MORTON COUNTY HOUSING AUTHORITY
QUARTERLY MEETING
BENNIGAN'S OF MANDAN
1506 27TH ST NW, MANDAN
WEDNESDAY, DECEMBER 11, 2024 – 5:30 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) Housing Discrimination Complaint
8) Other Business
9) Adjourn

MORTON COUNTY HOUSING AUTHORITY
QUARTERLY MEETING MINUTES
OCTOBER 24, 2024

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

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

The expenditures from July 16, 2024, and October 11, 2024, were reviewed. Woody motioned to accept the expenditures as presented with Carly seconding. All voted aye. Passed.

A discussion was had regarding the HAPs leases, dollars & admin fee earned report handed out by the management firm. As of September, 2024, MCHA was spending $281,922 on 548 vouchers and we received $306,930. MCHA voucher account has a cash balance of $1,105,911, the Development Account has a balance of $358,774 and the Contract Account balance is $395,551.

Rick presented to the Board the year-to-date voucher activity for the current fiscal year and prior fiscal years. A discussion regarding the Morton County Housing Authority Voucher Program was had. As of September, 2024 our average HAP payment was $514.46 vs $284.39 in November, 2009. As of October 11, 2024, we had 423 applications received YTD, 99 vouchers issued, 66 vouchers utilized with 29 outstanding vouchers and we are currently processing 177 applications. We currently have 29 outstanding vouchers as of 10/11/2024 compared to 45 as of 12/31/2023. The number of applications that are currently being processed is 177 compared to 178 as of 12/31/2023. Our average HAP is $514.46 compared to $501.86 at the beginning of the year.

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

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

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

A discussion regarding the Liberty Heights Office Lease was had. The Morton County Housing Corporation has requested an increase of $100 for the leasing of the office space. They are requesting rent be increased to $900 a month effective January 1, 2025. After a brief discussion regarding the going rates for office space, Carly motioned to accept the increase with Steve seconding. All vote aye. Passed.

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

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

Tim Duppong — 12-11-24

Tim Duppong, Chairman — Date

Rick H — 12/11/24

Rick Horn, Management Agent — Date

Morton County Housing-Vouchers
Check Register
For the Period From Oct 12, 2024 to Dec 3, 2024

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
12252	10/18/24	Sure-Shred	111.10	40.00
12253	10/25/24	Innovative Office Solutions LLC	111.10	376.83
12254	10/25/24	HJL Management Company	111.10	246.59
12255	10/25/24	C-Ram	111.10	125.00
12256	10/31/24	Ashton Horn	111.10	250.00
12256V	10/31/24	Ashton Horn	111.10	-250.00
12257	10/31/24	Ashton Nahs	111.10	250.00
12258	11/1/24	HJL Management Company	111.10	36,557.00
12259	11/1/24	Morton County Housing Corp	111.10	800.00
12260	11/1/24	Virginia Viles	111.10	350.00
12261	11/1/24	C-Ram	111.10	84.00
12262	11/8/24	Online Information Services Inc	111.10	1,219.39
12263	11/8/24	BEK Communications Cooperative	111.10	309.31
12264	11/8/24	Innovative Office Solutions LLC	111.10	376.83
12265	11/8/24	Windstream	111.10	9.83
12266	11/8/24	Presort Plus	111.10	57.50
12267	11/15/24	Wells Fargo Vendor Financial Servics	111.10	163.19
12268	11/15/24	Pro Forms	111.10	196.49
12269	11/15/24	Bismarck Tribune	111.10	56.00
12270	11/22/24	HJL Management Company	111.10	211.74
12271	11/22/24	Kelsch Ruff Kranda Nagle & Ludwig	111.10	465.00
12272	11/27/24	Innovative Office Solutions LLC	111.10	2,594.75
12272V	11/27/24	Innovative Office Solutions LLC	111.10	-2,594.75
12273	11/29/24	Ashton Nahs	111.10	250.00
12274	12/2/24	HJL Management Company	111.10	36,765.50
12275	12/2/24	Morton County Housing Corp	111.10	800.00
Total				79,710.20

Tim Duppong

Woody Barth

Steve Maerschbecker

Tom Peters

Carly Retterath

Morton County Housing-Vouchers

General Ledger Trial Balance

As of Nov 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	431,034.82	
1145.00	Accrued Interest Receivable	10,182.13	
124.00	Prepaid Insurance	2,864.75	
128.00	Tenant A/R	25,922.20	
128.10	Allowance for Doubtful Account		25,922.20
131.20	Investments-Starion	721,819.15	
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		17,773.27
167.10	Accumulated Amortization		26,836.42
2112.00	Interest Payable		261.25
2115.00	ST Lease Liability		7,695.88
2215.00	LT Lease Liability		72,583.34
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		3,282,770.00
706.10	ANNUAL CONTRIBUTION - A		516,767.00
711.00	Investment Income - Unrestrict		35,358.68
714.00	Fraud Recovery		23,349.68
715.00	Other Revenue		2,376.00
720.00	Other Income - Port In		15,021.33
911.00	MANAGEMENT FEES	421,100.50	
912.00	ACCOUNTING & AUDITING	12,225.00	
916.00	SUNDRY	26,423.87	
916.10	Port admin fee	14,423.35	
919.00	Storage Rental	1,380.00	
941.00	GENERAL EXPENSE	13,638.25	
945.00	Interest Expense	3,029.44	
973.00	HAP PAYMENTS	2,993,875.00	
973.10	Port out vouchers	217,037.00	
973.20	Port in Voucher	13,342.00	
974.00	Depreciation Expense	2,107.38	
975.00	Amortization Expense	10,242.10	
	Total:	5,068,155.36	5,068,155.36

Morton County Contract
General Ledger Trial Balance
As of Nov 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	52,725.15	
1120.00	Accrued Interest Receivabl	3,703.41	
1162.00	GENERAL FUND INVEST	353,064.33	
512.10	RETAINED EARNINGS		373,401.34
711.00	INTEREST INCOME		14,758.26
715.00	Management Fee Income		111,696.65
913.10	Management Fees	89,631.89	
916.00	SUNDRY	731.47	
	Total:	**499,856.25**	**499,856.25**

Morton County Contract
Check Register
For the Period From Oct 12, 2024 to Dec 4, 2024

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
1298	10/31/24	HJL Management Co	111.10	8,046.56
1299	11/29/24	HJL Management Co	111.10	8,329.51
Total				**16,376.07**

MORTON COUNTY DEVELOPMENT ACCOUNT
General Ledger Trial Balance
As of Nov 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	24,397.73	
1145.00	Accrued Interest Receivable	7,350.80	
131.30	Starion CD	338,878.88	
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		14,237.22
	Total:	375,028.13	375,028.13

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	587	267,706	303,931	43,434	45,885	(38,676)	979,526
Feb	585	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	592	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	288,840	50,397	44,172	23,501	1,037,340
Aug	550	306,930	284,512	56,914	42,687	36,645	1,075,557
Sep	548	306,930	285,468	44,001	4,483	60,980	1,105,911
Oct	542	306,930	283,356	44,001	42,451	25,124	1,135,519
Nov	550	287,199	285,477	58,448	43,320	16,850	1,152,854
Dec						0	
	6,266	3,282,770	3,210,912	516,767	463,963		

	Amount	Accr Int	Date	Rate
Checking	431,034.82			
Cert of Dep - Starion	110,597.40	25.51	6/29/2025	4.21%
Cert of Dep - Starion	57,434.84	13.25	6/29/2025	4.21%
Cert of Dep - Starion	114,869.69	26.50	6/29/2025	4.21%
Cert of Dep - Starion	114,240.10	1,395.92	3/23/2025	4.46%
Cert of Dep - Starion	106,765.42	2,113.96	2/8/2025	5.14%
Cert of Dep - Starion	106,765.42	2,113.96	2/8/2025	5.14%
Cert of Dep - Starion	111,146.28	4,493.05	1/9/2025	4.54%
	1,152,853.97	10,182.15		

January 1, 2024 Balance of Development Account 349,065.09

	Other Income	Interest	Donations	Balance
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		17.59		358,791.62
Nov		4,484.99		363,276.61
Dec				363,276.61

	Amount	Accr Int	Date	Rate
Checking	24,397.73			
Cert of Dep - Starion	112,690.06	2,845.04	4/20/2025	4.75%
Cert of Dep - Starion	111,146.28	4,479.23	1/9/2025	4.54%
Cert of Dep - Starion	115,042.54	4,096.15	6/29/2025	4.21%
	363,276.61	11,420.42		

Total Housing Authority cash on 10/31/2024

HAP Acct	1,136,105
Dev	363,277
Contract Fee	405,789
	$1,905,171

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	10,028.20	4.55		8,046.56	397,537.60	80.24%
November	10,381.89	6,199.50		8,329.51	405,789.48	80.23%
December					405,789.48	#DIV/0!
	111,696.65	14,968.07	-	90,363.36		

		Accrued Interest		
Checking	52,725.15			
Cert of Deposit - Starion	44,238.97	10.64	6/29/2025	4.21%
Cert of Deposit - Starion	53,382.71	1,056.98	2/17/2025	4.95%
Cert of Deposit - Starion	115,004.87	26.53	6/29/2025	4.21%
Cert of Deposit - Starion	140,437.78	2,609.26	2/17/2025	4.95%
	405,789.48	3,703.41		

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

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

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

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	587	587	$ 267,706	$ 303,931	$ 517.77
Feb	585	585	308,706	289,741	495.28
Mar	586	586	293,270	292,515	499.17
Apr	592	592	298,970	298,287	503.86
May	589	589	287,356	300,912	510.89
Jun	576	576	312,657	297,873	517.14
Jul	561	561	306,116	288,840	514.87
Aug	550	550	306,930	284,512	517.29
Sep	548	548	306,930	285,468	520.93
Oct	542	542	306,930	283,356	522.80
Nov	550	550	287,199	285,477	519.05
Dec					#DIV/0!

Morton County Housing Authority

Waiting List Analysis

As of November 30, 2024

		YTD 11/30/2024	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	493	521	549	421	525	462	473	504	457	493	558	619	491	648	577
Applications on housing list	B	157	259	244	216	271	225	262	246	243	148	288	285	266	340	338
Vouchers Issued	C	121	191	211	164	210	179	203	193	192	94	220	203	148	261	205
Vouchers Utilized	D	86	116	123	75	144	125	145	151	141	80	140	107	75	85	111
% of applications on housing list to applications (B / A)		32%	50%	44%	51%	52%	49%	55%	49%	53%	30%	52%	46%	54%	52%	59%
% of vouchers issued to applications (C / A)		25%	37%	38%	39%	40%	39%	43%	38%	42%	19%	39%	33%	30%	40%	36%
% of vouchers utilized to vouchers issued (D / C)		71%	62%	58%	46%	69%	70%	71%	78%	73%	85%	64%	53%	51%	33%	54%
% of vouchers utilized to applications (D / A)		17%	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 11/30/24		22														
Applications in process as of 11/30/24		170														

MORTON COUNTY HOUSING AUTHORITY
2024 EQUITY BALANCES

	688 January	688 February	688 March	688 April	688 May	688 June	688 July	688 August	688 September	688 October	688 November	December	Available 7,568 Total	
Vouchers leases	587	585	586	592	589	576	561	550	548	542	550		6,266	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)	16,140.72	39,490.00	61,997.15	85,963.65	87,993.15	4,460.31	
HAP revenue	267,706.00	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	287,199.00		3,282,770.00	
													-	
Fraud recovery revenue	302.50	1,849.50	2,821.96	325.00	875.40	1,441.05	1,383.00	931.28	1,045.15	392.50	307.50		11,674.84	
Other revenue													-	
Investment income													-	
Total revenues	268,008.50	310,555.50	296,091.96	299,295.00	288,231.40	314,098.05	307,499.00	307,861.28	307,975.15	307,322.50	287,506.50	-	3,294,444.84	
Housing assistance payments	274,104.00	270,997.00	275,053.00	280,485.00	282,504.00	280,078.00	272,338.00	263,750.00	262,285.00	259,732.00	263,014.00		2,984,340.00	
Port In - Billing													-	
Tenant protection	1,105.00	1,105.00	1,105.00	1,105.00	1,098.00	1,098.00	1,044.00	1,044.00	1,035.00	1,144.00	1,144.00		12,027.00	
Port out vouchers	18,881.00	15,855.00	16,357.00	16,697.00	17,310.00	16,697.00	15,458.00	19,718.00	22,148.00	22,480.00	21,319.00		202,920.00	
PY port out voucher - Chicago Housing Auth	8,057.00												8,057.00	
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	288,840.00	284,512.00	285,468.00	283,356.00	285,477.00	-	3,210,912.00	
Difference	(35,922.50)	20,814.50	3,576.96	1,008.00	(12,680.60)	16,225.05	18,659.00	23,349.28	22,507.15	23,966.50	2,029.50	-	83,532.84	
Housing Assistance Equity - Ending Balance	(31,462.19)	(10,647.69)	(7,070.73)	(6,062.73)	(18,743.33)	(2,518.28)	16,140.72	39,490.00	61,997.15	85,963.65	87,993.15	87,993.15	87,993.15	
Average Monthly HAP	517.77	495.28	499.17	503.86	510.89	517.14	514.87	517.29	520.93	522.80	519.05	#DIV/0!	512.43	
Administrative Equity - Beginning Balance	**1,036,979.65**	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	1,072,202.47	1,076,088.50	1,081,483.40	1,100,265.61	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	44,001.00	58,448.00		508,320.00	
Administrative fee - special													-	
Administrative fee revenue - prior year		2,051.00					6,396.00						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	3,332.02	3,225.81		35,358.68	
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)	(824.00)	(908.00)		(13,342.00)	
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	944.46	1,028.46		15,021.33	
Other income		2,376.00											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	392.50	307.50		11,674.84	
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	47,845.98	62,101.77	-	567,855.85	
Total operating expenses	44,806.03	44,819.05	45,156.56	56,972.77	43,328.70	45,422.33	43,049.39	41,564.59	43,360.44	41,328.40	42,196.88		492,005.14	
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	931.10	931.10		10,242.10	
Depreciation	191.58	191.58	191.58	191.58	191.58	191.58	191.58	191.58	191.58	191.58	191.58		2,107.38	
Total expenses	46,143.98	45,941.73	46,279.24	58,095.45	44,451.38	46,545.01	44,172.07	42,687.27	44,483.12	42,451.08	43,319.56	-	504,569.89	
Difference	1,095.12	6,962.58	3,374.95	(11,090.59)	3,125.65	2,169.59	11,009.84	18,575.68	3,886.03	5,394.90	18,782.21	-	63,285.96	
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	1,072,202.47	1,076,088.50	1,081,483.40	1,100,265.61	1,100,265.61	1,100,265.61	
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	1,080,479.86	1,084,013.17	1,084,013.17		
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	785.00	615.00	-	23,349.68	
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	3,332.02	3,225.81	-	35,358.68	
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	47,327.50	47,155.40	46,639.10	47,327.50	-		
Proration factor - 91% Jan - May	47,874.55	47,711.43	47,792.99	48,282.34	48,037.66								239,698.96	
Proration factor - 91% Jun - Oct						46,466.78	45,256.71	44,369.33	44,207.98	43,723.95	44,369.33	-	268,394.08	
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	(12,544.68)	206.98	(277.05)	(14,078.68)	-	(226.96)	

3,135,380	Renewal funding
	NRA offset available
4,460	NRA balance 12/31/23
	2023 Set Aside funding
445,597	Program reserves 12/31/23
3,585,437	CY 2023 Eligibility
11,674.84	YTD Fraud Recovery
(3,210,912)	YTD HAP
386,200	Remaining HAP eligibility
96,550.04	Remaining monthly average

Lease- Up Rate
(Utilization)

-	Balance

12/5/2024

BISMARCK MANDAN CHAMBER | EDC

COMMUNITY PARTNER ECONOMY-AT-A-GLANCE NOVEMBER 2024

LABOR (Source: Job Service North Dakota)

UNEMPLOYMENT RATE	SEP - 2023	AUG - 2023	SEP - 2023	2024-2023 CHANGE
Bismarck-Mandan MSA	1.7%	2.2%	1.5%	0.2%
Fargo-Moorhead MSA	1.8%	2.3%	1.4%	0.4%
Grand Forks MSA	1.9%	2.6%	1.6%	0.3%
North Dakota	1.8%	2.2%	1.4%	0.4%
United States	3.9%	4.4%	3.6%	0.3%

LABOR FORCE	SEP - 2023	AUG - 2023	SEP - 2023	2024-2023 CHANGE
Bismarck-Mandan MSA	70,767	71,357	70,817	-50
Fargo-Moorhead MSA	151,391	151,625	150,691	700
Grand Forks MSA	54,617	55,001	54,328	289
North Dakota	421,044	423,782	419,313	1,731

CURRENT EMPLOYMENT	SEP - 2023	AUG - 2023	SEP - 2023	2024-2023 CHANGE
Bismarck-Mandan MSA	69,546	69,804	69,754	-208
Fargo-Moorhead MSA	148,665	148,195	148,605	60
Grand Forks MSA	53,559	53,551	53,484	75
North Dakota	413,515	414,439	413,293	222

ONLINE JOB OPENINGS	SEP - 2023	AUG - 2023	SEP - 2023	2024-2023 CHANGE
Burleigh	2,585	2,666	2,456	129
Morton	335	302	325	10
Cass	2,785	2,997	4,106	-1,321
Grand Forks	1,431	1,400	1,769	-338
North Dakota	12,268	12,744	14,670	-2,402

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

SINGLE FAMILY	SEP - 2024	VALUATION	SEP - 2023	VALUATION
Bismarck	35	$11,362,890	19	$6,430,681
Mandan	9	$3,652,151	9	$2,458,000
Burleigh County	1	$303,396	4	$1,510,267
Morton County	2	$801,216	3	$1,390,922

COMMERCIAL	SEP - 2024	VALUATION	SEP - 2023	VALUATION
Bismarck	6	$44,617,260	1	$3,700,812
Mandan	1	$1,100,000	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	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.

COMMUNITY PARTNER
ECONOMY-AT-A-GLANCE
NOVEMBER 2024

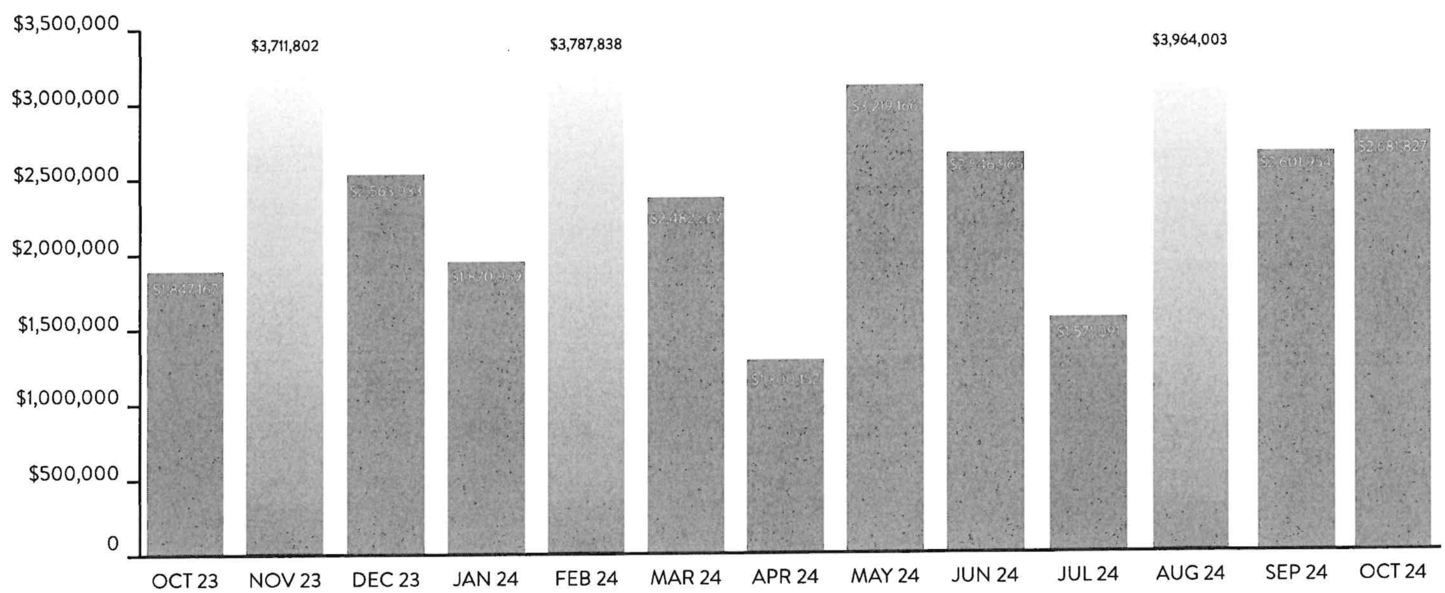
BISMARCK MANDAN CHAMBER | EDC

TAXABLE SALES & PURCHASES (Source: ND Tax Department)

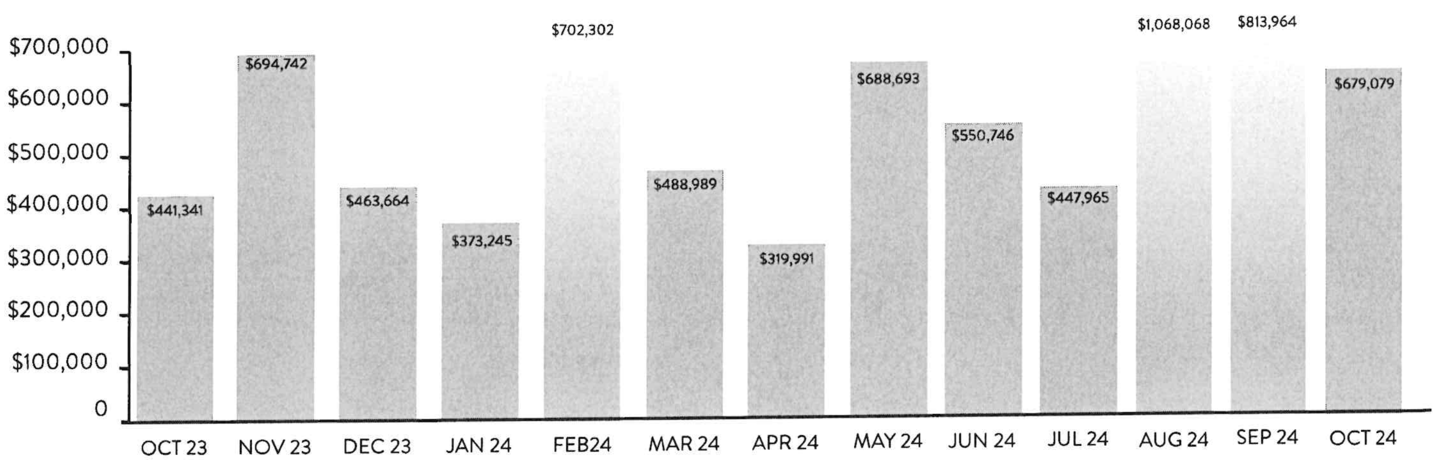
	24-23% CHANGE	Q3 - 2024	Q3 - 2023	Q3 - 2022	Q3 - 2021
Bismarck	0.2%	$472,395,970	$471,368,227	$468,671,926	$418,971,153
Mandan	22.3%	$113,158,512	$92,527,333	$87,069,256	$75,113,445
Fargo	-3.6%	$777,848,561	$806,520,379	$816,423,408	$758,915,316
Grand Forks	-0.7%	$312,963,367	$315,165,681	$306,642,850	$269,296,250
Minot	-5.8%	$344,462,655	$365,767,274	$347,066,975	$286,473,795

SALES TAX (Source: ND State Treasurer)

BISMARCK



MANDAN

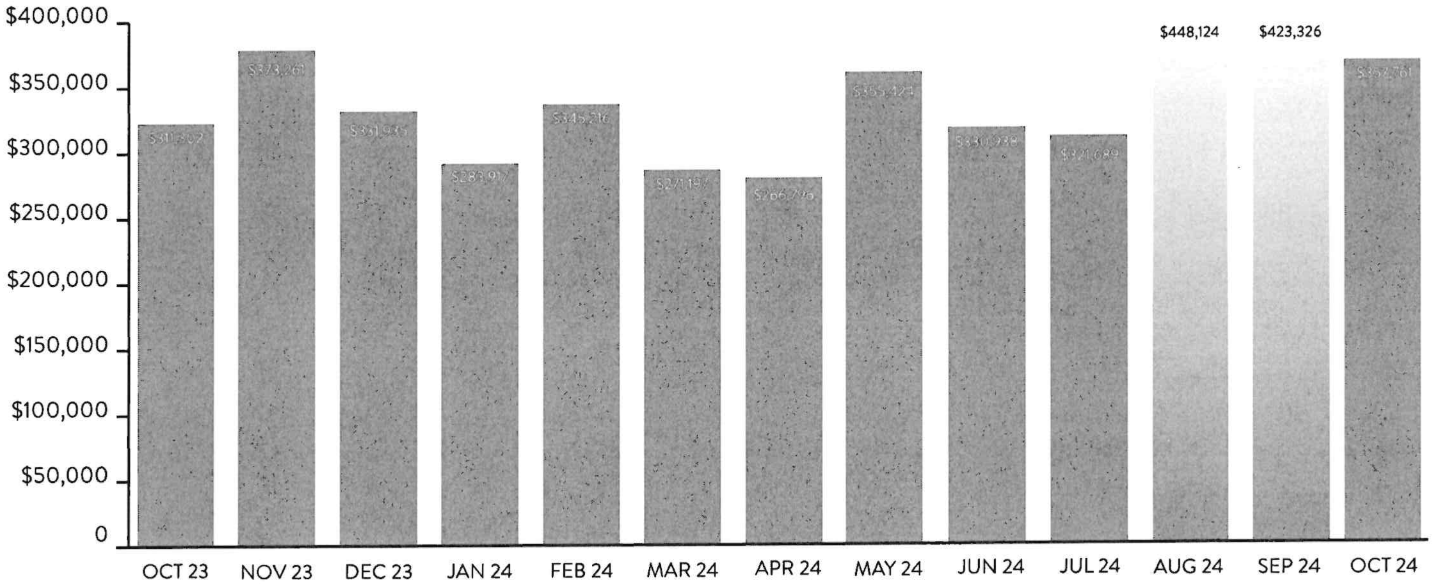


BISMARCK MANDAN CHAMBER | EDC

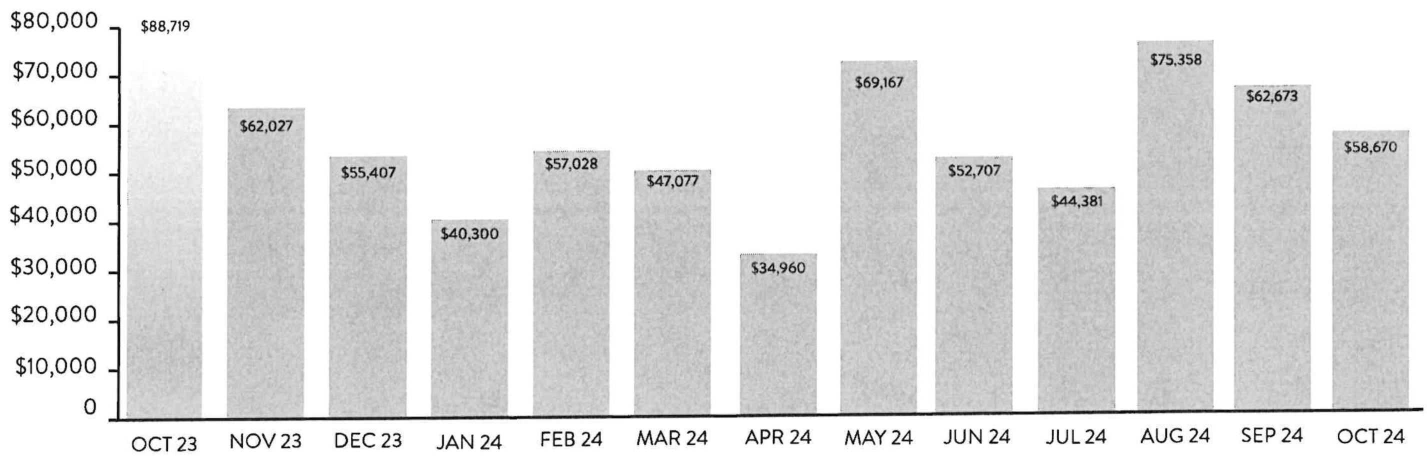
COMMUNITY PARTNER ECONOMY-AT-A-GLANCE NOVEMBER 2024

RESTAURANT/LODGING TAX (Source: ND State Treasurer)

BISMARCK



MANDAN



BISMARCK MANDAN CHAMBER | EDC

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

WORKFORCE (Source: Job Service North Dakota)

	SEP - 2024	SEP - 2023	AUG - 2024	AUG - 2023
Bismarck-Mandan MSA Labor Force	70,767	70,817	71,357	72,009
MSA Unemployment Rate	1.7%	1.5%	2.2%	1.6%

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

	SEP - 2024	SEP - 2023	YTD SEP - 2024	YTD SEP - 2023
Bismarck	$2,601,954	$2,771,479	$23,344,395	$22,740,430
Mandan	$813,964	$547,494	$5,453,962	$4,387,253

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.

	SEP - 2024	SEP - 2023	YTD SEP - 2024	YTD SEP - 2023
# of Single Family Units Sold	86	108	741	718
# of all Residential Units Sold	127	129	1,054	971
Average Sale Price - Single Family	$403,418	$411,225	$399,877	$386,144
Average Sale Price - All Residential	$371,076	$395,705	$367,387	$358,032

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

	SEP - 2024	SEP - 2023	YTD SEP - 2024	YTD SEP - 2023
# of Single Family Permits Issued	47	35	242	145
Single Family Permits Valuation	$16,119,653	$11,789,870	$92,642,456	$51,499,951
# of New Commercial Permits Issued	7	1	99	96
New Commercial Permits Valuation	$45,717,260	$3,700,812	$112,305,198	$114,937,121

TRANSPORTATION (Source: Bismarck Airport)

	SEP - 2024	SEP - 2023	YTD SEP - 2024	YTD SEP - 2023
Passenger Boardings (Enplanes & Deplanes)	46,266	42,068	431,326	382,184

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BISMARCK
MANDAN
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COMMUNITY PARTNER ECONOMY-AT-A-GLANCE OCTOBER 2024

LABOR (Source: Job Service North Dakota)

UNEMPLOYMENT RATE	AUG - 2023	JUL - 2024	AUG - 2023	2024-2023 CHANGE
Bismarck-Mandan MSA	2.2%	2.5%	1.6%	0.6%
Fargo-Moorhead MSA	2.3%	2.3%	1.6%	0.7%
Grand Forks MSA	2.6%	2.9%	2.1%	0.5%
North Dakota	2.2%	2.5%	1.6%	0.6%
United States	4.4%	4.5%	3.9%	0.5%

LABOR FORCE	AUG - 2024	JUL - 2024	AUG - 2023	2024-2023 CHANGE
Bismarck-Mandan MSA	71,357	72,001	72,009	-652
Fargo-Moorhead MSA	151,625	152,291	150,463	1,162
Grand Forks MSA	55,001	55,128	54,400	601
North Dakota	423,782	425,971	421,586	2,196

CURRENT EMPLOYMENT	AUG - 2024	JUL - 2024	AUG - 2023	2024-2023 CHANGE
Bismarck-Mandan MSA	69,804	70,176	70,863	-1,059
Fargo-Moorhead MSA	148,195	148,826	148,040	155
Grand Forks MSA	53,551	53,540	53,269	282
North Dakota	414,439	415,196	414,801	-362

ONLINE JOB OPENINGS	AUG - 2024	JUL - 2024	AUG - 2023	2024-2023 CHANGE
Burleigh	2,666	2,492	2,543	123
Morton	302	252	261	41
Cass	2,997	3,371	4,129	-1,132
Grand Forks	1,400	1,684	1,529	-129
North Dakota	12,744	13,179	14,016	-1,272

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

SINGLE FAMILY	AUG - 2024	VALUATION	AUG - 2023	VALUATION
Bismarck	30	$13,144,496	17	$7,811,381
Mandan	8	$2,954,544	7	$2,100,000
Burleigh County	3	$1,266,853	0	$0
Morton County	3	$901,880	4	$1,524,900

COMMERCIAL	AUG - 2024	VALUATION	AUG - 2023	VALUATION
Bismarck	15	$10,681,347	28	$13,633,234
Mandan	4	$2,511,095	1	$4,000,000
Burleigh County	0	$0	1	$600,000
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 CHAMBER | EDC

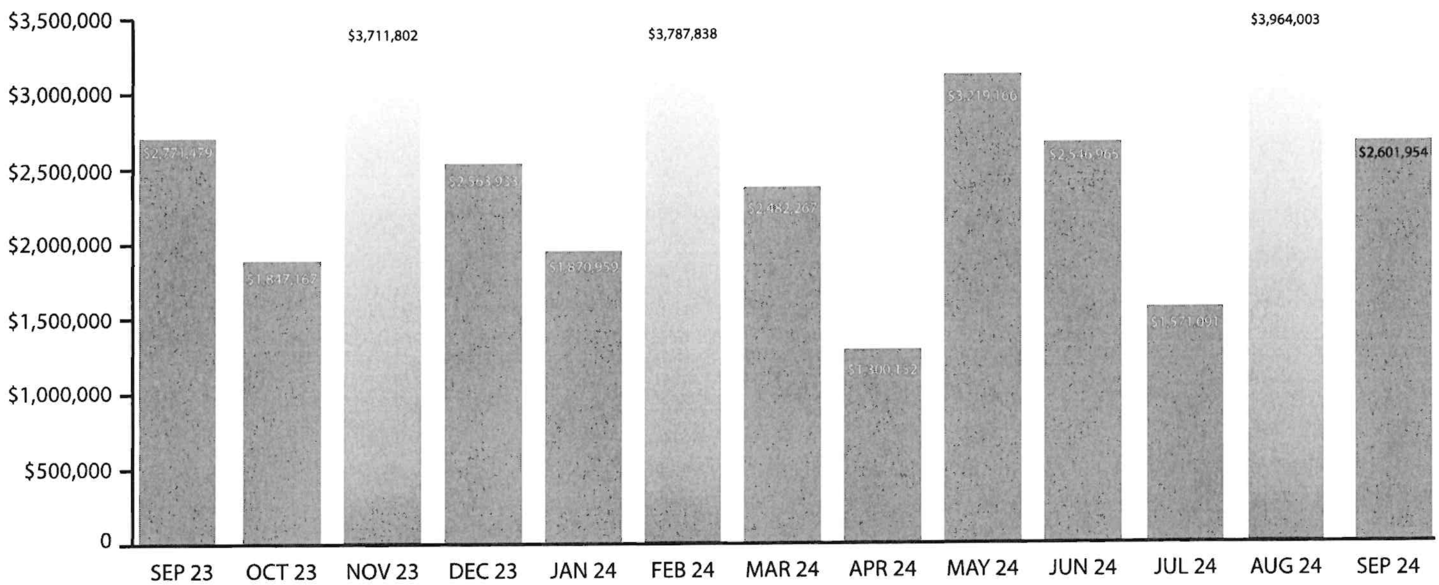
COMMUNITY PARTNER ECONOMY-AT-A-GLANCE OCTOBER 2024

TAXABLE SALES & PURCHASES (Source: ND Tax Department)

	24-23% CHANGE	Q2 - 2024	Q2 - 2023	Q2 - 2022	Q2 - 2021
Bismarck	-0.37%	$471,984,600	$473,743,526	$451,144,697	$459,587,760
Mandan	16.51%	$111,023,990	$95,291,285	$86,524,183	$80,009,253
Fargo	-6.88%	$749,096,831	$804,404,022	$769,302,392	$754,753,873
Grand Forks	5.83%	$319,793,626	$302,162,910	$290,415,036	$287,769,962
Minot	-5.14%	$333,467,672	$351,534,345	$309,886,733	$292,458,295

SALES TAX (Source: ND State Treasurer)

BISMARCK



MANDAN