	\$290,743,655	\$278,600,452
Morton County	\$365,955,855	\$339,466,233	\$308,979,166	\$293,899,328
Burleigh - Morton Total	\$2,157,966,726	\$2,073,468,260	\$1,979,367,230	\$1,813,368,792
North Dakota	\$24,002,605,398	\$26,761,389,730	\$20,343,923,954	\$18,630,100,735

REAL ESTATE (Source: Bismarck-Mandan Board of Realtors) NOTE: This does not represent any "for sale by owner" transactions.

	2023	2022	2021	2020
# of Single Family Units Sold	942	1,131	1,327	1,395
# of all Residential Units Sold	1,255	1,499	1,847	1,863
Average Sale Price - Single Family	\$381,936	\$361,702	\$352,797	\$307,977
Average Sale Price - All Residential	\$355,606	\$338,640	\$320,952	\$285,980

RESIDENTIAL NEW CONSTRUCTION (Source: City of Bismarck, City of Mandan, Burleigh County, Morton County)

	2023	2022	2021	2020
# of Single Family Permits Issued	198	318	425	422
Single Family Permits Valuation	\$73,127,446	\$103,980,902	\$125,734,200	\$113,050,162

TRANSPORTATION (Source: Bismarck Airport)

	2023	2022	2021	2020
Passenger Boardings	256,761	241,927	213,668	150,161

POPULATION (Source: ND Dept. of Health, Bismarck Schools, ND Census Dept.)

	2023	2022	2021	2020
Births	1,553	1,574	2,400	2,203
K-12 Fall School Enrollment (All Schools)	20,257	20,006	19,664	19,322
Median Age	37.6	37.4	37.3	37.4

COST OF LIVING (Source: Job Service ND, Council for Community and Economic Research)

	2023	2022	2021	2020
Burleigh Year End Wage #'s	\$60,868	\$58,242	\$56,325	\$55,218
Morton Year End Wage #'s	\$53,533	\$53,533	\$50,030	\$50,234
Bismarck-Mandan Composite Index	95.5*	100.3*	101.8*	98.5*

*The average for participating places equals 100. Each participant's index is read as a percentage of the average for all places.

WORKFORCE (Source: Job Service North Dakota)

	MAY - 2024	MAY - 2023	APR - 2024	APR - 2023
Bismarck-Mandan MSA Labor Force	70,477	71,427	70,419	71,265
MSA Unemployment Rate	2.0%	1.7%	2.2%	2.1%

CITY SALES TAX COLLECTIONS (Source: Office of ND State Treasurer)

	MAY - 2024	MAY - 2023	YTD MAY - 2024	YTD MAY - 2023
Bismarck	\$3,219,166	\$1,826,447	\$12,660,382	\$11,400,094
Mandan	\$688,693	\$378,089	\$2,573,220	\$2,166,889

NOTE: 1) The figures above represent sales tax REPORTED for the month indicated. The actual sales tax collection occurred in previous months.
2) Sales tax returns are due at the end of each month which causes large monthly swings especially when months end of weekends. Using year-to-date collections helps mitigate these swings and DEC present a more accurate view of any real change that is occurring than would any given months collection comparison.

TAXABLE SALES & PURCHASES (Source: Office of ND State Tax Commissioner)

	Q1 - 2024	Q1 - 2023	Q1 - 2022	Q1 - 2021
Bismarck	\$375,347,245	\$381,509,535	\$359,491,628	\$360,576,734
Burleigh County	\$378,316,709	\$383,624,611	\$362,050,323	\$362,816,374
Mandan	\$78,304,400	\$67,768,821	\$61,831,824	\$59,293,155
Morton County	\$81,905,609	\$71,145,565	\$66,265,213	\$62,710,001
Burleigh - Morton Total	\$460,222,318	\$454,770,176	\$428,315,536	\$425,526,375

REAL ESTATE (Source: Bismarck-Mandan Board of Realtors) NOTE: This does not represent any "for sale by owner" transactions.

	MAY - 2024	MAY - 2023	YTD MAY - 2024	YTD MAY - 2023
# of Single Family Units Sold	99	88	345	309
# of all Residential Units Sold	145	124	486	429
Average Sale Price - Single Family	\$410,274	\$361,208	\$385,510	\$364,528
Average Sale Price - All Residential	\$367,300	\$352,574	\$358,320	\$333,725

NEW CONSTRUCTION PERMITS (Source: City of Bismarck, City of Mandan, Burleigh County, Morton County)

	MAY - 2024	MAY - 2023	YTD MAY - 2024	YTD MAY - 2023
# of Single Family Permits Issued	35	35	87	61
Single Family Permits Valuation	\$13,080,892	\$13,345,720	\$33,823,592	\$23,243,578
# of New Commercial Permits Issued	29	12	58	47
New Commercial Permits Valuation	\$8,225,848	\$43,684,220	\$45,619,655	\$78,118,359

TRANSPORTATION (Source: Bismarck Airport)

	MAY - 2024	MAY - 2023	YTD MAY - 2024	YTD MAY - 2023
Passenger Boardings (Enplanes & Deplanes)	52,116	42,095	230,351	203,605



BISMARCK-MANDAN ND MSA ECONOMY-AT-A-GLANCE June 2024

WORKFORCE (Source: Job Service North Dakota)

	APR - 2024	APR - 2023	MAR - 2024	MAR - 2023
Bismarck-Mandan MSA Labor Force	70,419	71,265	70,581	70,420
MSA Unemployment Rate	2.2%	2.1%	2.6%	2.7%

CITY SALES TAX COLLECTIONS (Source: Office of ND State Treasurer)

	APR - 2024	APR - 2023	YTD APR - 2024	YTD APR - 2023
Bismarck	\$1,300,152	\$2,042,891	\$9,441,216	\$9,574,647
Mandan	\$319,991	\$421,462	\$1,884,527	\$1,788,801

NOTE: 1) The figures above represent sales tax REPORTED for the month indicated. The actual sales tax collection occurred in previous months.
2) Sales tax returns are due at the end of each month which causes large monthly swings especially when months end of weekends. Using year-to-date collections helps mitigate these swings and DEC present a more accurate view of any real change that is occurring than would any given months collection comparison.

TAXABLE SALES & PURCHASES (Source: Office of ND State Tax Commissioner)

	Q1 - 2024	Q1 - 2023	Q1 - 2022	Q1 - 2021
Bismarck	\$375,347,245	\$381,509,535	\$359,491,628	\$360,576,734
Burleigh County	\$378,316,709	\$383,624,611	\$362,050,323	\$362,816,374
Mandan	\$78,304,400	\$67,768,821	\$61,831,824	\$59,293,155
Morton County	\$81,905,609	\$71,145,565	\$66,265,213	\$62,710,001
Burleigh - Morton Total	\$460,222,318	\$454,770,176	\$428,315,536	\$425,526,375

REAL ESTATE (Source: Bismarck-Mandan Board of Realtors) NOTE: This does not represent any "for sale by owner" transactions.

	APR - 2024	APR - 2023	YTD APR - 2024	YTD APR - 2023
# of Single Family Units Sold	75	68	245	221
# of all Residential Units Sold	106	89	341	305
Average Sale Price - Single Family	\$400,667	\$349,886	\$376,790	\$359,838
Average Sale Price - All Residential	\$371,398	\$322,038	\$355,045	\$326,062

NEW CONSTRUCTION PERMITS (Source: City of Bismarck, City of Mandan, Burleigh County, Morton County)

	APR - 2024	APR - 2023	YTD APR - 2024	YTD APR - 2023
# of Single Family Permits Issued	36	21	52	26
Single Family Permits Valuation	\$14,884,980	\$8,353,482	\$20,742,700	\$9,897,858
# of New Commercial Permits Issued	15	7	29	34
New Commercial Permits Valuation	\$32,337,625	\$17,024,386	\$37,393,807	\$34,434,139

TRANSPORTATION (Source: Bismarck Airport)

	APR - 2024	APR - 2023	YTD APR - 2024	YTD APR - 2023
Passenger Boardings (Enplanes & Deplanes)	44,856	38,987	178,235	161,510



LABOR (Source: Job Service North Dakota)

	APR - 2024	MAR - 2024	APR - 2023	2024-2023 CHANGE
UNEMPLOYMENT RATE				
Bismarck-Mandan MSA	2.2%	2.6%	2.1%	0.1%
Fargo-Moorhead MSA	2.0%	2.4%	1.9%	0.1%
Grand Forks MSA	2.2%	2.6%	2.2%	0.0%
North Dakota	2.2%	2.6%	2.0%	0.2%
United States	3.5%	3.9%	3.1%	0.4%
LABOR FORCE	APR - 2024	MAR - 2024	APR - 2023	2024-2023 CHANGE
Bismarck-Mandan MSA	70,419	70,581	71,265	-846
Fargo-Moorhead MSA	151,049	150,591	149,222	1,827
Grand Forks MSA	54,895	55,117	53,836	1,059
North Dakota	418,261	416,559	416,179	2,082
CURRENT EMPLOYMENT	APR - 2024	MAR - 2024	APR - 2023	2024-2023 CHANGE
Bismarck-Mandan MSA	68,893	68,737	69,799	-906
Fargo-Moorhead MSA	147,978	146,914	146,373	1,605
Grand Forks MSA	53,691	53,675	52,677	1,014
North Dakota	409,152	405,742	407,846	1,306
ONLINE JOB OPENINGS	APR - 2024	MAR - 2024	APR - 2023	2024-2023 CHANGE
Burleigh	2,943	2,979	2,664	279
Morton	304	354	320	-16
Cass	4,309	4,245	4,717	-408
Grand Forks	1,820	1,773	1,521	299
North Dakota	16,540	17,192	15,786	754

PROPERTY (Source: City of Bismarck, City of Mandan, Morton County & Burleigh County)

	APR - 2024	VALUATION	APR - 2023	VALUATION
SINGLE FAMILY				
Bismarck	17	\$7,846,520	11	\$3,919,103
Mandan	11	\$4,162,000	3	\$1,310,000
Burleigh County	4	\$1,414,560	2	\$771,279
Morton County	4	\$1,461,900	5	\$2,353,100
COMMERCIAL	APR - 2024	VALUATION	APR - 2023	VALUATION
Bismarck	15	\$32,337,625	6	\$9,068,000
Mandan	0	\$0	0	\$0
Burleigh County	0	\$0	1	\$7,956,386
Morton County	0	\$0	0	\$0

COST OF LIVING (Source: Council for Community and Economic Research)

METRO	COMP INDEX	GROCERY	HOUSING	UTILITIES	TRANSPORTATION	HEALTH CARE	OTHER SERVICES
Bis-Man	93.6	95.3	85.3	82.4	100.5	108.3	98.6
Fargo	96.8	97.0	82.0	83.7	98.7	117.3	109.3
Grand Forks	90.5	92.2	87.3	84.7	94.9	101.3	91.1
Minot	90.3	93.6	74.2	82.6	100.5	110.3	98.2

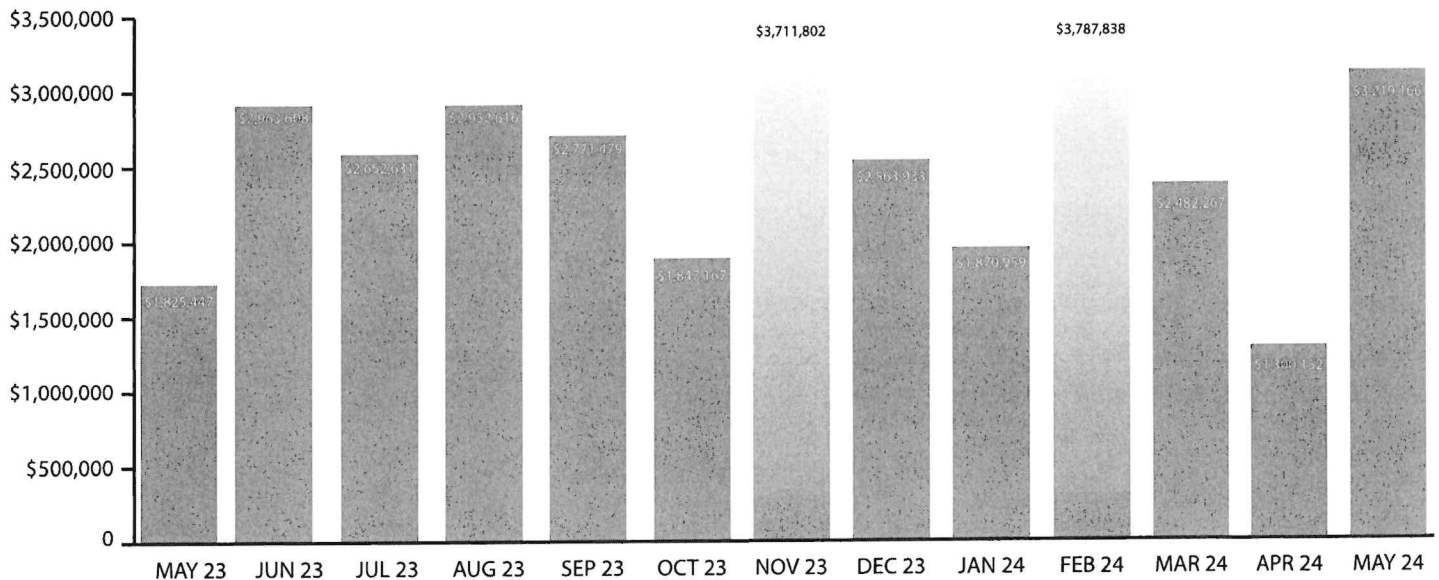
*The average for participating places equals 100. Each participant's index is read as a percentage of the average for all places.

TAXABLE SALES & PURCHASES (Source: ND Tax Department)

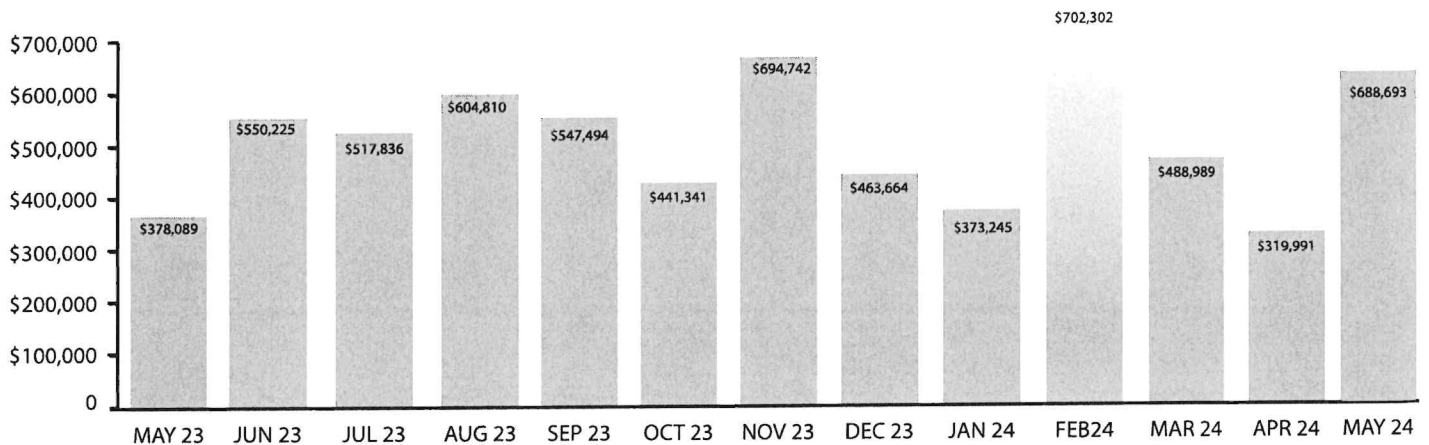
	24-23% CHANGE	Q1 - 2024	Q1 - 2023	Q1 - 2022	Q1 - 2021
Bismarck	-1.61%	\$375,347,245	\$381,509,535	\$359,491,628	\$360,576,734
Mandan	15.50%	\$78,304,400	\$67,768,821	\$61,831,824	\$59,293,155
Fargo	-1.98%	\$624,456,285	\$637,072,498	\$602,261,568	\$590,832,290
Grand Forks	5.12%	\$254,038,197	\$241,670,700	\$225,007,060	\$228,041,845
Minot	1.17%	\$279,184,562	\$275,954,574	\$238,651,133	\$231,891,095

SALES TAX (Source: ND State Treasurer)

BISMARCK



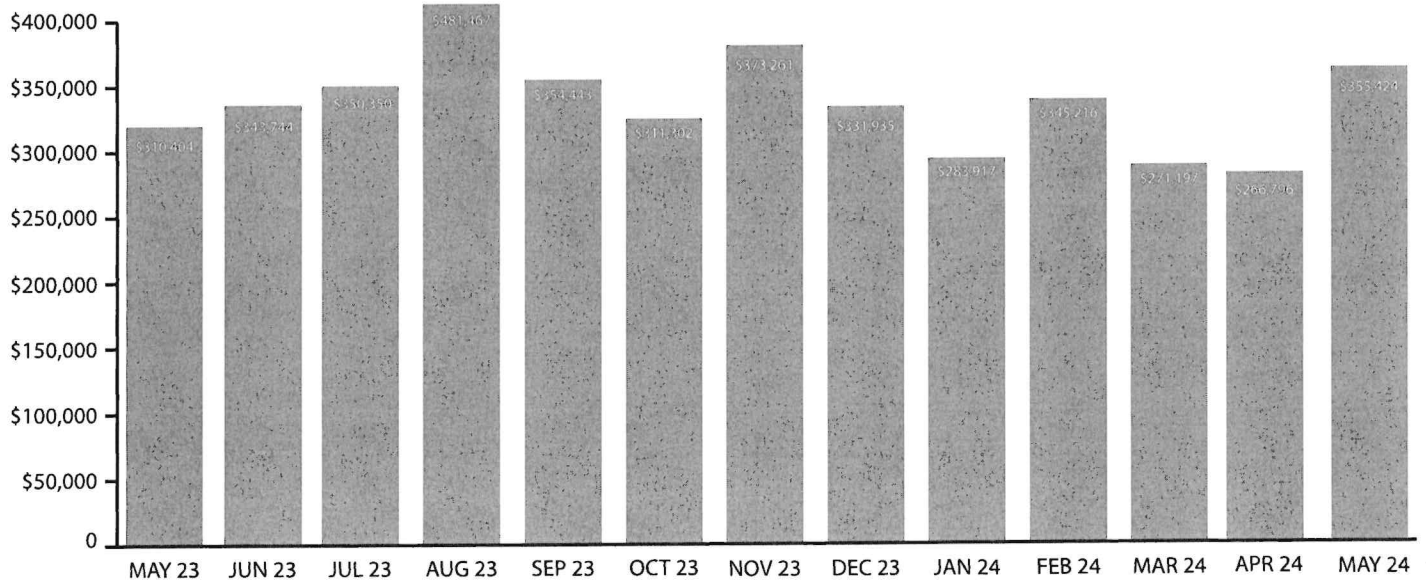
MANDAN



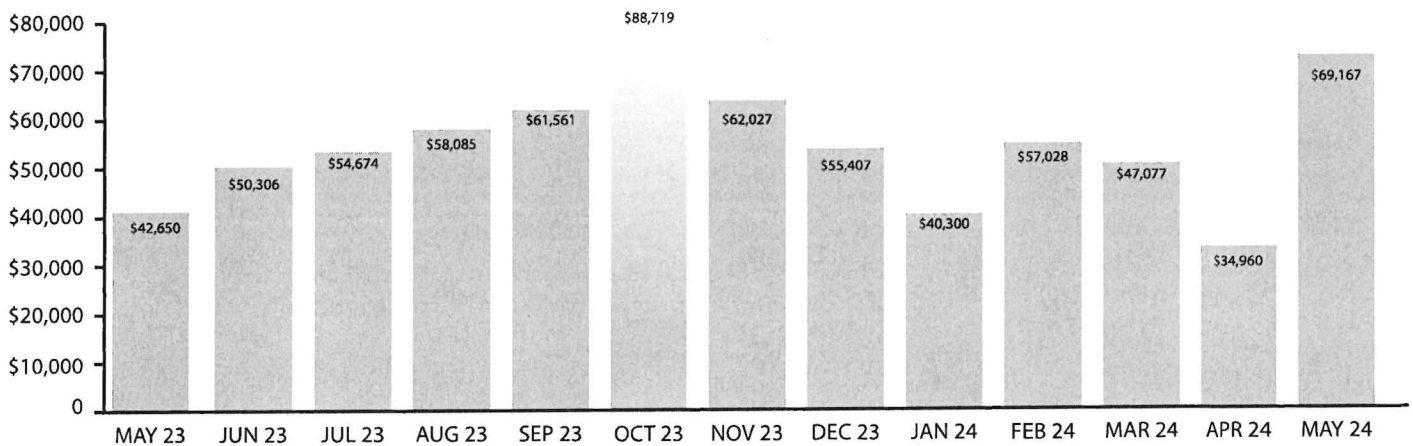


RESTAURANT/LODGING TAX (Source: ND State Treasurer)

BISMARCK



MANDAN





LABOR (Source: Job Service North Dakota)

	MAR - 2024	FEB - 2024	MAR - 2023	2024-2023 CHANGE
UNEMPLOYMENT RATE				
Bismarck-Mandan MSA	2.6%	2.7%	2.5%	0.1%
Fargo-Moorhead MSA	2.4%	2.6%	2.3%	0.1%
Grand Forks MSA	2.6%	2.7%	2.5%	0.1%
North Dakota	2.6%	2.6%	2.5%	0.1%
United States	3.9%	4.2%	3.6%	0.3%
LABOR FORCE	MAR - 2024	FEB - 2024	MAR - 2023	2024-2023 CHANGE
Bismarck-Mandan MSA	70,581	70,420	71,111	-430
Fargo-Moorhead MSA	150,591	149,815	149,142	1,449
Grand Forks MSA	55,117	54,790	54,212	905
North Dakota	416,559	413,942	415,072	1,487
CURRENT EMPLOYMENT	MAR - 2024	FEB - 2024	MAR - 2023	2024-2023 CHANGE
Bismarck-Mandan MSA	68,737	68,527	69,216	-479
Fargo-Moorhead MSA	146,914	145,968	145,696	1,218
Grand Forks MSA	53,675	53,335	52,834	841
North Dakota	405,742	403,097	404,788	954
ONLINE JOB OPENINGS	MAR - 2024	FEB - 2024	MAR - 2023	2024-2023 CHANGE
Burleigh	2,979	2,667	2,917	62
Morton	354	372	387	-33
Cass	4,245	4,309	4,794	-549
Grand Forks	1,773	1,671	1,530	243
North Dakota	17,192	16,786	17,124	68

PROPERTY (Source: City of Bismarck, City of Mandan, Morton County & Burleigh County)

	MAR - 2024	VALUATION	MAR - 2023	VALUATION
SINGLE FAMILY				
Bismarck	7	\$2,764,971	3	\$934,377
Mandan	0	\$0	0	\$0
Burleigh County	4	\$1,152,794	0	\$0
Morton County	0	\$0	1	\$330,000
COMMERCIAL	MAR - 2024	VALUATION	MAR - 2023	VALUATION
Bismarck	7	\$1,538,210	14	\$9,729,753
Mandan	1	\$1,140,572	0	\$0
Burleigh County	0	\$0	0	\$0
Morton County	0	\$0	0	\$0

COST OF LIVING (Source: Council for Community and Economic Research)

METRO	COMP INDEX	GROCERY	HOUSING	UTILITIES	TRANSPORTATION	HEALTH CARE	OTHER SERVICES
Bis-Man	94.7	93.4	88.7	88.5	102.0	111.7	97.8
Fargo	98.1	96.9	82.7	94.3	102.9	118.1	108.3
Grand Forks	91.6	92.8	83.5	108.9	94.6	101.4	90.9
Minot	92.7	91.8	78.0	93.3	105.5	117.2	98.4

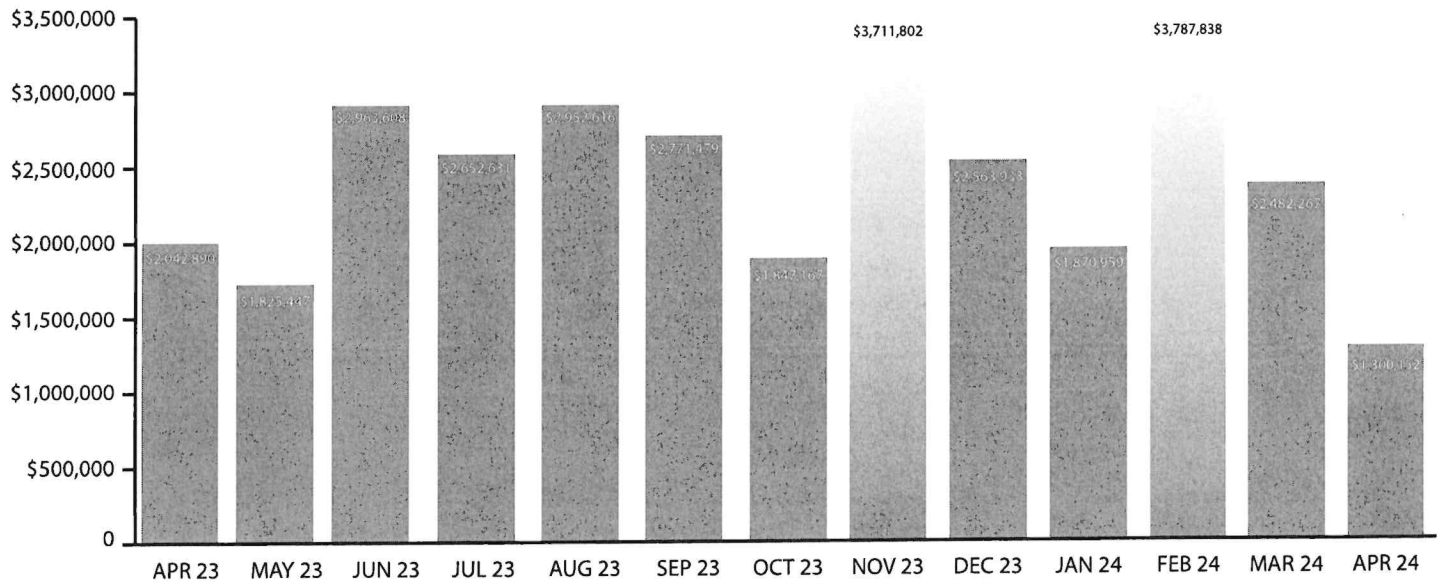
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TAXABLE SALES & PURCHASES (Source: ND Tax Department)

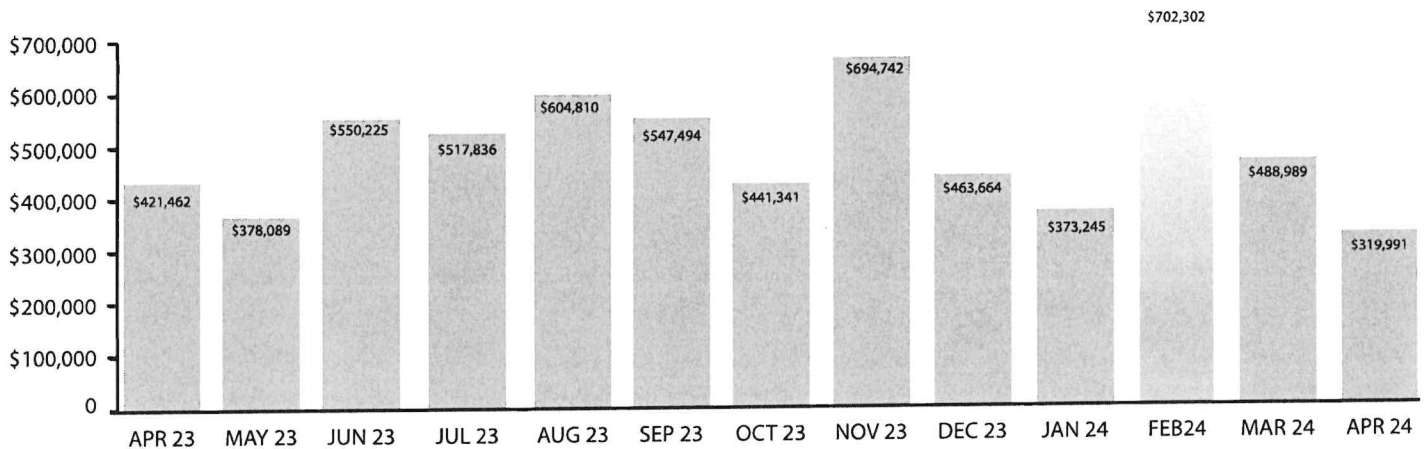
	24-23% CHANGE	Q1 - 2024	Q1 - 2023	Q1 - 2022	Q1 - 2021
Bismarck	-1.61%	\$375,347,245	\$381,509,535	\$359,491,628	\$360,576,734
Mandan	15.50%	\$78,304,400	\$67,768,821	\$61,831,824	\$59,293,155
Fargo	-1.98%	\$624,456,285	\$637,072,498	\$602,261,568	\$590,832,290
Grand Forks	5.12%	\$254,038,197	\$241,670,700	\$225,007,060	\$228,041,845
Minot	1.17%	\$279,184,562	\$275,954,574	\$238,651,133	\$231,891,095

SALES TAX (Source: ND State Treasurer)

BISMARCK



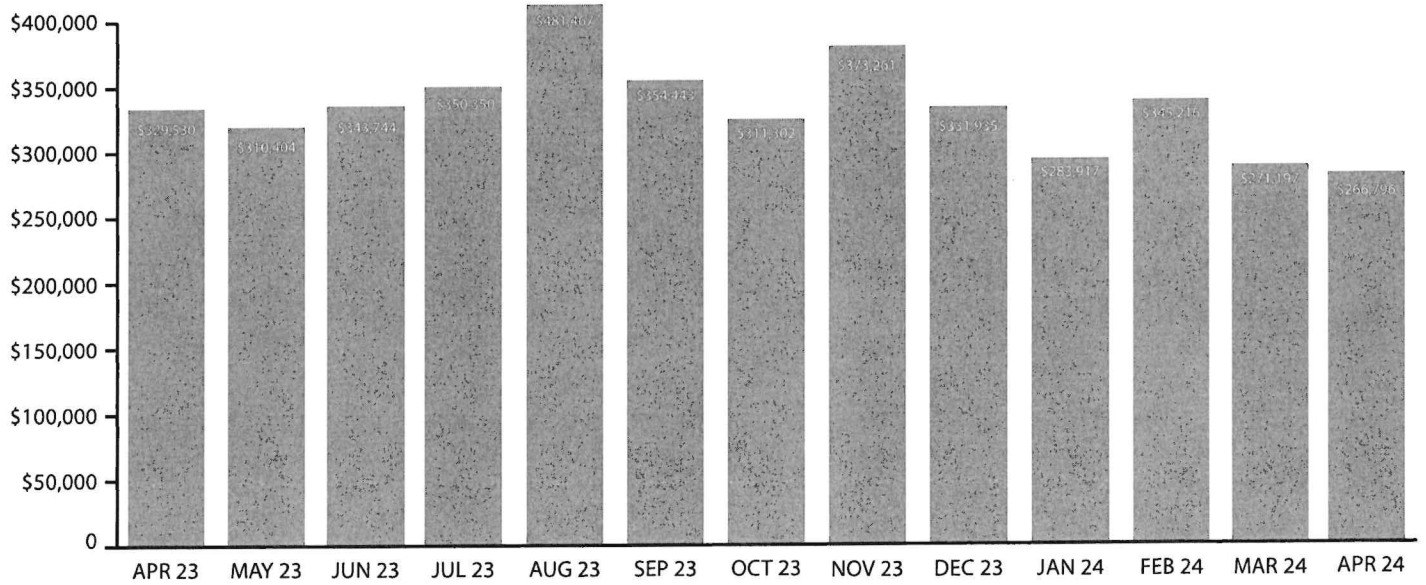
MANDAN



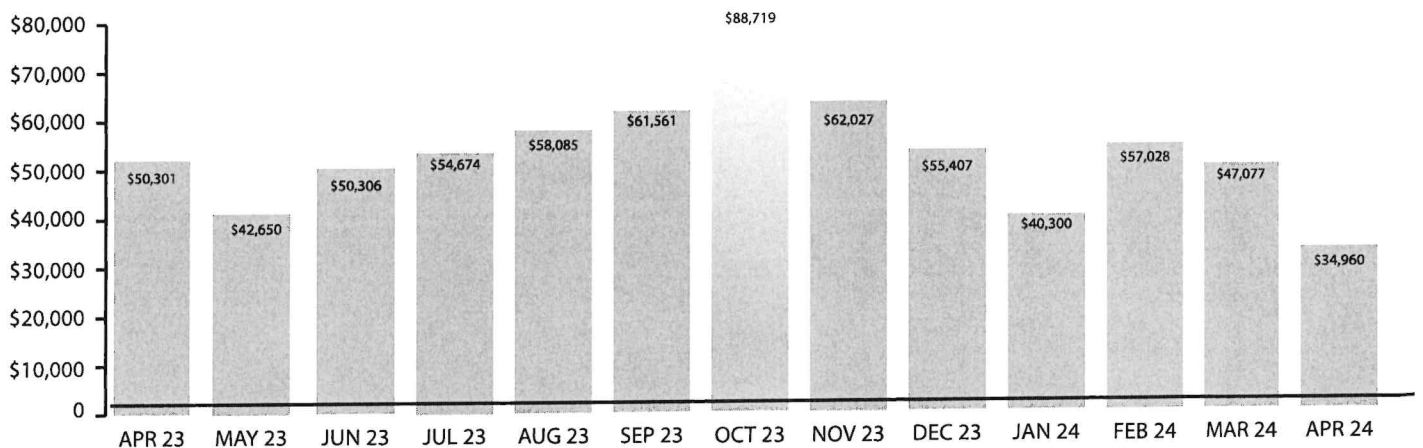


RESTAURANT/LODGING TAX (Source: ND State Treasurer)

BISMARCK



MANDAN





BISMARCK-MANDAN ND MSA ECONOMY-AT-A-GLANCE May 2024

WORKFORCE (Source: Job Service North Dakota)

	MAR - 2024	MAR - 2023	FEB - 2024	FEB - 2023
Bismarck-Mandan MSA Labor Force	70,581	70,420	70,473	70,676
MSA Unemployment Rate	2.6%	2.7%	2.7%	2.7%

CITY SALES TAX COLLECTIONS (Source: Office of ND State Treasurer)

	MAR - 2024	MAR - 2023	YTD MAR - 2024	YTD MAR - 2023
Bismarck	\$2,482,267	\$2,117,127	\$8,141,064	\$7,531,756
Mandan	\$488,989	\$365,822	\$1,564,536	\$1,367,338

NOTE: 1) The figures above represent sales tax REPORTED for the month indicated. The actual sales tax collection occurred in previous months.
2) Sales tax returns are due at the end of each month which causes large monthly swings especially when months end of weekends. Using year-to-date collections helps mitigate these swings and DEC present a more accurate view of any real change that is occurring than would any given months collection comparison.

TAXABLE SALES & PURCHASES (Source: Office of ND State Tax Commissioner)

	Q1 - 2024	Q1 - 2023	Q1 - 2022	Q1 - 2021
Bismarck	\$375,347,245	\$381,509,535	\$359,491,628	\$360,576,734
Burleigh County	\$378,316,709	\$383,624,611	\$362,050,323	\$362,816,374
Mandan	\$78,304,400	\$67,768,821	\$61,831,824	\$59,293,155
Morton County	\$81,905,609	\$71,145,565	\$66,265,213	\$62,710,001
Burleigh - Morton Total	\$460,222,318	\$454,770,176	\$428,315,536	\$425,526,375

REAL ESTATE (Source: Bismarck-Mandan Board of Realtors) NOTE: This does not represent any "for sale by owner" transactions.

	MAR - 2024	MAR - 2023	YTD MAR - 2024	YTD MAR - 2023
# of Single Family Units Sold	84	72	170	153
# of all Residential Units Sold	113	95	237	216
Average Sale Price - Single Family	\$370,826	\$347,408	\$366,257	\$364,261
Average Sale Price - All Residential	\$356,635	\$320,736	\$346,634	\$327,720

NEW CONSTRUCTION PERMITS (Source: City of Bismarck, City of Mandan, Burleigh County, Morton County)

	MAR - 2024	MAR - 2023	YTD MAR - 2024	YTD MAR - 2023
# of Single Family Permits Issued	11	4	16	10
Single Family Permits Valuation	\$3,917,765	\$1,264,377	\$5,857,720	\$2,315,656
# of New Commercial Permits Issued	8	14	14	28
New Commercial Permits Valuation	\$2,678,782	\$9,729,753	\$5,056,182	\$25,390,139

TRANSPORTATION (Source: Bismarck Airport)

	MAR - 2024	MAR - 2023	YTD MAR - 2024	YTD MAR - 2023
Passenger Boardings (Enplanes & Deplanes)	47,896	43,847	133,379	122,523

LABOR (Source: Job Service North Dakota)

	FEB - 2024	JAN - 2024	FEB - 2023	2024-2023 CHANGE
UNEMPLOYMENT RATE				
Bismarck-Mandan MSA	2.7%	2.7%	2.7%	0.0%
Fargo-Moorhead MSA	2.6%	2.4%	2.5%	0.1%
Grand Forks MSA	2.6%	2.4%	2.8%	-0.2%
North Dakota	2.6%	2.5%	2.5%	0.1%
United States	4.2%	4.1%	3.9%	0.3%
LABOR FORCE				
Bismarck-Mandan MSA	70,473	70,561	70,676	-203
Fargo-Moorhead MSA	149,780	149,713	148,203	1,577
Grand Forks MSA	54,793	54,667	54,730	63
North Dakota	414,024	412,672	413,037	987
CURRENT EMPLOYMENT				
Bismarck-Mandan MSA	68,582	68,691	68,738	-156
Fargo-Moorhead MSA	145,916	146,182	144,571	1,345
Grand Forks MSA	53,347	53,338	53,223	124
North Dakota	403,137	402,194	402,617	520
ONLINE JOB OPENINGS				
Burleigh	2,667	2,669	2,867	-200
Morton	372	321	405	-33
Cass	4,309	3,916	4,891	-582
Grand Forks	1,671	1,506	1,459	212
North Dakota	16,786	14,859	17,111	-325

PROPERTY (Source: City of Bismarck, City of Mandan, Morton County & Burleigh County)

	FEB - 2024	VALUATION	FEB - 2023	VALUATION
SINGLE FAMILY				
Bismarck	3	\$1,169,089	0	\$0
Mandan	0	\$0	0	\$0
Burleigh County	1	\$320,866	1	\$280,000
Morton County	1	\$450,000	0	\$0
COMMERCIAL				
Bismarck	3	\$1,897,400	4	\$6,830,000
Mandan	0	\$0	0	\$0
Burleigh County	0	\$0	1	\$24,000
Morton County	0	\$0	0	\$0

COST OF LIVING (Source: Council for Community and Economic Research)

METRO	COMP INDEX	GROCERY	HOUSING	UTILITIES	TRANSPORTATION	HEALTH CARE	OTHER SERVICES
Bis-Man	94.7	93.4	88.7	88.5	102.0	111.7	97.8
Fargo	98.1	96.9	82.7	94.3	102.9	118.1	108.3
Grand Forks	91.6	92.8	83.5	108.9	94.6	101.4	90.9
Minot	92.7	91.8	78.0	93.3	105.5	117.2	98.4

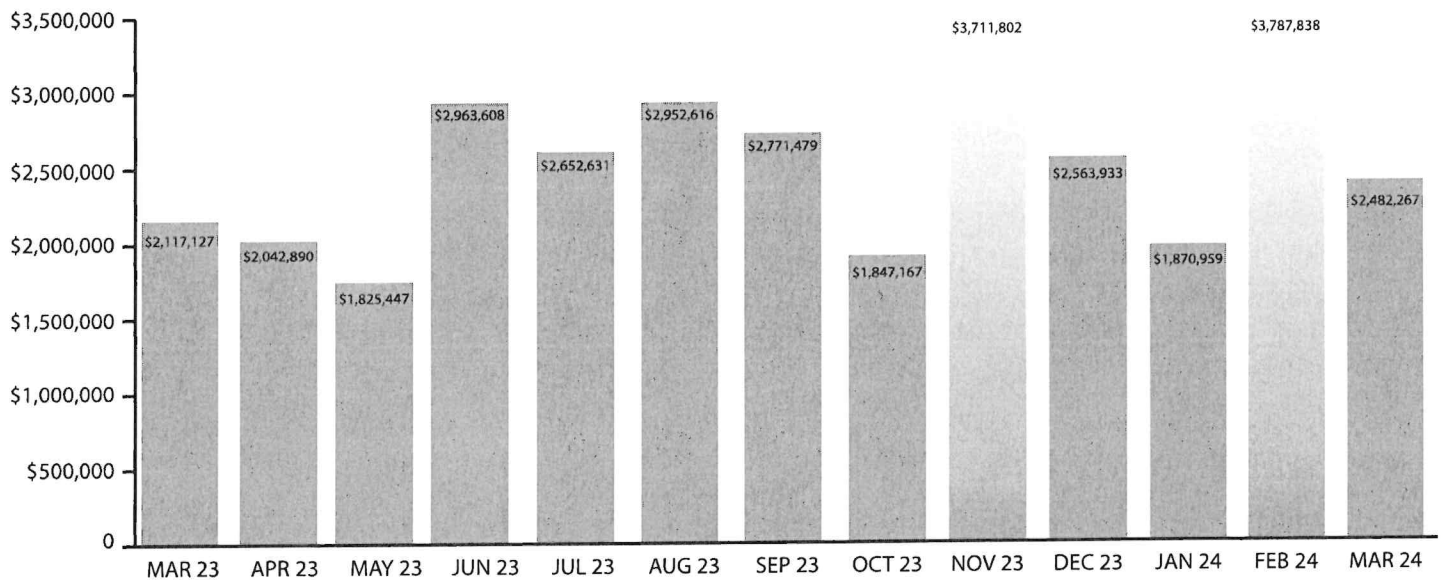
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TAXABLE SALES & PURCHASES (Source: ND Tax Department)

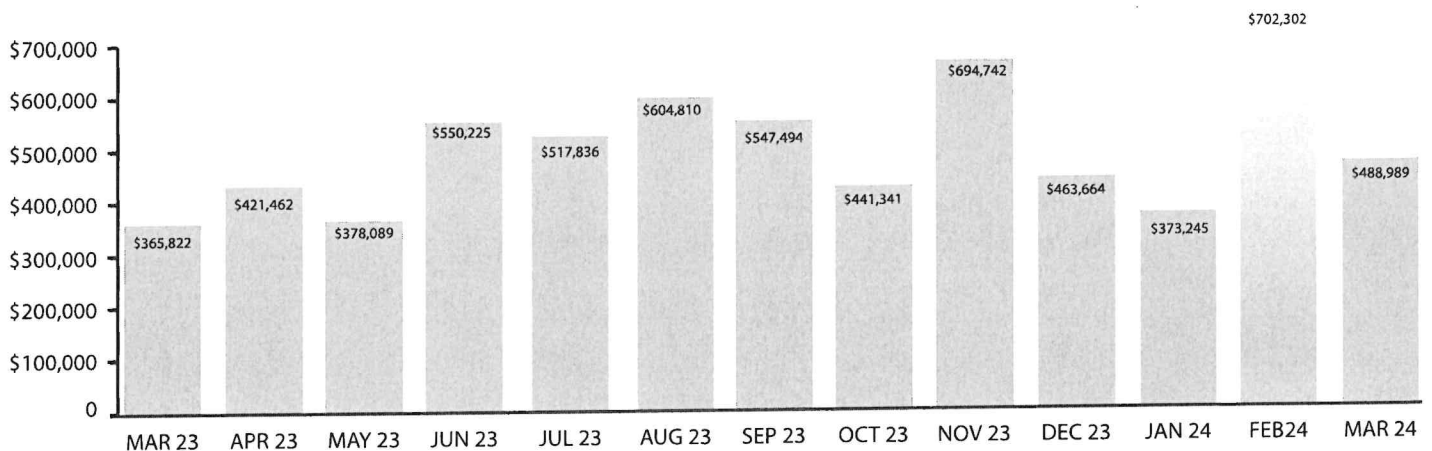
	23-22% CHANGE	Q4 - 2023	Q4 - 2022	Q4 - 2021	Q4 - 2020
Bismarck	2.61%	\$454,695,561	\$443,143,870	\$419,769,027	\$404,743,731
Mandan	6.62%	\$91,604,028	\$85,916,085	\$78,616,553	\$69,141,411
Fargo	-3.34%	\$755,619,042	\$781,708,030	\$716,835,256	\$656,207,977
Grand Forks	5.76%	\$311,758,748	\$294,775,816	\$278,952,556	\$255,331,922
Minot	3.86%	\$337,340,182	\$324,794,824	\$293,598,831	\$261,528,547

SALES TAX (Source: ND State Treasurer)

BISMARCK



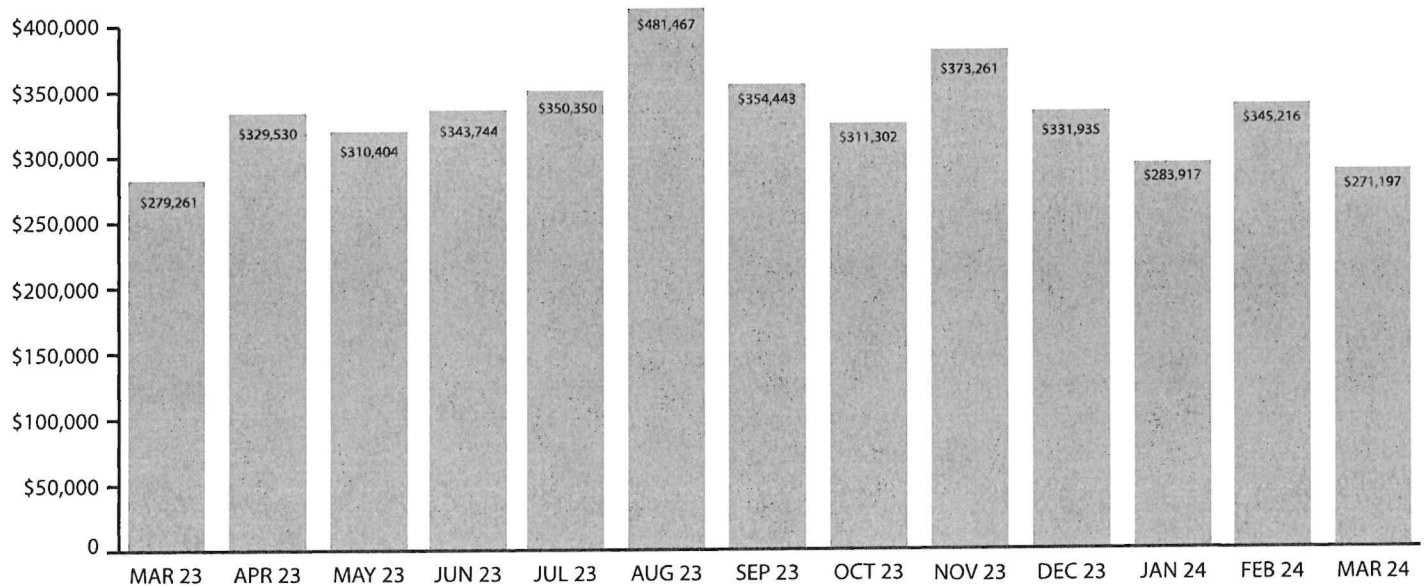
MANDAN





RESTAURANT/LODGING TAX (Source: ND State Treasurer)

BISMARCK



MANDAN

