

**MORTON COUNTY HOUSING AUTHORITY
QUARTERLY MEETING
MORTON COUNTY HOUSING AUTHORITY CONFERENCE ROOM
1500 3rd AVE NW, MANDAN
THURSDAY, OCTOBER 24, 2024 – 3:00 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) Annual / Five Year Plan – Board Resolution
- 8) 2025 Fair Market Rent
- 9) Liberty Heights Office Lease
- 10) Accountant's Report - Agreed Upon Procedures
- 11) Holiday Gathering
- 12) Other Business
- 13) Adjourn

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.

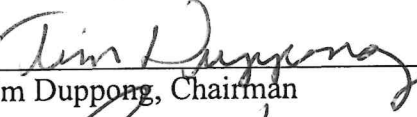
We have received our 2024 voucher funding from HUD. Our funding is \$3,134,736 as compared to \$3,185,136 last year. We did not see a renewal funding inflation factor this year. For 2023, the inflation factor was 7.527%. As of 12/31/2023 we had a HUD held reserve of \$450,056.

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

Morton County Housing-Vouchers
Check Register
For the Period From Jul 16, 2024 to Oct 11, 2024

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount		
12209	7/22/24	HJL Management Company	111.10	376.22	<u>TD</u>	Tim Duppong
12210	7/31/24	Ashton Horn	111.10	250.00		
12211	8/1/24	Morton County Housing Corp	111.10	800.00		
12212	8/1/24	HJL Management Company	111.10	37,043.50	<u>WB</u>	Woody Barth
12211V	8/1/24	Morton County Housing Corp	111.10	-800.00		
12213	8/1/24	Morton County Housing Corp	111.10	800.00		
12214	8/2/24	C-Ram	111.10	84.00	<u>SM</u>	Steve Maerschbecker
12215	8/2/24	Sure-Shred	111.10	40.00		
12216	8/2/24	Nan McKay	111.10	478.00		
12217	8/2/24	Quadient Finance USA	111.10	504.51	<u>TP</u>	Tom Peters
12218	8/9/24	Presort Plus	111.10	55.00		
12219	8/9/24	C-Ram	111.10	125.00		
12220	8/9/24	BEK Communications Cooperative	111.10	309.13	<u>CR</u>	Carly Retterath
12221	8/9/24	Online Information Services Inc	111.10	659.67		
12222	8/20/24	HJL Management Company	111.10	230.00		
12223	8/23/24	C-Ram	111.10	35.00		
12224	8/23/24	Wells Fargo Vendor Financial Services	111.10	163.19		
12225	8/28/24	Chicago Housing Authority	111.10	11,941.10		
12226	8/30/24	Ashton Horn	111.10	250.00		
12227	9/3/24	HJL Management Company	111.10	36,557.00		
12228	9/3/24	Morton County Housing Corp	111.10	800.00		
12229	9/5/24	Quadient Finance USA	111.10	1,006.08		
12230	9/5/24	Management Computer Services Inc	111.10	180.00		
12231	9/5/24	C-Ram	111.10	84.00		
12232	9/13/24	Wells Fargo Vendor Financial Services	111.10	163.19		
12233	9/13/24	BEK Communications Cooperative	111.10	309.13		
12234	9/13/24	Presort Plus	111.10	55.00		
12235	9/13/24	Quadient Finance USA	111.10	1,006.08		
12236	9/13/24	Quadient Leasing USA Inc	111.10	207.00		
12237	9/16/24	Windstream	111.10	18.18		
12238	9/19/24	Innovative Office Solutions LLC	111.10	99.95		
12239	9/19/24	Brady, Martz & Associates, PC	111.10	1,025.00		
12240	9/26/24	Sure-Shred	111.10	136.50		
12241	9/26/24	HAPPY Software, An MRI Software Company	111.10	1,008.00		
12242	9/30/24	Ashton Horn	111.10	250.00		
12243	10/1/24	HJL Management Company	111.10	36,070.50		

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Morton County Housing-Vouchers
Check Register
For the Period From Jul 16, 2024 to Oct 11, 2024

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
12244	10/1/24	Morton County Housing Corp	111.10	800.00
12245	10/4/24	Innovative Office Solutions LLC	111.10	591.21
12246	10/4/24	Windstream	111.10	9.28
12247	10/4/24	C-Ram	111.10	84.00
12248	10/4/24	Online Information Services Inc	111.10	1,179.41
12249	10/11/24	BEK Communications Cooperative	111.10	309.31
12250	10/11/24	Presort Plus	111.10	50.00
12251	10/11/24	Wells Fargo Vendor Financial Services	111.10	<u>163.19</u>
Total				<u><u>135,506.33</u></u>

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Morton County Housing-Vouchers
General Ledger Trial Balance
As of Sep 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	395,080.49	
1145.00	Accrued Interest Receivable	15,714.63	
124.00	Prepaid Insurance	3,683.25	
125.00	A/R Management	260.00	
125.10	A/R OTHER	924.00	
128.00	Tenant A/R	25,922.20	
128.10	Allowance for Doubtful Account		25,922.20
131.20	Investments-Starion	710,830.58	
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		17,390.11
167.10	Accumulated Amortization		24,974.22
2112.00	Interest Payable		266.23
2115.00	ST Lease Liability		7,773.81
2118.10	Accts Pay - Landlord HAP		1,695.23
2215.00	LT Lease Liability		74,146.31
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		2,688,641.00
706.10	ANNUAL CONTRIBUTION - A		414,318.00
711.00	Investment Income - Unrestrict		28,800.85
714.00	Fraud Recovery		21,949.68
715.00	Other Revenue		2,376.00
720.00	Other Income - Port In		13,048.41
911.00	MANAGEMENT FEES	348,473.00	
912.00	ACCOUNTING & AUDITING	12,225.00	
916.00	SUNDRY	21,775.90	
916.10	Port admin fee	11,351.83	
919.00	Storage Rental	1,380.00	
941.00	GENERAL EXPENSE	10,867.38	
945.00	Interest Expense	2,501.56	
973.00	HAP PAYMENTS	2,469,165.00	
973.10	Port out vouchers	163,365.00	
973.20	Port in Voucher	11,610.00	
974.00	Depreciation Expense	1,724.22	
975.00	Amortization Expense	8,379.90	
	Total:	4,362,742.36	4,362,742.36

**Morton County Contract
Check Register
For the Period From Jul 13, 2024 to Oct 11, 2024**

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
1295	7/31/24	HJL Management Co	111.10	8,188.32
1296	8/30/24	HJL Management Co	111.10	8,323.22
1297	9/30/24	HJL Management Co	111.10	8,026.88
Total				<u><u>24,538.42</u></u>

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**Morton County Contract
General Ledger Trial Balance
As of Sep 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	48,672.49	
1120.00	Accrued Interest Receivabl	7,162.11	
1162.00	GENERAL FUND INVEST	346,878.92	
512.10	RETAINED EARNINGS		373,401.34
711.00	INTEREST INCOME		12,012.91
715.00	Management Fee Income		91,286.56
913.10	Management Fees	73,255.82	
916.00	SUNDRY	731.47	
	Total:	476,700.81	476,700.81

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MORTON COUNTY DEVELOPMENT ACCOUNT
General Ledger Trial Balance
As of Sep 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	24,363.67	
1145.00	Accrued Interest Receivable	9,270.25	
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		11,654.09
	Total:	<u>372,445.00</u>	<u>372,445.00</u>

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	303,931	43,434	45,885	(38,676)	979,526
Feb	584	308,706	289,741	45,485	45,885	18,565	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	576	312,657	297,873	44,001	46,245	12,540	1,000,447
Jul	561	306,116	286,348	50,397	44,172	25,993	1,037,340
Aug	549	306,930	281,001	56,914	42,627	40,216	1,075,557
Sep	548	306,930	281,922	44,001	44,423	24,586	1,105,911
Oct						0	
Nov						0	
Dec						0	
	5,168	2,688,641	2,632,530	414,318	418,072		

Accr Int

Checking	395,080.49			
Cert of Dep - Starion	106,301.54	3,541.53	11/29/2024	4.39%
Cert of Dep - Starion	55,203.94	1,839.17	11/29/2024	4.39%
Cert of Dep - Starion	110,407.88	3,678.34	11/29/2024	4.39%
Cert of Dep - Starion	114,240.10	544.41	3/23/2025	4.46%
Cert of Dep - Starion	106,765.42	1,230.73	2/8/2025	5.14%
Cert of Dep - Starion	106,765.42	1,230.73	2/8/2025	5.14%
Cert of Dep - Starion	111,146.28	3,649.74	1/9/2025	4.54%
	<u>1,105,911.07</u>	<u>15,714.65</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	15.84		358,720.77
Jul	18.68		358,739.45
Aug	17.00		358,756.45
Sep	17.58		358,774.03
Oct			358,774.03
Nov			358,774.03
Dec			358,774.03

Accr Int

Checking	24,363.67			
Cert of Dep - Starion	112,690.06	1,950.46	4/20/2025	4.75%
Cert of Dep - Starion	111,146.28	3,635.91	1/9/2025	4.54%
Cert of Dep - Starion	<u>110,574.02</u>	<u>3,683.87</u>	11/29/2024	4.39%
	358,774.03	9,270.24		

Total Housing Authority cash on 9/30/2024

HAP Acct	1,105,911
Dev	358,774
Contract Fee	<u>395,551</u>

\$1,860,236

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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	10,205.40	8,735.89		8,468.32	391,515.49	82.98%
August	10,374.03	4.04		8,323.22	393,570.34	80.23%
September	10,003.60	4.35		8,026.88	395,551.41	80.24%
October					395,551.41	#DIV/0!
November					395,551.41	#DIV/0!
December					395,551.41	#DIV/0!

91,286.56 8,764.02 - 73,987.29

	Accrued Interest			
Checking	48,672.49			
Cert of Deposit - Starion	42,520.62	1,416.61	11/29/2024	4.39%
Cert of Deposit - Starion	53,382.71	615.36	2/17/2025	4.95%
Cert of Deposit - Starion	110,537.81	3,682.67	11/29/2024	4.39%
Cert of Deposit - Starion	140,437.78	1,447.47	2/17/2025	4.95%
	395,551.41	7,162.11		

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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10/11/2024

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 \$	303,931 \$	518.65
Feb	584	584	308,706	289,741	496.13
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	576	576	312,657	297,873	517.14
Jul	561	561	306,116	286,348	510.42
Aug	549	549	306,930	281,001	511.84
Sep	548	548	306,930	281,922	514.46
Oct					#DIV/0!
Nov					#DIV/0!
Dec					#DIV/0!

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Morton County Housing Authority

Waiting List Analysis

As of October 11, 2024

	YTD 10/11/2024	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	423	521	549	421	525	462	473	504	457	493	558	619	491	577
Applications on housing list	B	139	259	244	216	271	225	262	246	243	148	288	285	266	338
Vouchers Issued	C	99	191	211	164	210	179	203	193	192	94	220	203	148	205
Vouchers Utilized	D	66	116	123	75	144	125	145	151	141	80	140	107	75	111
% of applications on housing list to applications (B / A)		33%	50%	44%	51%	52%	49%	55%	49%	53%	30%	52%	46%	54%	59%
% of vouchers issued to applications (C / A)		23%	37%	38%	39%	40%	39%	43%	38%	42%	19%	39%	33%	30%	36%
% of vouchers utilized to vouchers issued (D / C)		67%	62%	58%	46%	69%	70%	71%	78%	73%	85%	64%	53%	51%	54%
% of vouchers utilized to applications (D / A)		16%	22%	22%	18%	27%	27%	31%	30%	31%	16%	25%	17%	15%	19%
Vouchers issued and outstanding as of 12/31		33	45	45	34	41	43	26	20	26	0	35	36	14	41
Applications in process as of 12/31		138	178	178	95	115	110	120	150	137	250	180	124	120	84
Vouchers issued and outstanding as of 10/11/24	29														
Applications in process as of 10/11/24	177														

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MORTON COUNTY HOUSING AUTHORITY
2024 EQUITY BALANCES

Vouchers leases	688 January 587	688 February 585	688 March 586	688 April 592	688 May 589	688 June 576	688 July 561	688 August 549	688 September 548	688 October 542	November	December	Available Total	83%
Housing Assistance Equity - Beginning Balance	4,460.31	(31,462.19)	(10,647.69)	(7,070.73)	(6,062.73)	(18,743.33)	(2,518.28)	18,632.72	45,493.00	71,546.15	99,570.15	99,570.15	4,460.31	3,135,380
HAP revenue	287,706.00	308,706.00	293,270.00	298,970.00	287,356.00	312,657.00	306,116.00	306,930.00	306,930.00	306,930.00			2,995,571.00	Renewal funding NRA offset available NRA balance 12/31/23 2023 Set Aside funding
Other revenue	302.50	1,849.50	2,821.96	325.00	875.40	1,441.05	1,383.00	931.28	1,045.15				10,974.84	
Fraud recovery revenue														
Investment income														
Total revenues	288,008.50	310,555.50	296,091.96	299,295.00	288,231.40	314,098.05	307,499.00	307,861.28	307,975.15	306,930.00	-	-	3,006,545.84	445,597 Program reserves 12/31/23
Housing assistance payments	274,104.00	270,997.00	275,053.00	280,485.00	282,504.00	280,078.00	289,846.00	283,750.00	282,609.00	259,152.00			2,718,578.00	3,585,437 CY 2023 Eligibility
Port In - Billing														10,974.84 YTD Fraud Recovery
Tenant protection	1,105.00	1,105.00	1,105.00	1,098.00	1,098.00	1,098.00	1,044.00	1,044.00	1,035.00	1,144.00			10,883.00	
Port out vouchers	18,881.00	15,855.00	16,357.00	16,697.00	17,310.00	16,697.00	15,458.00	16,207.00	18,278.00	18,610.00			170,350.00	(2,911,436) YTD HAP
PY port out voucher - Chicago Housing Auth	8,057.00												8,057.00	684,976 Remaining HAP eligibility
Port out voucher - Chicago Housing Auth	1,784.00	1,784.00											3,568.00	
Total expenses	303,931.00	289,741.00	292,515.00	298,287.00	300,912.00	297,873.00	286,348.00	281,001.00	281,922.00	278,906.00	-	-	2,911,436.00	
Difference	(35,922.50)	20,814.50	3,576.96	1,008.00	(12,680.60)	16,225.05	21,151.00	26,860.28	26,053.15	28,024.00	-	-	95,109.84	171,244.04 Remaining monthly average
Housing Assistance Equity - Ending Balance	(31,462.19)	(10,647.69)	(7,070.73)	(6,062.73)	(18,743.33)	(2,518.28)	18,632.72	45,493.00	71,546.15	99,570.15	99,570.15	99,570.15	99,570.15	
Average Monthly HAP	517.77	495.28	499.17	503.86	510.89	517.14	510.42	511.84	514.46	514.59	#DIV/0!	#DIV/0!	509.44	Lease-Up Rate (Utilization)
Administrative Equity - Beginning Balance	1,038,979.65	1,038,074.77	1,045,037.35	1,048,412.30	1,037,321.71	1,040,447.36	1,042,616.95	1,053,626.79	1,072,262.70	1,076,208.96	1,076,208.96	1,076,208.96	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	56,914.00	44,001.00				405,871.00	
Administrative fee - special														8,447.00
Investment income	3,319.48	3,010.69	3,215.11	3,180.37	3,202.14	3,091.86	3,281.45	3,297.21	3,202.54				28,800.85	
Port In - Billing	(1,712.00)	(1,712.00)	(1,712.00)	(1,712.00)	(1,038.00)	(1,038.00)	(1,038.00)	(824.00)	(824.00)				(11,610.00)	
Other income - Port In billing	1,895.12	1,895.12	1,895.12	1,885.49	1,211.49	1,218.69	1,158.46	944.46	944.46				13,048.41	
Other income	2,375.00	2,375.00											2,376.00	
Fraud recovery revenues	302.50	1,849.50	2,821.96	325.00	875.40	1,441.05	1,383.00	931.28	1,045.15				10,974.84	
Total revenues	47,239.10	52,904.31	49,654.19	47,004.86	47,577.03	48,714.60	55,181.91	61,262.95	48,369.15	-	-	-	457,908.10	
Total operating expenses	44,806.03	44,819.05	45,156.56	56,972.77	43,328.70	45,422.33	43,049.39	41,504.36	43,300.21				408,359.40	
PY port out voucher admin fee - Chicago	215.27												215.27	
Amortization	931.10	931.10	931.10	931.10	931.10	931.10	931.10	931.10	931.10				8,379.90	
Depreciation	191.58	191.58	191.58	191.58	191.58	191.58	191.58	191.58	191.58				1,724.22	
Total expenses	46,143.98	45,941.73	46,279.24	58,095.45	44,451.38	46,545.01	44,172.07	42,627.04	44,422.89	-	-	-	418,678.79	
Difference	1,095.12	6,962.58	3,374.95	(11,090.59)	3,125.65	2,169.59	11,009.84	18,635.91	3,946.26	-	-	-	39,229.31	Balance
Administrative Fee Equity - Ending Balance	1,038,074.77	1,045,037.35	1,048,412.30	1,037,321.71	1,040,447.36	1,042,616.95	1,053,626.79	1,072,262.70	1,076,208.96	1,076,208.96	1,076,208.96	1,076,208.96	1,076,208.96	
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	1,068,279.16	1,072,507.65	1,076,755.34	1,076,755.34	1,076,755.34	1,076,755.34	21,949.68	
Total fraud recovery	605.00	3,699.00	5,643.92	650.00	1,750.80	2,882.10	2,766.00	1,862.56	2,090.30	-	-	-	28,800.85	
Total interest	3,319.48	3,010.69	3,215.11	3,180.37	3,202.14	3,091.86	3,281.45	3,297.21	3,202.54	-	-	-		
Admin fee rate - \$88.65	50,511.35	50,339.25	50,425.30	50,941.60	50,683.45	49,564.80	48,274.05	47,241.45	47,155.40	46,639.10	-	-	239,698.96	
Proration factor - 92% Jan - May	47,874.35	47,711.43	47,792.99	48,282.34	48,037.66	46,466.78	45,256.71	44,288.65	44,207.98	-	-	-	180,220.13	
Proration factor - 91% Jun - Oct														
Proration factor -														
Admin fee receivable / payable	4,440.55	4,277.43	4,358.99	4,956.34	4,711.66	2,465.78	1,255.71	(12,625.35)	206.98	-	-	-	14,048.09	

**Certification of Compliance with PHA Plan
and Related Regulations
(Standard, Troubled, HCV-Only, and High
Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 01/2025, in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180 that it will take no action that is materially inconsistent with its obligation to affirmatively further fair

housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

8. For PHA Plans that include a policy for site-based waiting lists:

- The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
- Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
- The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
- The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).

9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.

10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.

20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Morton County Housing Authority

ND010

PHA Name

PHA Number/HA Code

☒ Annual PHA Plan for Fiscal Year 2025

☒ 5-Year PHA Plan for Fiscal Years 2025 - 2029

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Executive Director MR Rick Horn		Name Board Chairman Tim Duppong	
Signature	Date	Signature	Date

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Form identification: ND010-Morton County Housing Authority form HUD-50077-ST-HCV-HP (Form ID - 344) for CY 2025 printed by Rickey Horn in HUD Secure Systems/Public Housing Portal at 10/06/2024 12:26PM EST

Streamlined Annual PHA Plan (HCV Only PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The Form HUD-50075-HCV is to be completed annually by HCV-Only PHAs. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.								
A.1	<p>PHA Name: <u>Morton County Housing Authority</u> PHA Code: <u>ND010</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2025</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Housing Choice Vouchers (HCVs) <u>688</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.</p> <p>How the public can access this PHA Plan: A copy of the proposed plan is available for review and inspections in our office located at 1500 3rd Ave NW, Mandan, ND, or by phoning 701-663-7494 for a copy.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1"> <thead> <tr> <th data-bbox="170 1837 495 1900" rowspan="2">Participating PHAs</th> <th data-bbox="495 1837 641 1900" rowspan="2">PHA Code</th> <th data-bbox="641 1837 958 1900" rowspan="2">Program(s) in the Consortia</th> <th data-bbox="958 1837 1291 1900" rowspan="2">Program(s) not in the Consortia</th> <th colspan="2" data-bbox="1291 1837 1567 1879">No. of Units in Each Program</th> </tr> <tr> <th data-bbox="1291 1879 1429 1900">PH</th> <th data-bbox="1429 1879 1567 1900">HCV</th> </tr> </thead></table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
		PH	HCV						

B.	Plan Elements.
B.1	<p>Revision of Existing PHA Plan Elements. a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs. <input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources. <input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination. <input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management. <input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures. <input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. <input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation. <input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>Significant Amendment/Modification. The Admin Plan is being updated to be in compliance with HOTMA and will go into effect when the software vendors have updated their software to be in compliance with the HOTMA requirements.</p>
B.2	<p>New Activities. (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/> Project-Based Vouchers</p> <p>(b) If Project-Based Voucher (PBV) activities are planned for the current Fiscal Year, provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>
B.3	<p>Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. The MCHA has not been able to apply for additional vouchers but has seen an increase in the number of affordable housing units in the county due to additional units being constructed. MCHA has maintained high SEMAP scores and tried to improve management functions. MCHA has communicated the voucher mobility options with housing participants. The county helps to provide services for our elderly residents which allows them to be more independent. The housing authority continues to provide equal opportunity to further fair housing by ensuring that individuals have access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.</p>
B.4	<p>Capital Improvements. - Not Applicable</p>
B.5	<p>Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> N/A <input type="checkbox"/></p> <p>(b) If yes, please describe: The Housing Authority had a financial statement finding relating to the system of internal controls over financial reporting relating to proper segregation of duties between authorization, custody, record keeping and reconciliation. This is a repeat finding from prior years. The Board has segregated the accounting duties to the appropriate individuals to the extent as possible. Due to the limited number of staff available, all of the accounting duties cannot be totally segregated in such a way as to eliminate this reportable condition.</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.2	<p>Certification by State or Local Officials.</p> <p style="text-align: right;">- 22 -</p>

	Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> If yes, include Challenged Elements.
D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	Affirmatively Furthering Fair Housing (AFFH). Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

Form identification: ND010-Morton County Housing Authority Form HUD-50075-HCV (Form ID - 1798)
printed by Rickey Horn in HUD Secure Systems/Public Housing Portal at 10/06/2024 12:25PM EST

5-Year PHA Plan (for All PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226
Expires 03/31/2024

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-income, very low-income, and extremely low-income families.

Applicability. The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.														
A.1	<p>PHA Name: Morton County Housing Authority PHA Code: ND010 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2025 The Five-Year Period of the Plan (i.e., 2019-2023): 2025-2029 Plan Submission Type <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>How the public can access this PHA Plan: A copy of the proposed plan is available for review and inspection in our office located at 1500 3rd Ave NW, Mandan, ND, or by phoning 701-663-7494 for a copy.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV						
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program							
		PH	HCV												
B.	Plan Elements. Required for all PHAs completing this form.														
B.1	<p>Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.</p> <p>Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and suitable living environment free from discrimination by the efficient use of public funding to provide rental assistance and to partner with other public, non-profit and private entities in the development of housing and other related services.</p>														
B.2	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low-income, and extremely low-income families for the next five years.</p> <p>The goals of the PHA include: Expanding the supply of assisted housing such as applying for additional rental vouchers and to leverage private or other public funds to create additional housing opportunities. Improve the quality of assisted housing such as improving voucher management (SEMAP score) and concentrate on efforts to improve specific management functions. Increase assisted housing choices such as to provide voucher mobility counseling and to conduct outreach efforts to potential voucher landlords. Promote self-sufficiency and asset development of assisted households by increasing the number and percentage of employed persons in assisted families, providing or attracting supportive services to improve assistance recipients' employability, and providing or attracting supportive services to increase independence for the elderly or families with disabilities. Ensure equal opportunity and affirmatively further fair housing such as undertaking affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability and undertaking affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability.</p>														
B.3	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>The MCHA has not been able to apply for additional vouchers but has seen an increase in the number of affordable housing units in the county due to additional units being constructed. MCHA has maintained high SEMAP scores and tried to improve management functions. MCHA has communicated the voucher mobility options with housing participants. The county helps to provide services for our elderly residents which allows them to be more independent. The housing authority continues to provide equal opportunity to further fair housing by ensuring that individuals have access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.</p>														

B.4	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>The PHA is acting in full accordance with the Violence Against Women Act (VAWA). MCHA is committed to ensure the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by MCHA. We will provide and maintain housing opportunities for these types of victims and collaborate with law enforcement authorities, victim service providers to promote the safety and well-being of victims of actual or threatened domestic violence, dating violence and stalking. As outlined on our VAWA plan, MCHA will not deny assistance to victims due to verifiable domestic violence, dating violence and/or stalking as defined in our VAWA plan. MCHA staff have received training about the protections afforded by VAWA and are alert to the various circumstances in which participants may need to be reminded of their possible VAWA protections. MCHA provides all participants with information about VAWA at the time of admission and at annual reexamination. MCHA also includes information about VAWA in notices of denial of assistance or termination of assistance. The VAWA information provided to applicants and participants consists of the Notice of Occupancy Rights (HUD5340) and Certification of Domestic Violence, Dating Violence, Sexual Assault or Stalking (HUD 5382).</p>
C.	<p>Other Document and/or Certification Requirements.</p>
C.1	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>Substantial deviation(s) or significant amendments(s) or modification(s) are defined as discretionary changes in the plans or policies of the Ada County Housing Authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Morton County Housing Authority Board of Commissioners. The Admin Plan is being updated to be in compliance with HOTMA and will go into effect when the software vendors have updated their software to be in compliance with the HOTMA requirements.</p>
C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations</p>
C.3	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>
D.1	<p>Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p>

Form identification: ND010-Morton County Housing Authority form HUD-50075-5Y (Form ID - 1053)
printed by Rickey Horn in HUD Secure Systems/Public Housing Portal at 10/06/2024 12:22PM EST

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Fair Market Rent - Change effective January 1, 2025

40th Percentile

	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
110%						
Morton	911	1009	1125	1576	1890	0
Mercer	893	956	1254	1510	1662	
Oliver	911	1009	1125	1576	1890	
Grant	828	834	1021	1430	1714	
Souix	888	895	1021	1265	1542	
McClean	888	890	1021	1430	1714	
Emmons	773	778	1021	1230	1714	

FMR per HUD

Morton	828	917	1023	1433	1718	
Mercer	812	869	1140	1373	1511	
Oliver	828	917	1023	1433	1718	
Grant	753	758	928	1300	1558	
Souix	807	814	928	1150	1402	
McLean	807	809	928	1300	1558	
Emmons	703	707	928	1118	1558	

Fair Market Rent - Change effective June 1, 2024

40th Percentile

	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
110%						
Morton	840	933	1051	1481	1783	0
Mercer	811	937	1196	1445	1651	
Oliver	840	933	1051	1481	1783	
Grant	757	761	945	1332	1604	
Souix	714	719	945	1143	1286	
McClean	732	737	945	1332	1604	
Emmons	714	719	945	1172	1604	

FMR per HUD

Morton	764	848	955	1346	1621	
Mercer	737	852	1087	1314	1501	
Oliver	764	848	955	1346	1621	
Grant	688	692	859	1211	1458	
Souix	649	654	859	1039	1169	
McLean	665	670	859	1211	1458	
Emmons	649	654	859	1065	1458	

FMR Increases

Morton	64	69	68	87	97	
Mercer	75	17	53	59	10	
Oliver	64	69	68	87	97	
Grant	65	66	69	89	100	
Souix	158	160	69	111	233	
McLean	142	139	69	89	100	
Emmons	54	53	69	53	100	

					Avg	
Morton	8.38%	8.14%	7.12%	6.46%	5.98%	7.22%
Mercer	10.18%	2.00%	4.88%	4.49%	0.67%	4.44%
Oliver	8.38%	8.14%	7.12%	6.46%	5.98%	7.22%
Grant	9.45%	9.54%	8.03%	7.35%	6.86%	8.25%
Souix	24.35%	24.46%	8.03%	10.68%	19.93%	17.49%
McLean	21.35%	20.75%	8.03%	7.35%	6.86%	12.87%
Emmons	8.32%	8.10%	8.03%	4.98%	6.86%	7.26%

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Morton County Housing Corporation

1500 3rd Avenue NW • P.O. Box 517 • Mandan, ND 58554
701-663-7494

September 17, 2024

Tim Duppong, Chairman
Morton County Housing Authority
1500 3rd Ave NW
Mandan, ND 58554

Dear Mr. Duppong:

The Morton County Housing Authority is currently leasing office space located at 1500 3rd Ave NW, Mandan, ND. The original lease was effective May 1, 1997. The initial term of the lease was for a term of five years. The lease then automatically renewed for three additional 5 year terms.

As part of the lease, both parties understood that should expenses increase that they can mutually agree to renegotiate the rent payment prior to the expiration of any lease terms. If the parties cannot reach an agreement concerning the rent, the rent will continue as provided in the lease.

The original lease amount was \$330 per month. As of May 1, 2014, the lease amount was increased to \$550 per month. As of March 1, 2022, the lease amount was increased to \$675 per month. As of January 1, 2023, the lease amount was increased to \$700 per month. As of January 1, 2024, the lease amount was increased to \$800 per month. The Corporation is wishing to increase the monthly lease amount to \$900 per month. The new lease amount would be effective January 1, 2025. If the new lease amount is not acceptable, we will need to determine a mutually agreed upon amount.

Sincerely,

Rick Horn
Executive Director

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INDEPENDENT ACCOUNTANT'S REPORT ON APPLYING AGREED-UPON PROCEDURE

To the Board of Commissioners
Morton County Housing Authority
Mandan, North Dakota

We have performed the procedure described in the second paragraph of this report on whether the electronic submission of certain information agrees with the related hard copy documents within the audit reporting package. Morton County Housing Authority is responsible for the accuracy and completeness of the electronic submission.

Morton County Housing Authority has agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose to determine whether the electronic submission of certain information agrees with the related hard copy documents within the audit reporting package. Additionally, the U.S. Department of Housing and Urban Development Real Estate Assessment Center (REAC) has agreed to and acknowledged that the procedures performed are appropriate for its purposes. This report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

We compared the electronic submission of the items listed in the "UFRS Rule Information" column with the corresponding printed documents listed in the "Hard Copy Documents" column. The associated findings from the performance of our agreed-upon procedure indicate agreement or non-agreement of the electronically submitted information and hard copy documents as shown in the attached chart.

We were engaged by Morton County Housing Authority to perform this agreed-upon procedure engagement and conducted our engagement in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States. We were not engaged to and did not conduct an examination or review engagement, the objective of which would be the expression of an opinion or conclusion, respectively, on whether the electronic submission of the items listed in the "UFRS Rule Information" column agrees with the related hard copy documents within the audit reporting package. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

We are required to be independent of Morton County Housing Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

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We were engaged to perform an audit in accordance with the *OMB Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (OMB Uniform Guidance)*, by Morton County Housing Authority as of and for the year ended December 31, 2023, and have issued our reports thereon dated April 16, 2024. The information in the "Hard Copy Documents" column was included within the scope or was a by-product of that audit. Further, our opinion on the fair presentation of the supplementary information dated August 29, 2024, was expressed in relation to the basic financial statements of Morton County Housing Authority taken as a whole.

A copy of the reporting package required by the OMB Uniform Guidance, which includes the auditor's reports, is available in its entirety from Morton County Housing Authority. We have not performed any additional auditing procedures since the date of the aforementioned audit reports. Further, we take no responsibility for the security of the information transmitted electronically to the U.S. Department of Housing and Urban Development, REAC.

The purpose of this report on applying the agreed-upon procedures is solely to describe the procedure performed on the electronic submission of the items listed in the "UFRS Rule Information" column and the associated findings, and not to provide an opinion or conclusion. Accordingly, this report is not suitable for any other purpose.



BRADY, MARTZ & ASSOCIATES, P.C.
BISMARCK, NORTH DAKOTA

August 29, 2024

**ATTACHMENT TO INDEPENDENT ACCOUNTANT'S REPORT ON
APPLYING AGREED-UPON PROCEDURE**

UFRS Rule Information	Hard Copy Document(s)	Findings
Balance Sheet and Revenue and Expense (data line items 111 to 13901)	Financial Data Schedule, all ALs, if applicable	Agrees
Footnotes (data element G5000-010)	Footnotes to audited basic financial statements	Agrees
Type of opinion on FDS (data element G3100-040)	Auditor's supplemental report on FDS	Agrees
Audit findings narrative (data element G5200-010)	Schedule of Findings and Questioned costs	Agrees
General information (data element series G2000, G2100, G2200, G9000, G9100)	OMB Data Collection Form	Agrees
Financial statement report information (data element G3000-010 to G3000-050)	Schedule of Findings and Questioned costs, Part 1 and OMB Data Collection Form	Agrees
Federal program report information (data element G4000-020 to G4000-040)	Schedule of Findings and Questioned costs, Part 1 and OMB Data Collection Form	Agrees
Type of Compliance Requirement (G4200-020 & G4000-030)	OMB Data Collection Form	Agrees
Basic financial statements and auditor reports required to be submitted electronically	Basic financial statements (inclusive of auditor reports)	Agrees



**INDEPENDENT AUDITOR'S REPORT
ON SUPPLEMENTARY INFORMATION**

To the Board of Commissioners
Morton County Housing Authority
Mandan, North Dakota

We have audited the basic financial statements of Morton County Housing Authority as of and for the year ended December 31, 2023, and have issued our report thereon dated April 16, 2024, which expressed an unmodified opinion on those financial statements. Our audit was performed for the purpose of forming our opinion on the financial statements that collectively comprise Morton County Housing Authority's basic financial statements. The accompanying Financial Data Schedules is presented for purposes of additional analysis as required by the *Uniform Financial Reporting Standards* issued by the U.S. Department of Housing and Urban Development, Office of the Inspector General and is not a required part of the financial statements. The Financial Data Schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

A handwritten signature in cursive script that reads "Brady Martz".

**BRADY, MARTZ & ASSOCIATES, P.C.
BISMARCK, NORTH DAKOTA**

August 29, 2024

LABOR (Source: Job Service North Dakota)

	MAY - 2024	APR - 2024	MAY - 2023	2024-2023 CHANGE
UNEMPLOYMENT RATE	2.0%	2.2%	1.7%	0.3%
Bismarck-Mandan MSA	1.9%	2.0%	1.7%	0.2%
Fargo-Moorhead MSA	2.1%	2.2%	1.9%	0.2%
Grand Forks MSA	2.0%	2.2%	1.7%	0.3%
North Dakota	3.7%	3.5%	3.4%	0.3%
United States				
LABOR FORCE	MAY - 2024	APR - 2024	MAY - 2023	2024-2023 CHANGE
Bismarck-Mandan MSA	70,477	70,419	71,427	-950
Fargo-Moorhead MSA	150,046	151,049	149,456	590
Grand Forks MSA	54,449	54,895	53,998	451
North Dakota	419,843	418,261	418,590	1,253
CURRENT EMPLOYMENT	MAY - 2024	APR - 2024	MAY - 2023	2024-2023 CHANGE
Bismarck-Mandan MSA	69,101	68,893	71,427	-2,326
Fargo-Moorhead MSA	147,157	147,978	149,456	-2,299
Grand Forks MSA	53,305	53,691	53,998	-693
North Dakota	411,593	409,152	418,590	-6,997
ONLINE JOB OPENINGS	MAY - 2024	APR - 2024	MAY - 2023	2024-2023 CHANGE
Burleigh	2,673	2,943	2,753	-80
Morton	312	304	344	-32
Cass	3,757	4,309	4,269	-512
Grand Forks	1,700	1,820	1,468	232
North Dakota	14,767	16,540	15,061	-294

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

	MAY - 2024	VALUATION	MAY - 2023	VALUATION
SINGLE FAMILY				
Bismarck	23	\$9,330,153	17	\$6,922,920
Mandan	4	\$1,990,229	7	\$2,144,000
Burleigh County	6	\$1,683,010	5	\$1,640,100
Morton County	2	\$77,500	6	\$2,638,700
COMMERCIAL	MAY - 2024	VALUATION	MAY - 2023	VALUATION
Bismarck	28	\$6,493,208	10	\$40,788,900
Mandan	1	\$1,732,640	1	\$2,891,720
Burleigh County	0	\$0	1	\$3,600
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.

LABOR (Source: Job Service North Dakota)

	JUNE - 2024	MAY - 2024	JUNE - 2023	2024-2023 CHANGE
UNEMPLOYMENT RATE				
Bismarck-Mandan MSA	2.4%	2.0%	2.1%	0.3%
Fargo-Moorhead MSA	2.5%	1.9%	2.0%	0.5%
Grand Forks MSA	3.1%	2.1%	2.5%	0.6%
North Dakota	2.6%	2.0%	2.1%	0.5%
United States	4.3%	3.7%	3.8%	0.5%
LABOR FORCE				
Bismarck-Mandan MSA	71,859	70,477	72,876	-1,017
Fargo-Moorhead MSA	151,507	150,046	150,216	1,291
Grand Forks MSA	54,738	54,449	54,219	519
North Dakota	425,135	419,843	423,656	1,479
CURRENT EMPLOYMENT				
Bismarck-Mandan MSA	70,111	69,101	71,352	-1,241
Fargo-Moorhead MSA	147,694	147,157	147,154	540
Grand Forks MSA	53,039	53,305	52,841	198
North Dakota	414,097	411,593	414,720	-623
ONLINE JOB OPENINGS				
Burleigh	2,856	2,673	2,645	211
Morton	306	312	273	33
Cass	3,785	3,757	4,112	-327
Grand Forks	1,715	1,700	1,466	249
North Dakota	14,669	14,767	13,965	704

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

	JUNE - 2024	VALUATION	JUNE - 2023	VALUATION
SINGLE FAMILY				
Bismarck	18	\$7,600,702	10	\$3,131,029
Mandan	5	\$1,429,450	0	\$0
Burleigh County	2	\$795,857	1	\$625,296
Morton County	2	\$780,000	4	\$1,110,000
COMMERCIAL				
Bismarck	2	\$526,611	10	\$6,670,000
Mandan	1	\$500,000	2	\$3,900,000
Burleigh County	0	\$0	2	\$678,096
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.



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

WORKFORCE (Source: Job Service North Dakota)

	JUN - 2024	JUN - 2023	MAY - 2024	MAY - 2023
Bismarck-Mandan MSA Labor Force	71,859	72,876	70,477	71,427
MSA Unemployment Rate	2.4%	2.1%	2.0%	1.7%

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

	JUN - 2024	JUN - 2023	YTD JUN - 2024	YTD JUN - 2023
Bismarck	\$2,554,965	\$2,963,608	\$15,207,347	\$14,363,703
Mandan	\$550,746	\$550,225	\$3,123,965	\$2,717,114

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)

	Q2 - 2024	Q2 - 2023	Q2 - 2022	Q2 - 2021
Bismarck	\$471,984,600	\$473,743,526	\$451,144,697	\$459,587,760
Burleigh County	\$477,948,629	\$479,546,945	\$456,557,165	\$465,441,097
Mandan	\$111,023,990	\$95,291,285	\$86,524,183	\$80,009,253
Morton County	\$116,166,049	\$100,217,365	\$91,532,725	\$84,562,274
Burleigh - Morton Total	\$594,114,678	\$579,764,310	\$548,089,890	\$550,003,371

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

	JUN - 2024	JUN - 2023	YTD JUN - 2024	YTD JUN - 2023
# of Single Family Units Sold	133	115	458	424
# of all Residential Units Sold	160	166	646	595
Average Sale Price - Single Family	\$400,581	\$387,944	\$389,228	\$370,879
Average Sale Price - All Residential	\$363,796	\$358,452	\$359,676	\$340,624

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

	JUN - 2024	JUN - 2023	YTD JUN - 2024	YTD JUN - 2023
# of Single Family Permits Issued	27	15	114	76
Single Family Permits Valuation	\$10,606,008	\$4,866,325	\$44,429,600	\$28,109,903
# of New Commercial Permits Issued	3	14	61	61
New Commercial Permits Valuation	\$1,026,611	\$11,248,096	\$46,646,266	\$89,366,455

TRANSPORTATION (Source: Bismarck Airport)

	JUN - 2024	JUN - 2023	YTD JUN - 2024	YTD JUN - 2023
Passenger Boardings (Enplanes & Deplanes)	49,625	45,179	279,976	248,784

LABOR (Source: Job Service North Dakota)

	JUL - 2024	JUN - 2024	JUL - 2023	2024-2023 CHANGE
UNEMPLOYMENT RATE				
Bismarck-Mandan MSA	2.5%	2.4%	1.6%	0.9%
Fargo-Moorhead MSA	2.3%	2.5%	1.7%	0.6%
Grand Forks MSA	2.9%	3.1%	2.2%	0.7%
North Dakota	2.5%	2.6%	1.7%	0.8%
United States	4.5%	4.3%	3.8%	0.7%
LABOR FORCE				
Bismarck-Mandan MSA	72,001	71,859	73,331	-1,330
Fargo-Moorhead MSA	152,291	151,507	151,268	1,023
Grand Forks MSA	55,128	54,738	54,485	643
North Dakota	425,971	425,135	423,924	2,047
CURRENT EMPLOYMENT				
Bismarck-Mandan MSA	70,176	70,111	72,130	-1,954
Fargo-Moorhead MSA	148,826	147,694	148,741	85
Grand Forks MSA	53,540	53,039	53,278	262
North Dakota	415,196	414,097	416,790	-1,594
ONLINE JOB OPENINGS				
Burleigh	2,492	2,856	2,478	14
Morton	252	306	240	12
Cass	3,371	3,785	3,968	-597
Grand Forks	1,684	1,715	1,361	323
North Dakota	13,179	14,669	13,645	-466

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

	JUL - 2024	VALUATION	JUL - 2023	VALUATION
SINGLE FAMILY				
Bismarck	26	\$9,286,021	6	\$2,214,857
Mandan	6	\$2,961,598	2	\$295,000
Burleigh County	2	\$866,313	3	\$928,473
Morton County	2	\$698,071	2	\$1,539,565
COMMERCIAL				
Bismarck	9	\$4,638,230	2	\$125,000
Mandan	0	\$0	2	\$2,505,820
Burleigh County	0	\$0	1	\$1,070,000
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	90.7	97.2	75.0	79.9	103.1	108.4	97.4
Fargo	97.6	98.2	84.9	80.5	100.5	119.8	108.5
Grand Forks	89.2	91.5	84.2	77.7	95.1	102.6	91.7
Minot	87.8	91.9	69.4	79.9	104.7	110.1	95.1

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



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

WORKFORCE (Source: Job Service North Dakota)

	JUL - 2024	JUL - 2023	JUN - 2024	JUN - 2023
Bismarck-Mandan MSA Labor Force	72,001	73,331	71,859	72,876
MSA Unemployment Rate	2.5%	1.6%	2.4%	2.1%

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

	JUL - 2024	JUL - 2023	YTD JUL - 2024	YTD JUL - 2023
Bismarck	\$1,571,091	\$2,652,631	\$16,778,438	\$17,016,334
Mandan	\$447,965	\$517,836	\$3,571,931	\$3,234,950

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)

	Q2 - 2024	Q2 - 2023	Q2 - 2022	Q2 - 2021
Bismarck	\$471,984,600	\$473,743,526	\$451,144,697	\$459,587,760
Burleigh County	\$477,948,629	\$479,546,945	\$456,557,165	\$465,441,097
Mandan	\$111,023,990	\$95,291,285	\$86,524,183	\$80,009,253
Morton County	\$116,166,049	\$100,217,365	\$91,532,725	\$84,562,274
Burleigh - Morton Total	\$594,114,678	\$579,764,310	\$548,089,890	\$550,003,371

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

	JUL - 2024	JUL - 2023	YTD JUL - 2024	YTD JUL - 2023
# of Single Family Units Sold	98	93	556	517
# of all Residential Units Sold	139	113	785	708
Average Sale Price - Single Family	\$417,786	\$424,853	\$394,262	\$380,588
Average Sale Price - All Residential	\$383,219	\$408,481	\$363,845	\$351,454

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

	JUL - 2024	JUL - 2023	YTD JUL - 2024	YTD JUL - 2023
# of Single Family Permits Issued	36	13	151	127
Single Family Permits Valuation	\$13,981,897	\$4,977,895	\$58,411,498	\$44,799,817
# of New Commercial Permits Issued	9	5	70	66
New Commercial Permits Valuation	\$4,638,230	\$3,700,820	\$51,284,496	\$50,347,086

TRANSPORTATION (Source: Bismarck Airport)

	JUL - 2024	JUL - 2023	YTD JUL - 2024	YTD JUL - 2023
Passenger Boardings (Enplanes & Deplanes)	54,362	47,397	334,338	296,181

HAP Program Reserves Reconciliation as of June 30, 2024
Housing Choice Voucher Program

PHA Name **MORTON COUNTY HOUSING AUTHORITY**
 PHA Number **ND010**

PART I: December 31, 2023 Program Reserves

	PHA-Held Funds	HUD-Held Funds	Total Reserves
1 December 31, 2023, Balances	\$4,459	\$445,597	\$450,056
2 Prior Period Adjustments	\$0	\$0	\$0
3 Adjusted December 31, 2023, Balances	<u>\$4,459</u>	<u>\$445,597</u>	<u>\$450,056</u>

PART II: Total Funds Available for Calendar Year 2024

	HAP
4 Program Reserves as of December 31, 2023 (Line 3)	\$450,056
5 2024 Prorated Renewal Eligibility	\$3,134,736
6 Non-Renewal funds (TP actions, VASH, RAD1, RAD2, etc.)	\$644
7 Fraud Recovery, January - June 2024	<u>\$6,954</u>
8 Total Funds Available in CY 2024 (Sum of Lines 4 through 7)	<u>\$3,592,390</u>

PART III: June 30, 2024 Program Reserve

	PHA-Held Funds	HUD-Held Funds	Total Reserves
9 Adjusted 12/31/2023 Balance (No Negatives)	\$4,459	\$445,597	\$450,056
10 Prorated Renewal Eligibility Obligated		\$1,615,948	\$1,615,948
11 Non-Renewal Funds (TPVs, SPVs, Set-Aside, etc.) Obligated		\$644	\$644
12 Fraud Recovery	\$6,954		\$6,954
13 Disbursements	\$1,768,665	(\$1,768,665)	
14 Allowable HAP Expenses (See Row 22, below)	(\$1,775,202)		(\$1,775,202)
15 Adjustments (see Notes below)	\$0	\$0	\$0
16 Adjusted 6/30/2024 Program Reserve (Sum of Rows 9 through 15)	<u>\$4,876</u>	<u>\$293,524</u>	<u>\$298,400</u>

PART IV: PHA Expenditures and Overleasing

17 HAP Expenses as reported in VMS as of September 9, 2024	\$1,775,202
18 Unit Months Available CY 2024	6,880
19 Unit Months Leased January - June 2024	3,512
20 Overleased Unit Months CY 2024 (Line 18 less Line 19 if PHA is Overleased)	0
21 Disallowed HAP for Overleased Units	<u>\$0</u>
22 Allowable HAP Expenses - Reconciliation Year (Line 17 less line 21)	<u>\$1,775,202</u>

Executive Summary

Executive Summary: HUD calculates that ND010 has a total 6/30/2024 Program Reserve balance of \$298,400, composed of \$4,876 in PHA-Held Funds and \$293,524 in HUD-Held Funds. HUD will transition the PHA-Held Funds of \$4,876 to HUD-Held funds, via a lower disbursement beginning in November 2024.

PART V: RNP Check

23 Calculated June 30, 2024 PHA-Held Funds	\$4,876
24 PHA Reported June 30, 2024 PHA-Held Funds	<u>(\$2,518)</u>
25 Difference Between HUD Calculated and PHA Reported PHA-Held Funds	<u>\$7,394</u>

RNP Comments

HUD calculates a 6/30 PHA-Held Reserve balance. This information is also reported by the PHA in VMS. As you can see above, HUD's calculated PHA-Held balance is \$7,394 larger than the PHA-Reported balance. Please work with your FMC FA to resolve this difference.

Adjustment Comments

Adjustments:



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

OFFICE OF PUBLIC AND INDIAN HOUSING

October 16, 2024

Dear Executive Director:

Subject: Housing Choice Voucher HAP Reconciliation – January through June 2024

The purpose of this letter is to provide to your public housing agency (PHA) the Housing Assistance Payments' HAP reconciliation as of June 30, 2024. The reconciliation entails the comparison of HAP funds disbursed to your PHA and HAP expenses that your PHA reported in the Voucher Management System (VMS) for the months of January through June 2024. The HAP reconciliation enclosure also portrays the total estimated HUD-held reserves as June 30, 2024, after reconciliation. The VMS information was due to HUD on September 9, 2024.

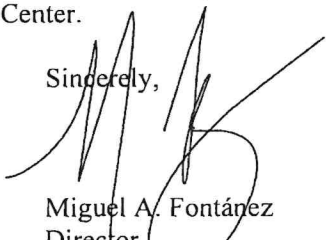
The specific calculations for your PHA are provided and explained on the HAP reconciliation and Descriptions, which are both enclosed to this letter. Please review this information carefully, as it is critical to your planning for the remainder of CY 2024.

An excess PHA-held balance will be scheduled for offset/reduction in future HAP payments to ensure compliance with cash management requirements. If, however, the PHA determines that additional funds are needed because of the scheduled reductions, please note that HUD-held funds will continue to be available to your PHA for future HAP needs upon request to your assigned Financial Analyst at the FMC. Should the PHA-held funds identified on Line 19 be negative, HUD will not schedule a payment because it is assumed that (by now) your PHA should have requested a frontload request. HUD will make an automatic HAP disbursement if Line 19 is negative at CYE 2024 for closure purposes.

Finally, if the HUD-held funds identified on Line 19 are a negative amount, this means the PHA has received funds from available CY 2024 budget authority, which indicates that the PHA is over-spending budget authority for the twelve-month period. PHAs in this instance, should be cognizant of the need to stay within available resources for the calendar year.

Should you have any questions concerning this reconciliation, please do not hesitate to contact your Financial Analyst at the Financial Management Center.

Sincerely,



Miguel A. Fontánez
Director
Housing Voucher Financial
Management Division

Enclosure



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

WORKFORCE (Source: Job Service North Dakota)

	AUG - 2024	AUG - 2023	JUL - 2024	JUL - 2023
Bismarck-Mandan MSA Labor Force	71,357	72,009	72,001	73,331
MSA Unemployment Rate	2.2%	1.6%	2.5%	1.6%

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

	AUG - 2024	AUG - 2023	YTD AUG - 2024	YTD AUG - 2023
Bismarck	\$3,964,003	\$2,952,616	\$20,742,441	\$19,968,950
Mandan	\$1,068,068	\$604,810	\$4,639,998	\$3,839,759

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)

	Q2 - 2024	Q2 - 2023	Q2 - 2022	Q2 - 2021
Bismarck	\$471,984,600	\$473,743,526	\$451,144,697	\$459,587,760
Burleigh County	\$477,948,629	\$479,546,945	\$456,557,165	\$465,441,097
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Morton County	\$116,166,049	\$100,217,365	\$91,532,725	\$84,562,274
Burleigh - Morton Total	\$594,114,678	\$579,764,310	\$548,089,890	\$550,003,371

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

	AUG - 2024	AUG - 2023	YTD AUG - 2024	YTD AUG - 2023
# of Single Family Units Sold	98	93	654	610
# of all Residential Units Sold	140	134	925	842
Average Sale Price - Single Family	\$429,690	\$387,901	\$399,570	\$381,703
Average Sale Price - All Residential	\$386,227	\$356,523	\$367,233	\$352,261

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

	AUG - 2024	AUG - 2023	YTD AUG - 2024	YTD AUG - 2023
# of Single Family Permits Issued	44	28	195	110
Single Family Permits Valuation	\$18,267,773	\$11,436,281	\$76,522,803	\$39,710,081
# of New Commercial Permits Issued	19	30	92	95
New Commercial Permits Valuation	\$13,192,442	\$18,233,234	\$66,587,938	\$102,666,027

TRANSPORTATION (Source: Bismarck Airport)

	AUG - 2024	AUG - 2023	YTD AUG - 2024	YTD AUG - 2023
Passenger Boardings (Enplanes & Deplanes)	50,722	43,935	385,060	340,116